

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**



**AUGUST 06, 2019
BOARD OF SUPERVISORS CONTINUED MEETING
RECORD OF PROCEEDINGS**



RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; AMENDING PRIOR RESOLUTIONS; ADOPTING THE SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT DATED SEPTEMBER 25, 2008, AS MAY BE FURTHER SUPPLEMENTED; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE DISTRICT'S SERIES SERIES 2006A BONDS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Clearwater Cay Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, pursuant to an Ordinance enacted by the City of Clearwater; and

WHEREAS, the Board of Supervisors ("Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public infrastructure improvements and related interests in land for development (the "Assessment Improvements") as described in the District Engineer's Report (the "Engineer's Report"); and

WHEREAS, the Board previously determined that it is in the best interest of the District to pay the cost of the Assessment Improvements by imposing, levying and collecting special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (the "Special Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Assessment Improvements and to impose, levy and collect the Special Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the improved property within the District, which is described in the Engineer's Report, and the amount of the Special Assessments related thereto will be imposed and levied in proportion to the benefits received as set forth in the *Second Supplemental Special Assessment Methodology Report for the Issuance Series 2006A Bonds*, dated September

25, 2008, attached hereto as **Exhibit A**, as may be further supplemented, incorporated herein by reference and on file at 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966, (the "District Records Office"); and

WHEREAS, the District hereby determines that the Special Assessments to be levied will not exceed the benefits to the improved property within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE
BOARD OF SUPERVISORS OF THE
CLEARWATER CAY COMMUNITY
DEVELOPMENT DISTRICT:**

1. The foregoing WHEREAS clauses are hereby incorporated herein as part of this Resolution.

2. Special Assessments shall be levied to defray the cost of the Assessment Improvements.

3. The nature and general location of, and plans and specifications for, the Assessment Improvements are described in the District Engineer's Report, which is on file at the District Records Office.

4. The total estimated cost of the Assessment Improvements is undetermined (the "Estimated Costs").

5. The Special Assessments will defray approximately no more than \$14,000,000 of District costs, which includes the Estimated Costs (the "Estimated Total Costs").

6. The manner in which the Special Assessments shall be apportioned and paid is set forth in **Exhibit A**, including provisions for supplemental assessment resolutions.

7. The Special Assessments shall be levied within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Assessment Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an "Assessment Plat" showing the area to be assessed, with certain plans and specifications describing the Assessment Improvements and the Estimated Costs of the Assessment Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Special Assessments are certified for collection and subsequent to the capitalized interest period for any series of bonds issued by the District to finance all or a portion of the Estimated Total Costs, the Special Assessments shall be paid in not more than (18) eighteen annual installments. The Special Assessments may be payable at the same time and in the same manner as are ad-

valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Special Assessments is not available to the District in any year, or if determined by the Board to be in the District's best interests, the Special Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit A** hereto, which shows the lots and lands assessed, the amount of benefit to and the Special Assessment against each lot or parcel of land and the number of annual installments into which the Special Assessments may be divided, which assessment roll is hereby adopted and approved as the "District's Preliminary Assessment Roll."

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Special Assessments or the making of the Assessment Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pinellas County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage.


PASSED AND ADOPTED this 6th day of August, 2019.

ATTEST:



Secretary/Assistant Secretary

**CLEARWATER CAY COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

Exhibit A

**Supplemental Special Assessment Methodology Report for the Issuance of Series
2006A Bonds**

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2006A BONDS

CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

Drafted August 21, 2008
Revised September 25, 2008

Prepared for:

Board of Supervisors
Clearwater Cay
Community Development District

Prepared by:

Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

**Drafted August 21, 2006
Revised September 25, 2008**

1.0 Introduction

1.1 Background

The Clearwater Cay Community Development District ("District") encompasses approximately 49.4 gross acres and is located within the City of Clearwater, Florida. The City of Clearwater established the District by adopting Ordinance No. 7515-05 after DC 702, LLC (the "Developer") petitioned the City to have the District formed. The Developer's "Original Development Plan" envisioned that the lands within the District would contain a master-planned, mixed-use community known as "Clearwater Cay" with approximately 1,100 condominium units, office uses, retail space, and boat slips, as outlined in Table 1 (all Tables are found in the attached Appendix).

