

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL								TOTAL
	GENERAL FUND	SERIES 2021	SERIES 2022	SERIES 2021	SERIES 2022	GENERAL	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND		
ASSETS									
Cash - Operating Account	\$ 146,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,881
Accounts Receivable	4,725	-	-	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	-	-	(2,852)
Due From Other Funds	151,002	512,286	-	-	-	-	-	-	663,288
Investments:									
Acq. & Construction - Master	-	-	-	1	-	-	-	-	1
Acquisition & Construction Account	-	-	-	-	1	-	-	-	1
Construction Fund	-	-	-	1,947	-	-	-	-	1,947
Construction Fund Custody	-	-	-	70,088	-	-	-	-	70,088
Reserve Fund	-	497,689	446,075	-	-	-	-	-	943,764
Revenue Fund	-	406,676	224,067	-	-	-	-	-	630,743
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	\$ 299,756	\$ 1,416,651	\$ 670,142	\$ 72,036	\$ 1	\$ 18,416,090	\$ 23,517,366	\$ -	\$ 44,392,042
LIABILITIES									
Accounts Payable	\$ 11,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,844
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	540,624	-	-	-	-	663,288
TOTAL LIABILITIES	6,360	-	122,664	572,928	-	-	23,517,366	-	24,219,318

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL	SERIES 2021	SERIES 2022	SERIES 2021	SERIES 2022	GENERAL	LONG-TERM	
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	DEBT	
	FUND	FUND	FUND	PROJECTS	PROJECTS	ACCOUNT	ACCOUNT	
	FUND	FUND	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,416,651	547,478	-	-	-	-	1,964,129
Capital Projects	-	-	-	-	1	-	-	1
Unassigned:	293,396	-	-	(500,892)	-	18,416,090	-	18,208,594
TOTAL FUND BALANCES	293,396	1,416,651	547,478	(500,892)	1	18,416,090	-	20,172,724
TOTAL LIABILITIES & FUND BALANCES	\$ 299,756	\$ 1,416,651	\$ 670,142	\$ 72,036	\$ 1	\$ 18,416,090	\$ 23,517,366	\$ 44,392,042

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ -	\$ 450	\$ 450	0.00%
Special Assmnts- Tax Collector	778,872	-	(778,872)	0.00%
Special Assmnts- CDD Collected	322,203	-	(322,203)	0.00%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	1,101,075	575	(1,100,500)	0.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	11,400	3,200	8,200	28.07%
District Counsel	10,000	3,078	6,922	30.78%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	3,000	33,000	8.33%
Accounting Services	12,000	1,000	11,000	8.33%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	-	250	0.00%
Insurance - General Liability	3,483	-	3,483	0.00%
Public Officials Insurance	2,851	-	2,851	0.00%
Insurance -Property & Casualty	36,841	-	36,841	0.00%
Legal Advertising	2,500	820	1,680	32.80%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	147,775	12,198	135,577	8.25%
<u>Electric Utility Services</u>				
Clubhouse Internet, TV, Phone	1,200	-	1,200	0.00%
Utility - Water & Sewer	3,000	198	2,802	6.60%
Utility - Electric	40,000	10,613	29,387	26.53%
Utility - StreetLights	172,759	(6)	172,765	0.00%
Total Electric Utility Services	216,959	10,805	206,154	4.98%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Field Management	12,000	1,000	11,000	8.33%
Waterway Management	2,500	2,517	(17)	100.68%
Contracts-Janitorial Services	18,000	-	18,000	0.00%
Contracts-Pools	24,000	2,000	22,000	8.33%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	342,541	18,138	324,403	5.30%
Amenity Center Pest Control	1,800	140	1,660	7.78%
Security	6,000	-	6,000	0.00%
Onsite Staff	70,000	5,833	64,167	8.33%
R&M-Tree Trimming Services	10,000	-	10,000	0.00%
R&M-Monument, Entrance & Wall	10,000	11,563	(1,563)	115.63%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	7,000	250	6,750	3.57%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	-	30,000	0.00%
R&M - Amenity Center	10,000	1,346	8,654	13.46%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	600	9,400	6.00%
Irrigation Maintenance	30,000	2,973	27,027	9.91%
Aquatic Maintenance	28,000	-	28,000	0.00%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	-	10,000	0.00%
Holiday Lighting & Decorations	10,000	-	10,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	335	3,665	8.38%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Total Other Physical Environment	736,341	46,695	689,646	6.34%
TOTAL EXPENDITURES	1,101,075	69,698	1,031,377	6.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(69,123)	(69,123)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		362,519		
FUND BALANCE, ENDING		\$ 293,396		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ -	\$ 3,383	\$ 3,383	0.00%
Special Assmnts- Tax Collector	995,377	-	(995,377)	0.00%
TOTAL REVENUES	995,377	3,383	(991,994)	0.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	380,000	-	380,000	0.00%
Interest Expense	616,919	-	616,919	0.00%
Total Debt Service	996,919	-	996,919	0.00%
TOTAL EXPENDITURES	996,919	-	996,919	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,542)	3,383	4,925	-219.39%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,542)	-	1,542	0.00%
TOTAL FINANCING SOURCES (USES)	(1,542)	-	1,542	0.00%
Net change in fund balance	\$ (1,542)	\$ 3,383	\$ 8,009	-219.39%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,413,268		
FUND BALANCE, ENDING		\$ 1,416,651		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ -	\$ 2,710	\$ 2,710	0.00%
Special Assmnts- CDD Collected	446,075	-	(446,075)	0.00%
TOTAL REVENUES	446,075	2,710	(443,365)	0.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	-	95,000	0.00%
Interest Expense	351,494	-	351,494	0.00%
Total Debt Service	446,494	-	446,494	0.00%
TOTAL EXPENDITURES	446,494	-	446,494	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(419)	2,710	3,129	-646.78%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(419)	-	419	0.00%
TOTAL FINANCING SOURCES (USES)	(419)	-	419	0.00%
Net change in fund balance	\$ (419)	\$ 2,710	\$ 3,967	-646.78%
FUND BALANCE, BEGINNING (OCT 1, 2024)		544,768		
FUND BALANCE, ENDING		\$ 547,478		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ -	\$ 311	\$ 311	0.00%
TOTAL REVENUES	-	311	311	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	311	311	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(501,203)		
FUND BALANCE, ENDING		<u>\$ (500,892)</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u><u>\$ 1</u></u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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, 2024)		18,416,090		
FUND BALANCE, ENDING		<u>\$ 18,416,090</u>		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 24_10

