

Berry Bay

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Operations & Maintenance Assmts - On Roll	\$	778,872	\$	862,833
Special Assmnts- CDD Collected	\$	322,203	\$	487,180
TOTAL REVENUES	\$	1,101,075	\$	1,350,013
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff	\$	70,000	\$	70,000
District Management	\$	36,000	\$	36,000
Field Management	\$	12,000	\$	12,000
Accounting Services	\$	12,000	\$	18,000
Website Admin Services	\$	1,500	\$	1,500
District Engineer	\$	5,000	\$	12,000
District Counsel	\$	10,000	\$	15,000
Trustees Fees	\$	4,100	\$	4,100
Auditing Services	\$	4,900	\$	5,000
Postage, Phone, Faxes, Copies	\$	250	\$	250
Mailings	\$	2,500	\$	2,500
Legal Advertising	\$	2,500	\$	2,500
Bank Fees	\$	250	\$	250
Dues, Licenses & Fees	\$	500	\$	500
Onsite Office Supplies	\$	200	\$	250
Website ADA Compliance	\$	1,500	\$	1,500
Disclosure Report	\$	11,400	\$	11,400
Total Financial and Administrative	\$	186,600	\$	204,750
Insurance				
General Liability	\$	3,483	\$	3,812
Public Officials Insurance	\$	2,851	\$	3,620
Property & Casualty Insurance	\$	36,841	\$	33,411
Deductible	\$	-	\$	2,500
Total Insurance	\$	43,175	\$	43,343

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ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Utility Services				
Electric Utility Services	\$	40,000	\$	40,000
Street Lights	\$	172,759	\$	200,100
Amenity Internet	\$	1,200	\$	1,200
Water/Waste	\$	3,000	\$	3,000
Total Utility Services	\$	216,959	\$	244,300
Amenity				
Pool Monitor	\$	12,000	\$	12,000
Janitorial - Contract	\$	18,000	\$	10,020
Janitorial - Supplies/Other	\$	1,500	\$	1,500
Garbage Dumpster - Rental/Collection	\$	3,000	\$	3,000
Amenity Pest Control	\$	1,800	\$	1,800
Amenity R&M	\$	10,000	\$	10,000
Amenity Camera R&M	\$	2,000	\$	2,000
Amenity Furniture R&M	\$	5,000	\$	5,000
Access Control R&M	\$	5,000	\$	5,000
Dog Waste Station Service and Supplies	\$	4,000	\$	4,200
Entrance Monuments, Gates, Walls R&M	\$	10,000	\$	15,000
Sidewalk, Pavement, Signage R&M	\$	2,000	\$	2,000
Pool Maintenance - Contract	\$	24,000	\$	24,000
Pool Treatments & Other R&M	\$	3,000	\$	3,500
Security Monitoring Services	\$	6,000	\$	6,000
MISC Contingency	\$	10,000	\$	15,000
Community Events	\$	10,000	\$	10,000
Holiday Decorations	\$	10,000	\$	10,000
Total Amenity	\$	137,300	\$	140,020

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ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Landscape and Pond Maintenance				
Landscape Maintenance - Contract	\$	342,541	\$	450,000
Landscaping - R&M	\$	7,000	\$	-
Landscaping - Mulch	\$	35,000	\$	35,000
Landscaping - Annuals	\$	18,000	\$	18,000
Landscaping - Plant Replacement Program	\$	30,000	\$	40,000
Tree Trimming	\$	10,000	\$	10,000
Irrigation Maintenance	\$	30,000	\$	30,000
Aquatics - Contract	\$	28,000	\$	33,600
Aquatics - Plant Replacement	\$	5,000	\$	5,000
Waterway Management Program	\$	2,500	\$	5,000
Debris Cleanup	\$	9,000	\$	5,000
Wildlife Control	\$	-	\$	9,000
Storm Cleanup	\$	-	\$	35,000
Ditches R&M	\$	-	\$	12,000
Landscaping - Soil Ammendment	\$	-	\$	30,000
Total Landscape and Pond Maintenance	\$	517,041	\$	717,600
TOTAL EXPENDITURES	\$	1,101,075	\$	1,350,013

BERRY BAY

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2021													
Product	Units	O&M Assessment				Debt Service Series 2021				Total Assessments per Unit			Units
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	Change	FY 2026	FY 2025	Dollar Change	
SF 40'	144	\$ 1,106.25	\$ 998.60	\$ 107.65	11%	\$ 1,276.18	\$ 1,276.18	0%	\$ -	\$ 2,382.43	\$ 2,274.78	\$ 107.65	144
SF 50'	371	\$ 1,382.81	\$ 1,248.25	\$ 134.56	11%	\$ 1,595.23	\$ 1,595.23	0%	\$ -	\$ 2,978.04	\$ 2,843.48	\$ 134.56	371
SF 60'	148	\$ 1,659.37	\$ 1,497.90	\$ 161.47	11%	\$ 1,914.27	\$ 1,914.27	0%	\$ -	\$ 3,573.64	\$ 3,412.17	\$ 161.47	148
	663												663
Assessment Area Two- Series 2023													
Product	Units	O&M Assessment				Debt Service Series 2023				Total Assessments per Unit			Units
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	Change	FY 2026	FY 2025	Dollar Change	
SF 40'	190	\$ 1,106.25	\$ 998.60	\$ 107.65	11%	\$ 1,382.51	\$ 1,382.51	0%	\$ -	\$ 2,488.76	\$ 2,381.11	\$ 107.65	190
SF 50'	83	\$ 1,382.81	\$ 1,248.25	\$ 134.56	11%	\$ 1,728.14	\$ 1,728.14	0%	\$ -	\$ 3,110.95	\$ 2,976.39	\$ 134.56	83
SF 60'	33	\$ 1,659.37	\$ 1,497.90	\$ 161.47	11%	\$ 2,073.77	\$ 2,073.77	0%	\$ -	\$ 3,733.14	\$ 3,571.67	\$ 161.47	33
	306												306
Assessment Area Three- Series 2024													
Product	Units	O&M Assessment				Debt Service Series 2024				Total Assessments per Unit			Units
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	Change	FY 2026	FY 2025	Dollar Change	
SF 50'	63	\$ 1,382.81	\$ 1,248.25	\$ 134.56	11%	\$ 1,625.00	\$ 1,625.00	0%		\$ 3,007.81	\$ 2,873.25	\$ 134.56	63
SF 60'	31	\$ 1,659.37	\$ 1,497.90	\$ 161.47	11%	\$ 1,950.00	\$ 1,950.00	0%		\$ 3,609.37	\$ 3,447.90	\$ 161.47	31
	94												94