# Berry Bay II
# Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:

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# BERRY BAY II

## Balance Sheet

As of February 28, 2025

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | GENERAL FUND | DEBT SERVICE FUND | CAPITAL PROJECTS FUND | TOTAL |
|---|---|---|---|---|
| **ASSETS** | | | | |
| Cash In Bank | $ 13,320 | $ - | $ - | $ 13,320 |
| Due From Other Funds | - | 416,771 | - | 416,771 |
| Investments: | | | | |
| Acquisition & Construction Account | - | - | 11,451,901 | 11,451,901 |
| Reserve Fund | - | 406,614 | - | 406,614 |
| Revenue Fund | - | 233,047 | - | 233,047 |
| **TOTAL ASSETS** | **$ 13,320** | **$ 1,056,432** | **$ 11,451,901** | **$ 12,521,653** |
| | | | | |
| **LIABILITIES** | | | | |
| Accounts Payable | $ 3 | $ - | $ - | $ 3 |
| Due To Other Funds | 10,243 | - | 406,528 | 416,771 |
| **TOTAL LIABILITIES** | **10,246** | **-** | **406,528** | **416,774** |
| | | | | |
| **FUND BALANCES** | | | | |
| Restricted for: | | | | |
| Debt Service | - | 1,056,432 | - | 1,056,432 |
| Capital Projects | - | - | 11,045,373 | 11,045,373 |
| Unassigned: | 3,074 | - | - | 3,074 |
| **TOTAL FUND BALANCES** | **3,074** | **1,056,432** | **11,045,373** | **12,104,879** |
| | | | | |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 13,320** | **$ 1,056,432** | **$ 11,451,901** | **$ 12,521,653** |

**BERRY BAY II**

**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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Special Assmnts- CDD Collected | $ 118,425 | $ 27,907 | $ (90,518) | 23.57% |
| Developer Contribution | - | 12,399 | 12,399 | 0.00% |
| **TOTAL REVENUES** | **118,425** | **40,306** | **(78,119)** | **34.04%** |
| **EXPENDITURES** | | | | |
| **Administration** | | | | |
| Supervisor Fees | 3,000 | 5,000 | (2,000) | 166.67% |
| ProfServ-Construction | 9,000 | - | 9,000 | 0.00% |
| ProfServ-Dissemination Agent | 4,200 | - | 4,200 | 0.00% |
| ProfServ-Info Technology | 600 | - | 600 | 0.00% |
| ProfServ-Recording Secretary | 2,400 | - | 2,400 | 0.00% |
| ProfServ-Trustee Fees | 6,500 | - | 6,500 | 0.00% |
| District Counsel | 9,500 | 6,294 | 3,206 | 66.25% |
| District Engineer | 9,500 | - | 9,500 | 0.00% |
| Administrative Services | 4,500 | - | 4,500 | 0.00% |
| District Manager | 25,000 | 10,417 | 14,583 | 41.67% |
| Accounting Services | 9,000 | 5,000 | 4,000 | 55.56% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,800 | 1,500 | 300 | 83.33% |
| Postage, Phone, Faxes, Copies | 500 | 5 | 495 | 1.00% |
| Rentals & Leases | 600 | - | 600 | 0.00% |
| Insurance - General Liability | 3,200 | 2,750 | 450 | 85.94% |
| Public Officials Insurance | 2,500 | 2,250 | 250 | 90.00% |
| Legal Advertising | 3,500 | - | 3,500 | 0.00% |
| Misc-Admin Fee (%) | 250 | - | 250 | 0.00% |
| Bank Fees | 200 | - | 200 | 0.00% |
| Financial & Revenue Collections | 1,200 | - | 1,200 | 0.00% |
| Meeting Expense | 4,000 | - | 4,000 | 0.00% |
| Website Administration | 1,200 | 625 | 575 | 52.08% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 200 | (25) | 114.29% |
| Reserve | 10,000 | - | 10,000 | 0.00% |
| **Total Administration** | 118,425 | 34,041 | 84,384 | 28.74% |
| **TOTAL EXPENDITURES** | **118,425** | **34,041** | **84,384** | **28.74%** |

**BERRY BAY II**

**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 ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| Excess (deficiency) of revenues Over (under) expenditures | - | 6,265 | 6,265 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2024)** | | **(3,191)** | | |
| **FUND BALANCE, ENDING** | | **$ 3,074** | | |