Statement Date 10/31/2024

G/L Account No. 101001 Balance	146,881.34	Statement Balance	198,017.43
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	146,881.34	Subtotal	198,017.43
Negative Adjustments	0.00	Outstanding Checks	-51,136.09
Ending G/L Balance	146,881.34	Ending Balance	146,881.34

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
10/21/2024	Payment	BD00009	Deposit No. BD00009	25.00	25.00	0.00
10/25/2024	Payment	BD00010	Deposit No. BD00010	600.00	600.00	0.00
10/31/2024		JE000595	Extra amount adjustment	20.19	20.19	0.00
10/31/2024		JE000598	Excess Fees	14,304.65	14,304.65	0.00
Total Deposits				14,949.84	14,949.84	0.00
Checks						
						0.00
09/12/2024	Payment	628	Check for Vendor V00065	-345.00	-345.00	0.00
09/19/2024	Payment	642	Check for Vendor V00078	-250.00	-250.00	0.00
09/19/2024	Payment	643	Check for Vendor V00011	-2,608.25	-2,608.25	0.00
09/19/2024	Payment	644	Check for Vendor V00044	-5,231.06	-5,231.06	0.00
10/03/2024	Payment	DD234	Payment of Invoice 001299	-357.78	-357.78	0.00
10/03/2024	Payment	DD235	Payment of Invoice 001300	-1,174.35	-1,174.35	0.00
10/03/2024	Payment	646	Check for Vendor V00038	-200.00	-200.00	0.00
10/03/2024	Payment	648	Check for Vendor V00005	-37,097.00	-37,097.00	0.00
10/03/2024	Payment	649	Check for Vendor V00037	-170.00	-170.00	0.00
10/03/2024	Payment	650	Check for Vendor V00048	-1,246.00	-1,246.00	0.00
10/03/2024	Payment	651	Check for Vendor V00075	-140.00	-140.00	0.00
10/03/2024	Payment	652	Check for Vendor V00019	-200.00	-200.00	0.00
10/03/2024	Payment	653	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
10/10/2024	Payment	DD240	Payment of Invoice 001312	-114.73	-114.73	0.00
10/18/2024	Payment	DD242	Payment of Invoice 001321	-99.99	-99.99	0.00
10/21/2024	Payment	654	Check for Vendor V00038	-200.00	-200.00	0.00
10/21/2024	Payment	655	Check for Vendor V00037	-2,517.00	-2,517.00	0.00
10/21/2024	Payment	656	Check for Vendor V00003	-175.00	-175.00	0.00
10/21/2024	Payment	657	Check for Vendor V00019	-200.00	-200.00	0.00
10/21/2024	Payment	660	Check for Vendor V00044	-11,737.09	-11,737.09	0.00
10/21/2024	Payment	661	Check for Vendor V00009	-820.00	-820.00	0.00
10/18/2024	Payment	DD243	Payment of Invoice 001340	-10,627.59	-10,627.59	0.00
10/31/2024	Payment	DD247	Payment of Invoice 001334	-197.64	-197.64	0.00
10/31/2024		JE000596	Return Deposit Adjustment	-50.00	-50.00	0.00
Total Checks				-77,308.48	-77,308.48	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No.

6498

Statement No.

24_10

Statement Date

10/31/2024

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	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
10/03/2024	Payment	DD236	Payment of Invoice 001301	-4,564.82
10/03/2024	Payment	DD237	Payment of Invoice 001302	-555.76
10/03/2024	Payment	DD238	Payment of Invoice 001304	-1,662.77
10/03/2024	Payment	647	Check for Vendor V00065	-340.00
10/21/2024	Payment	658	Check for Vendor V00016	-200.00
10/21/2024	Payment	659	Check for Vendor V00024	-200.00
10/25/2024	Payment	662	Check for Vendor V00057	-2,000.00
10/25/2024	Payment	663	Check for Vendor V00023	-11,658.33
10/25/2024	Payment	664	Check for Vendor V00011	-3,077.50
10/25/2024	Payment	665	Check for Vendor V00044	-16,588.32
Total Outstanding Checks				-51,136.09

Outstanding Deposits

Total Outstanding Deposits