

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 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 February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 687,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,867
Cash in Transit	-	-	65,001	-	-	-	-	65,001
Due From Other Funds	150,868	499,196	-	-	-	-	-	650,064
Investments:								
Acq. & Construction - Amenity	-	-	-	376,786	-	-	-	376,786
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	231	-	-	231
Construction Fund	-	-	-	30,191	-	-	-	30,191
Construction Fund Custody	-	-	-	67,704	-	-	-	67,704
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	959,231	240,617	-	-	-	-	1,199,848
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	\$ 838,735	\$ 1,956,116	\$ 751,693	\$ 474,682	\$ 231	\$ 18,416,090	\$ 23,517,366	\$ 45,954,913

LIABILITIES								
Accounts Payable	\$ 37,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,692
Unearned Revenue	-	-	-	32,304	-	-	-	32,304
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	122,664	527,400	-	-	-	650,064
TOTAL LIABILITIES	37,692	-	122,664	559,704	-	-	23,517,366	24,237,426

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Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,956,116	629,029	-	-	-	-	2,585,145
Capital Projects	-	-	-	-	231	-	-	231
Unassigned:	801,043	-	-	(85,022)	-	18,416,090	-	19,132,111
TOTAL FUND BALANCES	801,043	1,956,116	629,029	(85,022)	231	18,416,090	-	21,717,487
TOTAL LIABILITIES & FUND BALANCES	\$ 838,735	\$ 1,956,116	\$ 751,693	\$ 474,682	\$ 231	\$ 18,416,090	\$ 23,517,366	\$ 45,954,913

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 300	\$ 300	0.00%
Special Assmnts- Tax Collector	742,969	728,519	(14,450)	98.06%
Special Assmnts- CDD Collected	307,351	395,922	88,571	128.82%
Other Miscellaneous Revenues	-	575	575	0.00%
TOTAL REVENUES	1,050,320	1,125,316	74,996	107.14%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,200	8,800	26.67%
ProfServ-Trustee Fees	4,100	5,533	(1,433)	134.95%
Disclosure Report	4,200	4,750	(550)	113.10%
District Counsel	10,000	13,807	(3,807)	138.07%
District Engineer	4,500	3,390	1,110	75.33%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	12,000	1,875	10,125	15.63%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	40	210	16.00%
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	32,603	4,261	88.44%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	1,190	1,310	47.60%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	200	781	(581)	390.50%
Dues, Licenses, Subscriptions	175	1,903	(1,728)	1087.43%
Total Administration	142,615	90,455	52,160	63.43%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	10,646	74,354	12.52%
Utility - StreetLights	190,000	69,295	120,705	36.47%
Total Electric Utility Services	275,000	79,941	195,059	29.07%
<u>Water Utility Services</u>				
Utility - Water	-	1,059	(1,059)	0.00%
Total Water Utility Services	-	1,059	(1,059)	0.00%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	5,000	7,000	41.67%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	4,926	(2,426)	197.04%
Contracts-Janitorial Services	14,952	2,972	11,980	19.88%
Contracts-Pools	19,200	10,545	8,655	54.92%
Contracts-Trash & Debris Removal	9,000	740	8,260	8.22%
Contracts - Landscape	329,653	127,234	202,419	38.60%
Amenity Center Pest Control	1,800	360	1,440	20.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
R&M-Monument, Entrance & Wall	2,500	3,375	(875)	135.00%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	7,000	-	7,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	745	29,255	2.48%
R&M - Amenity Center	10,000	5,567	4,433	55.67%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	200	9,800	2.00%
Irrigation Maintenance	24,000	12,024	11,976	50.10%
Aquatic Maintenance	26,000	7,020	18,980	27.00%
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	975	1,425	40.63%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Total Other Physical Environment	632,705	187,883	444,822	29.70%
TOTAL EXPENDITURES	1,050,320	359,338	690,982	34.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	765,978	765,978	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		35,065		
FUND BALANCE, ENDING		\$ 801,043		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 14,287	\$ 14,287	0.00%
Special Assmnts- Tax Collector	991,775	888,934	(102,841)	89.63%
TOTAL REVENUES	991,775	903,221	(88,554)	91.07%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	621,775	313,316	308,459	50.39%
Total Debt Service	991,775	313,316	678,459	31.59%
TOTAL EXPENDITURES	991,775	313,316	678,459	31.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	589,905	589,905	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 1,956,116		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 11,035	\$ 11,035	0.00%
Special Assmnts- CDD Collected	443,575	339,070	(104,505)	76.44%
TOTAL REVENUES	443,575	350,105	(93,470)	78.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	-	90,000	0.00%
Interest Expense	353,575	177,828	175,747	50.29%
Total Debt Service	443,575	177,828	265,747	40.09%
TOTAL EXPENDITURES	443,575	177,828	265,747	40.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	172,277	172,277	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 629,029		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 12,332	\$ 12,332	0.00%
TOTAL REVENUES	-	12,332	12,332	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,332	12,332	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(97,354)		
FUND BALANCE, ENDING		\$ (85,022)		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 1,167	\$ 1,167	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
TOTAL REVENUES	-	90,021	90,021	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	165,324	(165,324)	0.00%
Total Construction In Progress	-	165,324	(165,324)	0.00%
TOTAL EXPENDITURES	-	165,324	(165,324)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(75,303)	(75,303)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		<u>\$ 231</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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>		

BERRY BAY CDD

Bank Reconciliation

Bank Account No.	6498	TRUIST - GF Operating
Statement No.	02_24	
Statement Date	2/29/2024	