# BERRY BAY II

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2025

Debt Service Fund (201)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 852,450 | $ 852,450 | 0.00% |
| Special Assmnts- CDD Collected | - | 295,828 | 295,828 | 0.00% |
| **TOTAL REVENUES** | **-** | **1,148,278** | **1,148,278** | **0.00%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | - | 91,846 | (91,846) | 0.00% |
| **Total Debt Service** | - | 91,846 | (91,846) | 0.00% |
| **TOTAL EXPENDITURES** | **-** | **91,846** | **(91,846)** | **0.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | 1,056,432 | 1,056,432 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2024)** | | **-** | | |
| **FUND BALANCE, ENDING** | | **$ 1,056,432** | | |

# BERRY BAY II

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2025

Capital Projects Fund (301)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 11,052,873 | $ 11,052,873 | 0.00% |
| **TOTAL REVENUES** | **-** | **11,052,873** | **11,052,873** | **0.00%** |
| **EXPENDITURES** | | | | |
| **Construction In Progress** | | | | |
| Construction in Progress | - | 7,500 | (7,500) | 0.00% |
| **Total Construction In Progress** | - | 7,500 | (7,500) | 0.00% |
| **TOTAL EXPENDITURES** | **-** | **7,500** | **(7,500)** | **0.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | 11,045,373 | 11,045,373 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2024)** | | - | | |
| **FUND BALANCE, ENDING** | | **$ 11,045,373** | | |

# Bank Account Statement

Berry Bay II CDD

| | | | |
|---|---|---|---|
| **Bank Account No.** | 9415 | | |
| **Statement No.** | 25_02 | **Statement Date** | 02/28/25 |

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance at 02/28/25** | 13,320.47 | **Statement Balance** | 15,620.47 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | | |
| **Subtotal** | 13,320.47 | **Subtotal** | 15,620.47 |
| | | **Outstanding Checks** | -2,300.00 |
| **Negative Adjustments** | 0.00 | | |
| **Ending G/L Balance** | 13,320.47 | **Ending Balance** | 13,320.47 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Checks** | | | | | | | |
| | | | | | | | 0.00 |
| 02/13/2025 | | 1074 | ALBERTO VIERA | Check for Vendor V00009 | -200.00 | -200.00 | 0.00 |
| 02/13/2025 | | 1075 | CARLOS DE LA OSSA | Check for Vendor V00008 | -200.00 | -200.00 | 0.00 |
| 02/13/2025 | | 1076 | INFRAMARK | Check for Vendor V00013 | -3,208.33 | -3,208.33 | 0.00 |
| 02/13/2025 | | 1077 | KYLE SMITH | Check for Vendor V00010 | -200.00 | -200.00 | 0.00 |
| 02/13/2025 | | 1080 | STRALEY ROBIN VERICKER | Check for Vendor V00004 | -1,315.00 | -1,315.00 | 0.00 |
| 01/21/2025 | | 1065 | INFRAMARK | Check for Vendor V00013 | -3,208.33 | -3,208.33 | 0.00 |
| 01/22/2025 | | 1070 | INFRAMARK | Check for Vendor V00013 | -6,416.66 | -6,416.66 | 0.00 |
| 01/30/2025 | | 1072 | INFRAMARK | Check for Vendor V00013 | -3,208.33 | -3,208.33 | 0.00 |
| 01/30/2025 | | 1073 | STRALEY ROBIN VERICKER | Check for Vendor V00004 | -1,536.45 | -1,536.45 | 0.00 |
| **Total Checks** | | | | | -19,493.10 | -19,493.10 | 0.00 |
| **Outstanding Checks** | | | | | | | |
| 12/10/24 | Payment | 1060 | RYAN MOTKO | Check for Vendor V00012 | | | -200.00 |
| 01/21/25 | Payment | 1068 | RYAN MOTKO | Check for Vendor V00012 | | | -200.00 |
| 02/13/25 | Payment | 1078 | NICHOLAS J. DISTER | Check for Vendor V00011 | | | -200.00 |
| 02/13/25 | Payment | 1079 | RYAN MOTKO | Check for Vendor V00012 | | | -200.00 |
| 02/20/25 | Payment | 1081 | AUDIO EYE, INC. | Check for Vendor V00017 | | | -1,500.00 |
| **Total Outstanding Checks** | | | | | | | -2,300.00 |