

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2022	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM DEBT	
	FUND	FUND	FUND	PROJECTS	ACCOUNT	ACCOUNT	
					GROUP FUND	GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 241,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,653
Cash in Transit	-	14,170	-	(14,170)	-	-	-
Accounts Receivable	4,725	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	(2,852)
Due From Other Funds	151,001	496,191	-	-	-	-	647,192
Investments:							
Acq. & Construction - Master	-	-	-	1	-	-	1
Construction Fund	-	-	-	(1)	-	-	(1)
Construction Fund Custody	-	-	-	69,799	-	-	69,799
Reserve Fund	-	497,689	446,075	-	-	-	943,764
Revenue Fund	-	405,218	221,357	-	-	-	626,575
Fixed Assets							
Equipment and Furniture	-	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	-	18,293,605	-	18,293,605
Amount Avail In Debt Services	-	-	-	-	-	497,448	497,448
Amount To Be Provided	-	-	-	-	-	23,019,918	23,019,918
TOTAL ASSETS	\$ 394,527	\$ 1,413,268	\$ 667,432	\$ 55,629	\$ 18,416,090	\$ 23,517,366	\$ 44,464,312
LIABILITIES							
Accounts Payable	\$ 49,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,575
Unearned Revenue	-	-	-	32,304	-	-	32,304
Accounts Payable - Other	(400)	-	-	-	-	-	(400)
Due To Developer	(5,084)	-	-	-	-	-	(5,084)
Bonds Payable	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	122,664	524,528	-	-	647,192
TOTAL LIABILITIES	44,091	-	122,664	556,832	-	23,517,366	24,240,953

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>SERIES 2022 DEBT SERVICE FUND</u>	<u>SERIES 2021 CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</u>	<u>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,413,268	544,768	-	-	-	1,958,036
Unassigned:	350,436	-	-	(501,203)	18,416,090	-	18,265,323
TOTAL FUND BALANCES	350,436	1,413,268	544,768	(501,203)	18,416,090	-	20,223,359
TOTAL LIABILITIES & FUND BALANCES	\$ 394,527	\$ 1,413,268	\$ 667,432	\$ 55,629	\$ 18,416,090	\$ 23,517,366	\$ 44,464,312

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 1,650	\$ 1,650	0.00%
Special Assmnts- Tax Collector	742,969	802,029	59,060	107.95%
Special Assmnts- CDD Collected	307,351	427,888	120,537	139.22%
Other Miscellaneous Revenues	-	1,181	1,181	0.00%
TOTAL REVENUES	1,050,320	1,232,748	182,428	117.37%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,800	2,200	81.67%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	5,950	(1,750)	141.67%
District Counsel	10,000	33,943	(23,943)	339.43%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	37,500	(1,500)	104.17%
Accounting Services	12,000	4,500	7,500	37.50%
Auditing Services	4,900	6,800	(1,900)	138.78%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	908	(658)	363.20%
Insurance - General Liability	3,671	3,166	505	86.24%
Public Officials Insurance	3,005	2,592	413	86.26%
Insurance -Property & Casualty	36,864	69,700	(32,836)	189.07%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	18,907	(16,407)	756.28%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,500	-	100.00%
Miscellaneous Expenses	-	275	(275)	0.00%
Office Supplies	200	1,430	(1,230)	715.00%
Dues, Licenses, Subscriptions	175	6,746	(6,571)	3854.86%
Total Administration	142,615	218,977	(76,362)	153.54%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	78,714	6,286	92.60%
Utility - StreetLights	190,000	113,992	76,008	60.00%
Total Electric Utility Services	275,000	192,706	82,294	70.07%
<u>Water Utility Services</u>				
Utility - Water	-	1,195	(1,195)	0.00%
Total Water Utility Services	-	1,195	(1,195)	0.00%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	12,200	(200)	101.67%
ProfServ-Wildlife Management Service	11,200	10,850	350	96.88%
Waterway Management	2,500	15,959	(13,459)	638.36%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	32,561	(13,361)	169.59%
Contracts-Trash & Debris Removal	9,000	1,290	7,710	14.33%
Contracts - Landscape	329,653	323,378	6,275	98.10%
Amenity Center Pest Control	1,800	1,050	750	58.33%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	32,083	2,917	91.67%
R&M-Monument, Entrance & Wall	2,500	3,375	(875)	135.00%
Landscape - Annuals	18,000	1,561	16,439	8.67%
Landscape - Mulch	35,000	5,250	29,750	15.00%
Landscape Maintenance	7,000	11,089	(4,089)	158.41%
R&M-Security Cameras	2,000	500	1,500	25.00%
Plant Replacement Program	30,000	3,672	26,328	12.24%
R&M - Amenity Center	10,000	11,382	(1,382)	113.82%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	6,817	3,183	68.17%
Irrigation Maintenance	24,000	21,497	2,503	89.57%
Aquatic Maintenance	26,000	13,985	12,015	53.79%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	2,400	3,410	(1,010)	142.08%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Total Other Physical Environment	632,705	522,432	110,273	82.57%
TOTAL EXPENDITURES	1,050,320	935,310	115,010	89.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	297,438	297,438	0.00%


BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OTHER FINANCING SOURCES (USES)</u>				
Installment Purchase Proceeds	-	10,577	10,577	0.00%
TOTAL FINANCING SOURCES (USES)	-	10,577	10,577	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 308,015</u>	<u>\$ 308,015</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		42,421		
FUND BALANCE, ENDING		<u>\$ 350,436</u>		


BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2021 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 43,247	\$ 43,247	0.00%
Special Assmnts- Tax Collector	991,775	1,000,441	8,666	100.87%
TOTAL REVENUES	991,775	1,043,688	51,913	105.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>		↓		
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	621,775	626,631	(4,856)	100.78%
Total Debt Service	991,775	996,631	(4,856)	100.49%
TOTAL EXPENDITURES	991,775	996,631	(4,856)	100.49%
Excess (deficiency) of revenues Over (under) expenditures	-	47,057	47,057	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 1,413,268		


BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2022 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31,552	\$ 31,552	0.00%
Special Assmnts- Tax Collector	-	64,978	64,978	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
TOTAL REVENUES	443,575	533,672	90,097	120.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	90,000	-	100.00%
Interest Expense	353,575	355,656	(2,081)	100.59%
Total Debt Service	443,575	445,656	(2,081)	100.47%
TOTAL EXPENDITURES	443,575	445,656	(2,081)	100.47%
Excess (deficiency) of revenues Over (under) expenditures	-	88,016	88,016	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 544,768		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2021 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,905	\$ 25,905	0.00%
TOTAL REVENUES	-	25,905	25,905	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	429,754	(429,754)	0.00%
Total Construction In Progress	-	429,754	(429,754)	0.00%
TOTAL EXPENDITURES	-	429,754	(429,754)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(403,849)	(403,849)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(97,354)		
FUND BALANCE, ENDING		\$ (501,203)		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
Series 2022 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,174	\$ 1,174	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
TOTAL REVENUES	-	90,028	90,028	0.00%
<u>EXPENDITURES</u>				
Construction In Progress				
Construction in Progress	-	165,562	(165,562)	0.00%
Total Construction In Progress	-	165,562	(165,562)	0.00%
TOTAL EXPENDITURES	-	165,562	(165,562)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(75,534)	(75,534)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		\$ -		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		18,416,090		
FUND BALANCE, ENDING		<u>\$ 18,416,090</u>		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 24_09
Statement Date 09/30/2024