2.0 Capital Improvement Program

2.1 District Engineer's CIP Cost Estimates

The District has previously adopted a public infrastructure capital improvement program ("CIP"), as more fully described herein, in order to provide infrastructure to the Original Development Plan. In furtherance thereof, the District approved an Amended and Restated Engineer's Report for Master Infrastructure, dated November 28, 2005 (the "Original Engineer's Report"), as revised by the Amended and Restated Engineer's Report for Master Infrastructure, dated October, 2006 and prepared by Bayside Engineering, Inc. (the "Supplemental Engineer's Report"). The Supplemental Engineer's Report outlined a total initial CIP cost of \$56,596,326.

2.2 District CIP Bond Financing Program

The District has previously issued its Bond Anticipation Notes, Series 2005, with a par amount of \$30,650,000 to fund a portion of its CIP. The District subsequently issued its Capital Improvement Revenue Bonds, Series 2006 (the "Series 2006 Bonds"), with a par amount of \$33,840,000, and applied the proceeds thereof to retire the BANs, fund certain reserves for the Series 2006 Bonds, and pay costs of issuance of the Series 2006 Bonds. The net CIP construction and/or acquisition funds produced by the District's bond issuances totaled \$26,612,026. These funds were to finance the acquisition of certain existing infrastructure improvements within the boundaries of the District, the implementation of certain proposed infrastructure improvements needed to serve the land within the District, as well as certain related interests in land to be acquired by the District (collectively the "2005 Project"), described in more detail in the Supplemental Engineer's Report.

2.3 Status of the District's CIP

The District's Board of Supervisors requested that Bayside Engineering, Inc., as the District Engineer, examine the status of the District's 2005 Project. To date, the District has spent approximately \$21,199,675.39 of the Series 2006A Bond construction/acquisition fund proceeds on components of the 2005 Project. The balance of the District's construction/acquisition fund was \$6,191,327.21 as of September 23, 2008 (when interest earnings on the construction/acquisition fund are taken into account). The Developer of the mixed-use development planned to be located within the boundaries of the District, as such development is described in the Engineer's Report, has advised the District Engineer that the overall plan of development for the lands within the District has changed. The District Engineer determined that, due to the uncertainty as to the timing, scope and nature of development within the District, the uncompleted portion of the 2005 cannot be finished in a sound and economical manner within a reasonable period of time. The District Engineer also found that the completed 2005 Project serves its intended purpose and function and provides benefit to the lands in the District.

3.0 Revised Series 2006A Bond Assessments

3.1 Series 2006A Bond Construction/Acquisition Fund Collapse

As the District Engineer has determined that the uncompleted portion of the 2005 Project cannot be finished in a sound and economical manner within a reasonable period of time, the District now desires to collapse the funds remaining in the Series 2006A Bond construction/acquisition fund and use the proceeds to redeem bonds, increase the debt service reserve fund, and create a working capital fund. The majority of the collapsed construction/acquisition funds will be used to redeem bonds, which will cause a reduction in the Series 2006A Bond principal and annual assessments for certain properties within the District as outlined in more detail in Section 3.2 below.

The District is required to make semi-annual Series 2006A Bond debt service payments to bondholders. These payments are to be made on May 1st and November 1st of each year. However, some of the District's property owners were delinquent in making payment of special assessments prior to May 1, 2008 that are used to pay debt service on the Series 2006A Bonds. Thus, under the guidelines of the several trust indentures governing the use of the Series 2006A Bond proceeds, the District's trustee made up the difference between what was required to be paid to bondholders on May 1, 2008 and the assessments had been collected prior to May 1, 2008 with proceeds from the debt service reserve fund. The District, in consultation with the bondholder, proposes to increase the existing balance of the debt service reserve fund such that sufficient debt service reserves, together with anticipated collections of special assessments, are available to fund bond debt service through November 1, 2009.

