Berry Bay Community Development District

Financial Statements (Unaudited)

Period Ending February 28, 2025

Prepared by:



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

Balance Sheet

As of February 28, 2025 (In Whole Numbers)

	(GENERAL		ERIES 2021 BT SERVICE					SERIES 2021 CAPITAL PROJECTS		SERIES 2022 CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS		GENERAL IXED ASSETS ACCOUNT	L	GENERAL ONG-TERM DEBT ACCOUNT		
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND	FUND		FUND	FUND		GROUP FUND	G	ROUP FUND		TOTAL
<u>ASSETS</u>																		
Cash - Operating Account	\$	794,622	\$	-	\$	-	\$	-	\$ -	\$	-	\$	- \$	-	\$	-	\$	794,622
Accounts Receivable		4,725		-		-		-	-		-		-	-		-		4,725
Due From Developer		2,232		-		-		-	-		-		-	-		-		2,232
Due From Other Funds		125,582		56,095		-		932	-		-		-	-		-		182,609
Investments:																		
Acquisition & Construction Account		-		-		-		-	-		1	734,658	3	-		-		734,659
Construction Fund		-		-		-		-	9,093		-		-	-		-		9,093
Construction Fund Custody		-		-		-		-	71,151		-		-	-		-		71,151
Cost of Issuance Fund		-		-		-		-	-		-	513	3	-		-		513
Reserve Fund		-		497,689		446,075		81,233	-		-		-	-		-		1,024,997
Revenue Fund		-		1,056,977		528,700		-	-		-		-	-		-		1,585,677
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	\$	927,161	\$	1,610,761	\$	974,775	\$	82,165	\$ 80,244	\$	1	\$ 735,17°	1 \$	18,416,090	\$	23,517,366	\$	46,343,734
LIADILITIES																		
LIABILITIES	•	44.004	•		•		•		•	•		•	•		•		•	44.004
Accounts Payable	\$	11,294	\$	-	\$	-	\$	-	\$ -	\$	-	\$	- \$	-	\$		\$	11,294
Accrued Utility Taxes Payable		-		-		-		-	-		165,324		-	-		-		165,324
Bonds Payable		-		-		-		-	-		-		-	-		17,087,366		17,087,366
Bonds Payable - Series 2023		-		-		-		-	-		-		-	-		6,430,000		6,430,000
Due To Other Funds		-		-		153,670		-	28,007		-	932	2	-		-		182,609
TOTAL LIABILITIES		11,294		-		153,670		-	28,007		165,324	932	2	-		23,517,366		23,876,593
FUND BALANCES																		
Restricted for:																		
Debt Service		-		1,610,761		821,105		82,165	-		-		-	-		-		2,514,031
Capital Projects		-		-		-		-	52,237		-	734,239	9	-		-		786,476
Unassigned:		915,867		-		-		-	-		(165,323)		-	18,416,090		-		19,166,634
TOTAL FUND BALANCES		915,867		1,610,761		821,105		82,165	52,237		(165,323)	734,239	•	18,416,090		-		22,467,141
TOTAL LIABILITIES & FUND BALANCES	\$	927,161	\$	1,610,761	\$	974,775	\$	82,165	\$ 80,244	\$	1	\$ 735,17°	1 \$	18,416,090	\$	23,517,366	\$	46,343,734