GL Balance (LCY)	241,653.17	Statement Balance	260,376.07
GL Balance	241,653.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
<hr/>		Subtotal	260,376.07
Subtotal	241,653.17	Outstanding Checks	-18,722.90
Negative Adjustments	0.00		
<hr/>		Ending Balance	241,653.17
Ending G/L Balance	241,653.17		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
08/15/2024	Payment	599	Check for Vendor V00015	-5,500.00	-5,500.00	0.00
08/15/2024	Payment	601	Check for Vendor V00009	-1,233.14	-1,233.14	0.00
08/28/2024	Payment	619	Check for Vendor V00057	-4,002.00	-4,002.00	0.00
08/28/2024	Payment	621	Check for Vendor V00053	-275.00	-275.00	0.00
08/28/2024	Payment	622	Check for Vendor V00019	-200.00	-200.00	0.00
08/28/2024	Payment	623	Check for Vendor V00016	-200.00	-200.00	0.00
08/28/2024	Payment	624	Check for Vendor V00044	-6,254.96	-6,254.96	0.00
08/28/2024	Payment	625	Check for Vendor V00071	-1,410.00	-1,410.00	0.00
08/28/2024	Payment	626	Check for Vendor V00009	-1,233.15	-1,233.15	0.00
09/12/2024	Payment	627	Check for Vendor V00057	-2,400.00	-2,400.00	0.00
09/12/2024	Payment	629	Check for Vendor V00037	-2,309.00	-2,309.00	0.00
09/12/2024	Payment	630	Check for Vendor V00015	-1,300.00	-1,300.00	0.00
09/12/2024	Payment	631	Check for Vendor V00023	-10,028.90	-10,028.90	0.00
09/12/2024	Payment	632	Check for Vendor V00048	-1,346.00	-1,346.00	0.00
09/12/2024	Payment	633	Check for Vendor V00075	-180.00	-180.00	0.00
09/12/2024	Payment	634	Check for Vendor V00077	-450.00	-450.00	0.00
09/12/2024	Payment	635	Check for Vendor V00044	-33,215.48	-33,215.48	0.00
09/12/2024	Payment	636	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
09/12/2024	Payment	637	Check for Vendor V00009	-3,644.80	-3,644.80	0.00
09/12/2024	Payment	638	Check for Vendor V00038	-200.00	-200.00	0.00
09/12/2024	Payment	640	Check for Vendor V00016	-200.00	-200.00	0.00
09/03/2024	Payment	DD227	Payment of Invoice 001277	-161.53	-161.53	0.00
09/03/2024	Payment	DD229	Payment of Invoice 001260	-555.76	-555.76	0.00
09/03/2024	Payment	DD232	Payment of Invoice 001264	-1,067.46	-1,067.46	0.00
09/19/2024	Payment	645	Check for Vendor V00009	-4,056.80	-4,056.80	0.00
09/23/2024	Payment	DD233	Payment of Invoice 001303	-12,664.14	-12,664.14	0.00
09/18/2024	Payment	DD239	Payment of Invoice 001305	-99.99	-99.99	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 24_09

Statement Date 09/30/2024

09/18/2024	Payment	DD241	Payment of Invoice 001320	-10,625.92	-10,625.92	0.00
09/17/2024	Payment	DD244	Payment of Invoice 001343	-325.27	-325.27	0.00
09/30/2024		JE000571	Truist CC pymnt	-93.24	-93.24	0.00
Total Checks				-106,782.54	-106,782.54	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/03/2024	Payment	DD213	Payment of Invoice 001193			-1,613.69
07/03/2024	Payment	DD215	Payment of Invoice 001195			-1,128.48
08/01/2024	Payment	583	Check for Vendor V00073			-59.96
08/09/2024	Payment	595	Check for Vendor V00024			-200.00
08/02/2024	Payment	DD221	Payment of Invoice 001215			-2,256.92
08/02/2024	Payment	DD222	Payment of Invoice 001216			-1,613.99
08/01/2024		JE000551	Hillstax			-80.43
09/12/2024	Payment	628	Check for Vendor V00065			-345.00
09/12/2024	Payment	639	Check for Vendor V00019			-200.00
09/12/2024	Payment	641	Check for Vendor V00024			-200.00
09/03/2024	Payment	DD228	Payment of Invoice 001254			-151.56
09/03/2024	Payment	DD230	Payment of Invoice 001262			-1,145.36
09/03/2024	Payment	DD231	Payment of Invoice 001263			-1,638.20
09/19/2024	Payment	642	Check for Vendor V00078			-250.00
09/19/2024	Payment	643	Check for Vendor V00011			-2,608.25
09/19/2024	Payment	644	Check for Vendor V00044			-5,231.06
Total Outstanding Checks						-18,722.90

Outstanding Deposits

Total Outstanding Deposits