The District also proposes to fund a new "working capital" fund, which will finance the District's general administrative and operational expenses to the extent that funds from the District's existing operations and maintenance account are insufficient. The District anticipates that operations and maintenance expenses will exceed budgetary limitations due to increased staff and legal expenses related to deeming the completed 2005 Project complete, the bond redemption that is the subject of this Second Supplemental Assessment methodology for the Series 2006A Bonds, revised September 25, 2008 ("Second Supplemental") and also due to District Counsel's efforts to foreclose on property within the District whose owners are delinquent in paying Series 2006A Bond debt service assessments.

3.2 Revised Series 2006A Bond Assessment Allocation

The District previously levied non-ad valorem special assessments on specially benefited property located within its boundaries to secure the Series 2006A Bonds. This Second Supplemental is intended to provide for the reallocation of Series 2006 Bond debt assessments to specially benefited property in the District, all in accordance with the Adopted Master Assessment Methodology for the Clearwater Bay Community Development District, dated December 7, 2005. This reallocation is necessary to equitably allocate 2005 Project costs that have actually been spent to properties within the District (as opposed to allocating only the estimated costs of the larger original CIP).

Table 1 presents the Original Development Plan for the District, as well as the equivalent residential unit ("ERU") values associated with each land use that form the basis of the CIP cost allocations. The ERU values have not changed since they were first outlined in the Master Methodology. Tables 2 through 4 outline the costs of CIP components that form the 2005 Project. All infrastructure constructed or acquired by the District to date was a part of the 2005 Project. Tables 5 through 12 outline the allocation of the cost of CIP components comprising the Series 2005 Project. Table 13 outlines the allocation of costs actually spent to date according to the principals and algorithms contained in the Master Methodology.

Table 14 presents the amount of Series 2006A Bond construction/acquisition fund monies spent and other Series 2006A Bond details. It also re-presents the allocation of actual 2005 Project costs found in Table 13. It should be noted that, as a result of the anticipated extraordinary mandatory redemption outlined in Table 14, the sinking fund schedule will be revised such that the scheduled sinking fund payment and corresponding principal and interest due will be less than the current amount. Table 15, in the final "Revised Bond Annual Assessment Allocation" table, outlines the revised annual and principal assessments securing the Series 2006A Bonds.

3.3 Benefit Analysis

This Supplemental Report is designed to conform to the requirements of Chapters 170, 190, and 197, F.S. with respect to special assessments and is consistent with our understanding of the law on this subject. Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

The properties within the District continue to receive a special benefit from the District's activities. The District's efforts to date in furtherance of its CIP have permitted the District to acquire and provide stable, long-term ownership to public lands (including parking and common areas) and infrastructure (including stormwater management and water and sewer improvements) within the District. The District has also funded the demolition of an abandoned shopping center and thus furthered the developability of property within the District.

The allocation formulas in the Master Methodology, reproduced and applied to the actual current details of the Series 2006A Bonds in this Second Supplemental, were carefully crafted and take many factors into consideration. These formulas have not been altered since they were first presented in the Master Methodology. The District's activities in furtherance of its CIP provide special benefit to the properties located within the District in proportion to the assessments for each planned land use as outlined in Table 15. The benefit received by each property from the District's completed CIP exceeds that unit's allocation of the cost of providing the completed CIP.

TABLE 2
CLEARWATER CAY CDD
EXISTING INFRASTRUCTURE COSTS
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

<u>Infrastructure Category</u>	<u>Commonwealth</u>	<u>Harborside</u>	<u>Belleair Road</u>	<u>Grand Venezia</u>	<u>Total</u>
Water & Sewer Utilities	\$0	\$166,850	\$21,750	\$484,700	\$673,300
Stormwater Management	\$209,650	\$93,700	\$36,650	\$479,825	\$819,825
Roadway, Street Lights, Landscaping	\$0	\$0	\$166,201	\$1,792,404	\$1,958,605
Parking (Surface)	\$0	\$1,309,430	\$0	\$2,475,225	\$3,784,655
Bay Promenade & Related Amenities	<u>\$0</u>	<u>0</u>	<u>\$0</u>	<u>\$304,000</u>	<u>\$304,000</u>
Totals	\$209,650	\$1,569,980	\$224,601	\$5,536,154	\$7,540,385

Cost estimates provided by Bayside Engineering, Inc.

