Berry Bay II
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

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BERRY BAY II

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	$ 10,737	$ -	$ -	$ -	$ -	$ 10,737
Due From Other Funds	-	10,243	-	-	-	10,243
Investments:						
Acquisition & Construction Account	-	-	10,656,475	-	-	10,656,475
Reserve Fund	-	406,614	-	-	-	406,614
Revenue Fund	-	535,060	-	-	-	535,060
Fixed Assets						
Construction Work In Process	-	-	-	874,253	-	874,253
Amount To Be Provided	-	-	-	-	12,135,000	12,135,000
TOTAL ASSETS	**$ 10,737**	**$ 951,917**	**$ 10,656,475**	**$ 874,253**	**$ 12,135,000**	**$ 24,628,382**
LIABILITIES						
Accounts Payable	$ 16,502	$ -	$ -	$ -	$ -	$ 16,502
Bonds Payable	-	-	-	-	12,135,000	12,135,000
Due To Other Funds	10,243	-	-	-	-	10,243
TOTAL LIABILITIES	**26,745**	**-**	**-**	**-**	**12,135,000**	**12,161,745**
FUND BALANCES						
Restricted for:						
Debt Service	-	951,917	-	-	-	951,917
Capital Projects	-	-	10,656,475	-	-	10,656,475
Unassigned:	(16,008)	-	-	874,253	-	858,245
TOTAL FUND BALANCES	**(16,008)**	**951,917**	**10,656,475**	**874,253**	**-**	**12,466,637**
TOTAL LIABILITIES & FUND BALANCES	**$ 10,737**	**$ 951,917**	**$ 10,656,475**	**$ 874,253**	**$ 12,135,000**	**$ 24,628,382**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	7,000	(4,000)	233.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
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	6,874	2,626	72.36%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	2,917	1,583	64.82%
District Manager	25,000	14,583	10,417	58.33%
Accounting Services	9,000	9,208	(208)	102.31%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	8	492	1.60%
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	2,042	(842)	170.17%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	875	325	72.92%
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	53,124	65,301	44.86%
TOTAL EXPENDITURES	**118,425**	**53,124**	**65,301**	**44.86%**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	-	(12,818)	(12,818)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(3,190)**		
FUND BALANCE, ENDING		**$ (16,008)**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 19,075	$ 19,075	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
TOTAL REVENUES	**-**	**612,403**	**612,403**	**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	-	520,557	520,557	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	86	86	0.00%
Interfund Transfers-Out	-	(406,614)	(406,614)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(406,528)**	**(406,528)**	**0.00%**
Net change in fund balance	$ -	$ 114,029	$ 114,029	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**837,888**		
FUND BALANCE, ENDING		**$ 951,917**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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	$ -	$ 258,591	$ 258,591	0.00%
TOTAL REVENUES	**-**	**258,591**	**258,591**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	874,252	(874,252)	0.00%
Total Construction In Progress	-	874,252	(874,252)	0.00%
TOTAL EXPENDITURES	**-**	**874,252**	**(874,252)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(615,661)	(615,661)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	406,614	406,614	0.00%
Interfund Transfers-Out	-	(86)	(86)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**406,528**	**406,528**	**0.00%**
Net change in fund balance	$ -	$ (209,133)	$ (209,133)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**10,865,608**		
FUND BALANCE, ENDING		**$ 10,656,475**		

Bank Account Statement

Berry Bay II CDD

Bank Account No.	9415		
Statement No.	25_04	**Statement Date**	04/30/2025

G/L Account No. 101002 Balance	10,737.45	**Statement Balance**	11,337.45
		Outstanding Deposits	804.74
Positive Adjustments	0.00	**Subtotal**	12,142.19
Subtotal	10,737.45	**Outstanding Checks**	-1,404.74
Negative Adjustments	0.00	**Ending Balance**	10,737.45
Ending G/L Balance	10,737.45		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
02/13/2025	Payment	1078	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
04/04/2025	Payment	1089	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
04/04/2025	Payment	1090	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
04/04/2025	Payment	1091	KYLE SMITH	Check for Vendor V00010	-200.00	-200.00	0.00
04/24/2025	Payment	1094	STRALEY ROBIN VERICKER	Check for Vendor V00004	-695.00	-695.00	0.00
Total Checks					-1,495.00	-1,495.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/10/2024	Payment	1060	RYAN MOTKO	Check for Vendor V00012			-200.00
04/04/2025	Payment	1092	NICHOLAS J. DISTER	Check for Vendor V00011			-200.00
04/04/2025	Payment	1093	RYAN MOTKO	Check for Vendor V00012			-200.00
04/09/2025		JE000070	District Counsel	REV Deposit booked on			-804.74
Total Outstanding Checks							-1,404.74
Outstanding Deposits							
04/09/2025	Payment	BD00005		Deposit No. BD00005 -			804.74
Total Outstanding Deposits							804.74