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Tax Collector	\$ -	\$	3,147	\$ 3,147	0.00%
Rental Income	-		900	900	0.00%
Special Assmnts- Tax Collector	778,872		1,086,040	307,168	139.44%
Special Assmnts- CDD Collected	322,203		-	(322,203)	0.00%
Other Miscellaneous Revenues	-		500	500	0.00%
Insurance Reimbursements	-		6,833	6,833	0.00%
TOTAL REVENUES	1,101,075		1,097,420	(3,655)	99.67%
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	12,000		4,000	8,000	33.33%
ProfServ-Trustee Fees	4,100		-	4,100	0.00%
Disclosure Report	11,400		6,000	5,400	52.63%
District Counsel	10,000		12,553	(2,553)	125.53%
District Engineer	5,000	1	13,421	(8,421)	268.42%
District Manager	36,000		15,000	21,000	41.67%
Accounting Services	12,000		5,000	7,000	41.67%
Auditing Services	4,900	1	2,400	2,500	48.98%
Website Compliance	1,500		-	1,500	0.00%
Postage, Phone, Faxes, Copies	250		128	122	51.20%
Insurance - General Liability	3,483		-	3,483	0.00%
Public Officials Insurance	2,851		-	2,851	0.00%
Insurance -Property & Casualty	36,841		37,097	(256)	100.69%
Legal Advertising	2,500		1,572	928	62.88%
Direct Mailings	2,500	1	-	2,500	0.00%
Bank Fees	250		-	250	0.00%
Website Administration	1,500	1	625	875	41.67%
Office Supplies	200		85	115	42.50%
Dues, Licenses, Subscriptions	500		405	 95	81.00%
Total Administration	147,775		98,286	 49,489	66.51%
Electric Utility Services					
Clubhouse Internet, TV, Phone	1,200		-	1,200	0.00%
Utility - Water & Sewer	3,000		656	2,344	21.87%
Utility - Electric	40,000		34,382	5,618	85.96%
Utility - StreetLights	172,759		46,486	 126,273	26.91%
Total Electric Utility Services	216,959		81,524	135,435	37.58%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 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
Other Physical Environment				
Payroll-Pool Monitors	12,000	_	12,000	0.00%
ProfServ-Field Management	12,000	5,000	7,000	41.67%
Waterway Management	2,500	1,715	785	68.60%
Contracts-Janitorial Services	18,000	2,396	15,604	13.31%
Contracts-Pools	24,000	12,762	11,238	53.18%
Contracts-Trash & Debris Removal	9,000	8,221	779	91.34%
Contracts - Landscape	342,541	230,244	112,297	67.22%
Amenity Center Pest Control	1,800	560	1,240	31.11%
Security	6,000	_	6,000	0.00%
Onsite Staff	70,000	29,167	40,833	41.67%
R&M-Tree Trimming Services	10,000	2,576	7,424	25.76%
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	1,118	33,882	3.19%
Landscape Maintenance	7,000	5,134	1,866	73.34%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	10,157	19,843	33.86%
R&M - Amenity Center	10,000	3,267	6,733	32.67%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	20,569	(10,569)	205.69%
Irrigation Maintenance	30,000	7,974	22,026	26.58%
Aquatic Maintenance	28,000	18,181	9,819	64.93%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	346	9,654	3.46%
Holiday Lighting & Decorations	10,000	437	9,563	4.37%
Janitorial Supplies	1,500	-	1,500	0.00%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	1,338	2,662	33.45%
Amenities Furniture & Fixtures	5,000		5,000	0.00%
Total Other Physical Environment	736,341	372,725	363,616	50.62%
TOTAL EXPENDITURES	1,101,075	552,535	548,540	50.18%
Excess (deficiency) of revenues				
Over (under) expenditures		544,885	544,885	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		370,982		
FUND BALANCE, ENDING		\$ 915,867		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2021 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOPT BUDG	ED	AR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$ 15,674	\$	15,674	0.00%
Special Assmnts- Tax Collector	99	5,377	981,741		(13,636)	98.63%
TOTAL REVENUES	99	5,377	997,415		2,038	100.20%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	38	0,000	-		380,000	0.00%
Interest Expense	61	6,919	308,459		308,460	50.00%
Total Debt Service	99	6,919	308,459		688,460	30.94%
TOTAL EXPENDITURES	99	6,919	308,459		688,460	30.94%
Excess (deficiency) of revenues						
Over (under) expenditures	(1,542)	688,956		690,498	-44679.38%
OTHER FINANCING SOURCES (USES)						
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)	\$ 688,956		693,582	-44679.38%
FUND BALANCE, BEGINNING (OCT 1, 2024)			921,805			
FUND BALANCE, ENDING			\$ 1,610,761	:		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2022 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	IR TO DATE	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 12,055	\$ 12,055	0.00%
Special Assmnts- Tax Collector	-	440,029	440,029	0.00%
Special Assmnts- CDD Collected	446,075	-	(446,075)	0.00%
TOTAL REVENUES	446,075	452,084	6,009	101.35%
<u>EXPENDITURES</u>				
Debt Service				
Principal Debt Retirement	95,000	_	95,000	0.00%
Interest Expense	351,494	175,747	175,747	50.00%
Total Debt Service	446,494	175,747	270,747	39.36%
TOTAL EXPENDITURES	446,494	 175,747	270,747	39.36%
Excess (deficiency) of revenues				
Over (under) expenditures	(419)	 276,337	276,756	-65951.55%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(419)	-	419	0.00%
TOTAL FINANCING SOURCES (USES)	(419)	-	419	0.00%
Net change in fund balance	\$ (419)	\$ 276,337	\$ 277,594	-65951.55%
FUND BALANCE, BEGINNING (OCT 1, 2024)		544,768		
FUND BALANCE, ENDING		\$ 821,105		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2024 Debt Service Fund (204) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP ¹ BUDG	TED	 R TO DATE	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 932	\$ 932	0.00%
TOTAL REVENUES		-	932	932	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures			 932	 932	0.00%
OTHER FINANCING SOURCES (USES)					
Bond Proceeds		-	81,233	81,233	0.00%
TOTAL FINANCING SOURCES (USES)		-	81,233	81,233	0.00%
Net change in fund balance	\$		\$ 82,165	\$ 82,165	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			-		
FUND BALANCE, ENDING			\$ 82,165		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2021 Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTEI BUDGET	D	R TO DATE	IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 1,438	\$ 1,438	0.00%
TOTAL REVENUES		-	1,438	1,438	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues			4 400		0.000/
Over (under) expenditures			 1,438	 1,438	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			50,799		
FUND BALANCE, ENDING			\$ 52,237		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2022 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	 AR TO DATE ACTUAL	IANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 1	\$ 1	0.00%
TOTAL REVENUES		-	1	1	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		<u>-</u>	1	1_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			(165,324)		
FUND BALANCE, ENDING			\$ (165,323)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2024 Capital Projects Fund (304) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Y	EAR TO DATE	ARIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
Account Become How			7101011	 /// (•/// /// // // // // // // // // // // /	
REVENUES					
Interest - Investments	\$ -	\$	12,885	\$ 12,885	0.00%
TOTAL REVENUES			12,885	12,885	0.00%
EXPENDITURES					
<u>Administration</u>					
ProfServ-Trustee Fees	-		12,200	(12,200)	0.00%
Disclosure Report	-		2,500	(2,500)	0.00%
District Counsel	-		130,475	(130,475)	0.00%
District Manager	-		38,500	(38,500)	0.00%
Cost of Issuance			9,250	 (9,250)	0.00%
Total Administration			192,925	(192,925)	0.00%
Construction In Progress					
Construction in Progress			1,385,227	(1,385,227)	0.00%
Total Construction In Progress			1,385,227	 (1,385,227)	0.00%
TOTAL EXPENDITURES	-		1,578,152	(1,578,152)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			(1,565,267)	 (1,565,267)	0.00%
OTHER FINANCING SOURCES (USES)					
Bond Proceeds	-		2,299,506	2,299,506	0.00%
TOTAL FINANCING SOURCES (USES)	-		2,299,506	2,299,506	0.00%
Net change in fund balance	\$ -		734,239	\$ 734,239	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			_		
FUND BALANCE, ENDING		\$	734,239		
I SITE BALAITOL, LITERIO		<u>Ψ</u>	107,200		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498 **Statement No.** 25_02

