Berry Bay II
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:

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BERRY BAY II

Balance Sheet

As of May 31, 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	$ 4,830	$ -	$ -	$ -	$ -	$ 4,830
Due From Other Funds	-	10,243	-	-	-	10,243
Investments:						
Acquisition & Construction Account	-	-	10,691,072	-	-	10,691,072
Reserve Fund	-	406,614	-	-	-	406,614
Revenue Fund	-	39,865	-	-	-	39,865
Fixed Assets						
Construction Work In Process	-	-	-	874,253	-	874,253
Amount To Be Provided	-	-	-	-	11,955,000	11,955,000
TOTAL ASSETS	**$ 4,830**	**$ 456,722**	**$ 10,691,072**	**$ 874,253**	**$ 11,955,000**	**$ 23,981,877**
LIABILITIES						
Accounts Payable	$ 19,083	$ -	$ -	$ -	$ -	$ 19,083
Bonds Payable	-	-	-	-	11,955,000	11,955,000
Due To Other Funds	10,243	-	-	-	-	10,243
TOTAL LIABILITIES	**29,326**	**-**	**-**	**-**	**11,955,000**	**11,984,326**
FUND BALANCES						
Restricted for:						
Debt Service	-	456,722	-	-	-	456,722
Capital Projects	-	-	10,691,072	-	-	10,691,072
Unassigned:	(24,496)	-	-	874,253	-	849,757
TOTAL FUND BALANCES	**(24,496)**	**456,722**	**10,691,072**	**874,253**	**-**	**11,997,551**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,830**	**$ 456,722**	**$ 10,691,072**	**$ 874,253**	**$ 11,955,000**	**$ 23,981,877**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	8,000	(5,000)	266.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,333	867	79.36%
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	9,571	(71)	100.75%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	3,333	1,167	74.07%
District Manager	25,000	16,667	8,333	66.67%
Accounting Services	9,000	10,667	(1,667)	118.52%
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	2,333	(1,133)	194.42%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,000	200	83.33%
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	61,612	56,813	52.03%
TOTAL EXPENDITURES	**118,425**	**61,612**	**56,813**	**52.03%**
Excess (deficiency) of revenues Over (under) expenditures	-	(21,306)	(21,306)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(3,190)**		
FUND BALANCE, ENDING		**$ (24,496)**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 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	$ -	$ 21,809	$ 21,809	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
TOTAL REVENUES	**-**	**615,137**	**615,137**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	180,000	(180,000)	0.00%
Interest Expense	-	409,775	(409,775)	0.00%
Total Debt Service	-	589,775	(589,775)	0.00%
TOTAL EXPENDITURES	**-**	**589,775**	**(589,775)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	25,362	25,362	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	$ -	$ (381,166)	$ (381,166)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**837,888**		
FUND BALANCE, ENDING		**$ 456,722**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 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	$ -	$ 293,188	$ 293,188	0.00%
TOTAL REVENUES	**-**	**293,188**	**293,188**	**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	-	(581,064)	(581,064)	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	$ -	$ (174,536)	$ (174,536)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**10,865,608**		
FUND BALANCE, ENDING		**$ 10,691,072**		

Bank Account Statement

Berry Bay II CDD

Bank Account No.	9415		
Statement No.	25_05	**Statement Date**	05/31/2025

G/L Account No. 101002 Balance	4,829.55	**Statement Balance**	7,239.95
		Outstanding Deposits	804.74
Positive Adjustments	0.00	**Subtotal**	8,044.69
Subtotal	4,829.55	**Outstanding Checks**	-3,215.14
Negative Adjustments	0.00	**Ending Balance**	4,829.55
Ending G/L Balance	4,829.55		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/04/2025	Payment	1092	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
04/04/2025	Payment	1093	RYAN MOTKO	Check for Vendor V00012	-200.00	-200.00	0.00
05/08/2025	Payment	1096	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
05/08/2025	Payment	1097	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
05/08/2025	Payment	1099	KYLE SMITH	Check for Vendor V00010	-200.00	-200.00	0.00
05/08/2025	Payment	1100	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
05/08/2025	Payment	1101	RYAN MOTKO	Check for Vendor V00012	-200.00	-200.00	0.00
05/14/2025	Payment	1102	STRALEY ROBIN VERICKER	Check for Vendor V00004	-2,697.50	-2,697.50	0.00
Total Checks					-4,097.50	-4,097.50	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/09/2025		JE000070	District Counsel	REV Deposit booked on			-804.74
05/08/2025	Payment	1098	INFRAMARK	Check for Vendor V00013			-2,210.40
05/20/2025	Payment	1103	RYAN MOTKO	Check for Vendor V00012			-200.00
Total Outstanding Checks							-3,215.14
Outstanding Deposits							
04/09/2025	Payment	BD00005		Deposit No. BD00005 -			804.74
Total Outstanding Deposits							804.74