TABLE 1
CLEARWATER CAY CDD
DEVELOPMENT PROGRAM
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Vertical Development Program (1)

<u>Land Use Category</u>	<u>Units (1)</u>	<u>ERUs/Unit (2)</u>	<u>Total ERUs</u>	<u>% ERUs</u>
Residential Units (Grand Venezia)	336	1	336	24%
Residential Units (Other)	764	1	764	54%
Office Space (3)	150	1	150	11%
Retail Space (3)	150	1	150	11%
Condominium Boat Slips	200	0.1	<u>20</u>	1%
Total	1,600		1,420	

<u>Property Area</u>	<u>% ERUs by Property Area</u>
Grand Venezia	24%
Harborside	11%
Commonwealth	64%
Boat Slips	1%

(1) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(2) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(3) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

TABLE 3
CLEARWATER CAY CDD
PROPOSED INFRASTRUCTURE & FUTURE PROJECT COSTS
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

<u>Infrastructure Category</u>	<u>BAN Project (1)</u>	<u>Future Projects</u>	<u>Total</u>
Non Recreational			
Water & Sewer Utilities	\$1,700,000		\$1,700,000
Stormwater Management	\$2,300,000	\$0	\$2,300,000
Landscaping	\$2,400,000		\$2,400,000
Seawalls	\$144,000		\$144,000
Parking (Surface)	\$330,000		\$330,000
Contingency and Soft Costs	<u>\$953,775</u>	<u>\$0</u>	<u>\$953,775</u>
Total Non Recreational	\$7,827,775	\$0	\$7,827,775
Recreational			
Recreational Amenities	\$1,620,000	\$0	\$1,620,000
Contingency and Soft Costs	<u>\$224,777</u>	<u>\$0</u>	<u>\$224,777</u>
Total Recreation	\$1,844,777	\$0	\$1,844,777
Total Proposed Infrastructure	\$9,672,552	\$0	\$9,672,552

Cost estimates provided by Bayside Engineering, Inc.

(1) Proposed Improvements only

TABLE 4
 CLEARWATER CAY CDD
 LAND ACQUISITION COSTS
 SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

<u>Land Area</u>	<u>Estimated Cost (1)</u>
Roadways (Grand Venezia)	\$1,837,500
Roadways (Harborside) (2)	\$299,693
Bay Promenade	\$1,191,346
Landscaping	\$4,685,625
Stormwater Management	\$275,299
Land Under Buildings	\$1,362,557
Water and Sewer Utilities	\$174,240
Parking (Commonwealth/Harborside)	\$1,745,885
Parking (Grand Venexia)	<u>\$2,544,231</u>
Total	\$14,116,376

(1) Cost estimates provided by Bayside Engineering, Inc.

(2) Bullair Road

TABLE 5
CLEARWATER CAY CDD
EXISTING INFRASTRUCTURE BENEFIT ALLOCATION
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Existing Infrastructure Allocated to All Property Areas (1)

Commonwealth (SW Mgmt.)	\$209,650
Harborside (Utilities, SW Mgmt., Parking)	\$1,569,980
Parking (Surface)	\$2,475,225
Bay Promenade & Related Amenities	<u>\$304,000</u>
Total	\$4,558,855

<u>Product Type</u>	<u>Units (2)</u>	<u>ERU Factor (3)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	336	1	336	\$1,078,715
Residential Units (Other)	764	1	764	\$2,452,792
Office Space (4)	150	1	150	\$481,569
Retail Space (4)	150	1	150	\$481,569
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$64,209</u>
Total	1,600		1,420	\$4,558,855

(1) Cost estimates provided by Salside Engineering, Inc.

(2) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(3) Each Office and Retail ERU equals to one ERU per 1,000 sq.ft. of space.