Statement Date 02/28/2025

G/L Account No. 101001 Balance	794,621.71	Statement Balance	821,217.82
		Outstanding Deposits	5,377.54
Positive Adjustments	0.00	Subtotal	826,595.36
Subtotal	794,621.71	Outstanding Checks	-31,973.65
Negative Adjustments	0.00	Ending Delayer	704 624 71
Ending G/L Balance	794,621.71	Ending Balance	794,621.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/11/2025	Payment	BD00015	Special Assmnts- Tax Collector	Deposit No. BD00015	32,286.19	32,286.19	0.00
02/25/2025	Payment	BD00019	Insurance Reimbursements	Deposit No. BD00019	6,832.80	6,832.80	0.00
Total Deposit	ts				39,118.99	39,118.99	0.00
Checks							
							0.00
12/09/2024	Payment	684	GRAU AND ASSOCIATES	Payment of Invoice 001374	-1,800.00	-1,800.00	0.00
01/30/2025	Payment	734	CITY-WIDE CLEANING LLC FIRST CHOICE	Check for Vendor V00065	-325.00	-325.00	0.00
01/30/2025	Payment	735	AQUATIC WEED MANAGMENT LLC	Check for Vendor V00037	-2,857.00	-2,857.00	0.00
02/13/2025	Payment	737	CARLOS DE LA OSSA FIRST CHOICE	Check for Vendor V00038	-200.00	-200.00	0.00
02/13/2025	Payment	739	AQUATIC WEED MANAGMENT LLC	Check for Vendor V00037	-6,035.57	-6,035.57	0.00
02/13/2025	Payment	740	INFRAMARK LLC	Check for Vendor V00023	-11,667.99	-11,667.99	0.00
02/13/2025	Payment	741	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
02/13/2025	Payment	742	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00
02/13/2025	Payment	744	STRALEY ROBIN VERICKER	Check for Vendor V00011	-2,722.50	-2,722.50	0.00
02/13/2025	Payment	745	SUNRISE LANDSCAPE	Check for Vendor V00044	-63,986.75	-63,986.75	0.00
02/18/2025	Payment	746	BERRY BAY CDD STANTEC	Check for Vendor V00022	-18,304.23	-18,304.23	0.00
02/20/2025	Payment	748	CONSULTING SERV	Check for Vendor V00004	-1,535.50	-1,535.50	0.00
01/14/2025	Payment	DD275	TECO ACH	Payment of Invoice 001481	-1,395.18	-1,395.18	0.00
02/04/2025	Payment	DD276	TECO ACH	Payment of Invoice 001482	-509.39	-509.39	0.00
02/04/2025	Payment	DD277	TECO ACH	Payment of Invoice 001486	-1,018.79	-1,018.79	0.00
02/04/2025	Payment	DD278	TECO ACH	Payment of Invoice 001485	-138.91	-138.91	0.00