G/L Balance (LCY)	687,867.37	Statement Balance	756,186.22
G/L Balance	687,867.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	756,186.22
Subtotal	687,867.37	Outstanding Checks	68,318.85
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	687,867.37	Ending Balance	687,867.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/18/2024	Payment	453	NICHOLAS J. DISTER	200.00	200.00	0.00
2/1/2024	Payment	457	AQUATIC WEED CONTROL	2,517.00	2,517.00	0.00
2/1/2024	Payment	458	INFRAMARK LLC	11,454.33	11,454.33	0.00
2/1/2024	Payment	459	JNJ CLEANING SERVICES LLC	1,246.00	1,246.00	0.00
2/1/2024	Payment	460	NEPTUNE MULTI SERVICES	585.00	585.00	0.00
2/1/2024	Payment	461	NORTH RIVER FENCE, LLC	375.00	375.00	0.00
2/1/2024	Payment	462	SUNRISE LANDSCAPE	1,085.02	1,085.02	0.00
2/1/2024	Payment	463	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
2/1/2024	Payment	464	TIMES PUBLISHING COMPANY	463.00	463.00	0.00
2/1/2024	Payment	DD187	Payment of Invoice 000839	196.25	196.25	0.00
2/6/2024	Payment	DD189	Payment of Invoice 000834	688.29	688.29	0.00
2/6/2024	Payment	DD190	Payment of Invoice 000836	557.33	557.33	0.00
2/6/2024	Payment	DD191	Payment of Invoice 000862	32.29	32.29	0.00
2/7/2024	Payment	465	AQUATIC WEED CONTROL	2,139.00	2,139.00	0.00
2/7/2024	Payment	466	BERRY BAY CDD	956.99	956.99	0.00
2/7/2024	Payment	467	BLUE LIFE POOL SERVICE LLC	4,000.00	4,000.00	0.00
2/7/2024	Payment	468	CARLOS DE LA OSSA	200.00	200.00	0.00
2/7/2024	Payment	470	COLWILL ENGINEERING TECHNOLOGIES	625.00	625.00	0.00
2/7/2024	Payment	471	INFRAMARK LLC	535.53	535.53	0.00
2/7/2024	Payment	472	JNJ CLEANING SERVICES LLC	1,296.00	1,296.00	0.00
2/7/2024	Payment	473	KELLY ANN EVANS	200.00	200.00	0.00
2/7/2024	Payment	474	NICHOLAS J. DISTER	200.00	200.00	0.00
2/7/2024	Payment	476	SEBEES PEST SOLUTIONS	90.00	90.00	0.00
2/7/2024	Payment	477	SPEAREM ENTERPRISES LLC	480.00	480.00	0.00
2/7/2024	Payment	478	SUNRISE LANDSCAPE	8,563.03	8,563.03	0.00
2/14/2024	Payment	479	BERRY BAY CDD	3,064.11	3,064.11	0.00
2/14/2024	Payment	481	INFRAMARK LLC	4,850.00	4,850.00	0.00
2/14/2024	Payment	482	SPEAREM ENTERPRISES LLC	200.00	200.00	0.00
2/14/2024	Payment	483	STRALEY ROBIN VERICKER	3,970.00	3,970.00	0.00
2/14/2024	Payment	484	SUNRISE LANDSCAPE	25,925.05	25,925.05	0.00
2/18/2024	Payment	DD188	Payment of Invoice 000925	72.98	72.98	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					78,317.20	78,317.20	0.00
Deposits							
2/2/2024		JE000453	DS paymt tax collector	G/L	1,671.31	1,671.31	0.00
2/6/2024		JE000398	CK#97# - Clubhouse Rental	G/L	100.00	100.00	0.00
2/6/2024		JE000399	CK#2869### - Key	G/L	25.00	25.00	0.00
2/6/2024		JE000400	CK#136## - Key	G/L	25.00	25.00	0.00
2/6/2024		JE000401	MO##### - Key	G/L	25.00	25.00	0.00
2/7/2024		JE000454	DS payment tax collector	G/L	5,351.23	5,351.23	0.00
2/12/2024		JE000402	CK#2711### - Easement Request Fee	G/L	250.00	250.00	0.00
2/14/2024		JE000403	CK#1837085##### - DS and O&M	G/L	109,771.79	109,771.79	0.00
2/26/2024		JE000444	CK#1081### - Clubhouse Rental	G/L	100.00	100.00	0.00
2/26/2024		JE000445	MO##### - Clubhouse Rental	G/L	100.00	100.00	0.00
Total Deposits					117,419.33	117,419.33	0.00
Outstanding Checks							
1/18/2024	Payment	454	RYAN MOTKO		200.00	0.00	200.00
2/7/2024	Payment	469	CITY-WIDE CLEANING LLC		320.00	0.00	320.00
2/7/2024	Payment	475	RYAN MOTKO		200.00	0.00	200.00
2/14/2024	Payment	480	CITY-WIDE CLEANING LLC		330.00	0.00	330.00
2/26/2024	Payment	485	BERRY BAY CDD		65,001.00	0.00	65,001.00
2/26/2024	Payment	486	BLUE LIFE POOL SERVICE LLC		285.00	0.00	285.00
2/26/2024	Payment	487	SUNRISE LANDSCAPE		745.38	0.00	745.38
2/26/2024	Payment	488	TECO		1,237.47	0.00	1,237.47
Total Outstanding Checks.....					68,318.85		68,318.85