

Berry Bay II

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 BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Special Assmnts- CDD Collected	\$ 118,425	\$ 990,550
Developer Contributions		\$ -
TOTAL REVENUES	\$ 118,425	\$ 990,550
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 3,000	\$ 12,000
Profserv-Construction	\$ 9,000	\$ 9,000
Profserv-Dissemination Agent	\$ 4,200	\$ 4,200
Profserv-Info Technology	\$ 600	\$ 600
Proserv-Recording Secretary	\$ 2,400	\$ 2,400
Proserv-Trustee Fees	\$ 6,500	\$ 6,500
District Counsel	\$ 9,500	\$ 15,000
District Engineer	\$ 9,500	\$ 12,500
Administrative Services	\$ 4,500	\$ 4,500
District Manager	\$ 25,000	\$ 25,000
Accounting Services	\$ 9,000	\$ 9,000
Auditing Services	\$ 6,000	\$ 6,000
Website Compliance	\$ 1,800	\$ 1,800
Postage, Phone, Faxes, Copies	\$ 500	\$ 500
Rentals and Leases	\$ 600	\$ -
Insurance-General liability	\$ 3,200	\$ -
Public officials Insurance	\$ 2,500	\$ -
Legal advertising	\$ 3,500	\$ 3,500
Misc-admin Fee (%)	\$ 250	\$ 250
Bank fees	\$ 200	\$ 200
Financial and Revenue collections	\$ 1,200	\$ 1,200
Meeting expenses	\$ 4,000	\$ 4,000
Website Administration	\$ 1,200	\$ 1,200
Office supplies	\$ 100	\$ 100
Dues,licenses, Subscriptions	\$ 175	\$ 175
Reserve	\$ 10,000	\$ 10,000
Total Financial and Administrative	\$ 118,425	\$ 129,625
Insurance		
General Liability	\$ -	\$ 3,594
Public Officials Insurance	\$ -	\$ 2,531
Deductible	\$ -	\$ 2,500

Summary of Revenues, Expenditures and Changes in Fund Balances

**General Fund
Fiscal Year 2026 Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Total Insurance	\$ -	\$ 8,625
Utility Services		
Electric Utility Services	\$ -	\$ 147,000
Street Lights	\$ -	\$ 30,000
Total Utility Services	\$ -	\$ 177,000
Landscape and Pond Maintenance		
Landscape Maintenance - Contract	\$ -	\$ 349,500
Landscaping - Mulch	\$ -	\$ 26,250
Landscaping - Annuals	\$ -	\$ 13,500
Landscaping - Plant Replacement Program	\$ -	\$ 35,250
Landscaping - Irrigation Maintenance	\$ -	\$ 22,500
Aquatics - Contract	\$ -	\$ 10,500
Aquatics - Plant Replacement	\$ -	\$ 30,000
Waterway Management Program	\$ -	\$ 5,000
Debris Cleanup	\$ -	\$ 20,000
Wildlife Control	\$ -	\$ 9,000
Field Management	\$ -	\$ 12,000
Wetland Monitoring-R&M	\$ -	\$ 5,000
Hurricane Cleanup	\$ -	\$ 35,000
Ditch R&M	\$ -	\$ 4,800
ROW Maintenance	\$ -	\$ 30,000
Trail R&M	\$ -	\$ 25,000
Pressure Washing Trail	\$ -	\$ 15,000
Fence R&M	\$ -	\$ 10,000
Mailbox Cover R&M	\$ -	\$ 7,000
Amenity Parking Area R&M	\$ -	\$ 10,000
Total Landscape and Pond Maintenance	\$ -	\$ 675,300
TOTAL EXPENDITURES	\$ 118,425	\$ 990,550

Berry Bay II

Community Development District

All Funds

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area One										
Product	Units	General Fund			Debt Service		Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025	Dollar Change	Percent Change
SF 50'	340	\$ 730.37	\$ 87.32	643.05	1,750.00	1,750.00	2,480.37	1,837.32	643.05	35%
SF 60'	104	\$ 876.44	\$ 104.78	771.66	2,100.00	2,100.00	2,976.44	2,204.78	771.66	35%
	444	\$ 3,067.55	\$ 366.74	\$ 2,700.81	\$ 3,850.00	\$ 3,850.00	\$ 6,917.55	\$ 4,216.74	\$2,700.81	