Bank Account Statement

Berry Bay CDD

		498					
tatement N	No. 2	25_02			Statement Date	02/28/2025	
2/04/2025	Payment	DD279	TECO ACH	Payment of Invoice 001484	-36.45	-36.45	0.00
2/04/2025	Payment	DD280	TECO ACH	Payment of Invoice 001483	-1,435.56	-1,435.56	0.00
2/04/2025	Payment	DD281	TECO ACH	Payment of Invoice 001513	-19.06	-19.06	0.00
2/19/2025	Payment	DD282	TECO ACH CHARTER	Payment of Invoice 001546	-10,565.12	-10,565.12	0.00
2/18/2025	Payment	DD283	CHARTER COMMUNICATION S ACH FIRST CHOICE	Payment of Invoice 001539	-99.99	-99.99	0.00
2/21/2025	Payment	749	AQUATIC WEED MANAGMENT LLC	Check for Vendor V00037	-170.00	-170.00	0.00
otal Checks	i		WWW. COMERT EEC		-125,222.99	-125,222.99	0.00
djustments	;						
otal Adjusti	ments						
utstanding	Checks						
7/03/2024	Payment	DD213	TECO ACH	Payment of Invoice 001193			-1,613.69
7/03/2024	Payment	DD215	TECO ACH	Payment of Invoice 001195			-1,128.48
8/01/2024	Payment	583	HAWKINS SERVICE COMPANY LLC	Check for Vendor V00073			-59.96
3/02/2024	Payment	DD221	TECO ACH	Payment of Invoice 001215			-2,256.92
3/02/2024	Payment	DD222	TECO ACH	Payment of Invoice 001216			-1,613.99
8/01/2024	•	JE000551		Hillstax			-80.43
9/12/2024	Payment	639	KELLY ANN EVANS	Check for Vendor V00019			-200.00
9/03/2024	Payment	DD228	TECO ACH	Payment of Invoice 001254			-151.56
9/03/2024	Payment	DD230	TECO ACH	Payment of Invoice 001262			-1,145.36
9/03/2024	Payment	DD231	TECO ACH	Payment of Invoice 001263			-1,638.20
0/03/2024	Payment	DD236	TECO ACH	Payment of Invoice 001301			-4,564.82
0/03/2024	Payment	DD237	TECO ACH	Payment of Invoice 001302			-555.76
0/03/2024	Payment	DD238	TECO ACH	Payment of Invoice 001304			-1,662.77
1/30/2024	Payment	DD252	TECO ACH	Payment of Invoice 001369			-36.70
2/09/2024	Payment	681	RYAN MOTKO	Payment of Invoice 001385			-200.00
1/17/2025	Payment	730	RYAN MOTKO	Check for Vendor V00024			-200.00
2/10/2024	Payment	DD273	BOCC ACH	Payment of Invoice 001530			-448.04
2/13/2025	Payment	738	CITY-WIDE CLEANING LLC	Check for Vendor V00065			-835.00
2/13/2025	Payment	743	RYAN MOTKO	Check for Vendor V00024			-200.00
2/20/2025	Payment	747	CITY-WIDE CLEANING LLC	Check for Vendor V00065			-315.00
2/19/2024	Payment	DD274	TECO ACH	Payment of Invoice 001456			-10,867.53
2/07/2025	Payment	DD284	BOCC ACH	Payment of Invoice 001540			-213.19
2/27/2024	Payment	DD285	TRUIST - CC	Payment of Invoice 001528			-867.83
2/26/2025	Payment	750	SUNRISE LANDSCAPE	Check for Vendor V00044			-1,118.42
otal Outsta	nding Chec	ks					-31,973.65
utstanding	Deposits						
1/01/2025		JE000673		ReversalUtility Water_Adj JE			448.04
1/01/2025		JE000674		Reversal Truist CC			867.83
2/01/2024		JE000680		Reversal Truist CC Adj JE			314.17
2/01/2025		JE000710		Teco Adj JE			3,147.67

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

 Statement No.
 25_02
 Statement Date
 02/28/2025

02/01/2025 JE000713 Truist CC ADJ JE 599.83

Total Outstanding Deposits 5,377.54