(4) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

TABLE 6:
CLEARWATER CAY CDD
EXISTING INFRASTRUCTURE BENEFIT ALLOCATION, CONTINUED
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Existing Infrastructure (1)(2)

Water & Sewer Utilities	\$484,700
Stormwater Managsmen	\$479,825
Roadway, Streetlights, Landscaping	<u>\$1,792,404</u>
Total	\$2,756,929
Deduct for Venezia Use Rights	<u>\$652,344</u>
Allocate to Balance of Uses	\$2,104,585

<u>Product Type</u>	<u>Units (3)</u>	<u>ERU Factor (4)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	0	1	0	\$0
Residential Units (Other)	764	1	764	\$1,483,305
Office Space (5)	150	1	150	\$291,225
Retail Space (5)	150	1	150	\$291,225
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$38,830</u>
Totals	1,264		1,084	\$2,104,585

(1) Cost estimates provided by Bayside Engineering, Inc.

(2) These Existing Infrastructure costs are allocated only to Harborside and Commonwealth properties.

(3) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(4) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(5) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

TABLE 7
CLEARWATER CAY CDD
EXISTING INFRASTRUCTURE BENEFIT ALLOCATION, CONTINUED
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Allocation of Belleair Road Costs (1)

Total Existing Belleair Road Costs (2)	\$224,601
Deduct for Venezia and Harborside Use Rights	<u>\$76,870</u>
Allocation to Commonwealth and Condominium Boat Slips (3)	\$147,731
50% Reduction due to other Access Points	<u>\$73,865</u>
Total Benefit	\$73,865

<u>Product Type</u>	<u>Units (4)</u>	<u>ERU Factor (5)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	0	1	0	\$0
Residential Units (Other)	764	1	764	\$60,421
Office Space (6)	0	1	0	\$0
Retail Space (6)	150	1	150	\$11,863
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$1,582</u>
Totals	1,114		934	\$73,865

(1) Net Belleair Road costs are allocable to Commonwealth property only and condominium boat slips only.

(2) Includes utilities, stormwater management, street lighting, and landscaping improvements

(3) Discounted

(4) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(5) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(6) The 150,000 sq.ft. of Retail space includes the existing 20,000 square feet office building which may be redeveloped into retail space in the future.

TABLE 8:
CLEARWATER CAY CDD
BAN PROJECT & FUTURE PROJECTS
NON-RECREATIONAL BENEFIT ALLOCATIO
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

BAN Project and Future Projects (1)

BAN Projects Total	\$5,094,969
Future Projects Total	<u>\$0</u>
Total BAN & Future Projects	\$5,094,969

<u>Product Type</u>	<u>Units (2)</u>	<u>ERU Factor (3)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	336	1	336	\$1,205,570
Residential Units (Other)	764	1	764	\$2,741,237
Office Space (4)	150	1	150	\$538,201
Retail Space (4)	150	1	150	\$538,201
Condominium Boat Slips	<u>200</u>	0.1	<u>.20</u>	<u>\$71,760</u>
Totals	1,600		1,420	\$5,094,969

(1) Non-recreational costs are allocable to all developable properties

(2) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq. ft. of space.

(3) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(4) The 150,000 sq.ft. of Retail space includes the existing 20,000 square feet office building which may be redeveloped into retail space in the future.

TABLE 9
CLEARWATER CAY CDD
BAN PROJECT & FUTURE PROJECTS
RECREATIONAL PROJECTS
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

BAN Project and Future Projects (1)

BAN Recreation Projects Total	\$1,200,735
Future Recreation Projects Total	\$0
Total	\$1,200,735

<u>Product Type</u>	<u>Units (2)</u>	<u>ERU Factor (3)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>	<u>Benefit/Unit</u>
Residential Units (Grand Venezia)	336	1	336	\$317,675	\$945
Residential Units (Other)	764	1	764	\$722,332	\$945
Office Space (4)	0	1	0	\$0	
Retail Space (4)	150	1	150	\$141,819	\$945
Condominium Boat Slips	200	0.1	20	\$18,909	\$95
Totals	1,450		1,270	\$1,200,735	

- (1) Recreational project costs are not allocable to office properties
(2) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.
(3) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.
(4) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

TABLE 10:
CLEARWATER CAY CDD
LAND ACQUISITION BENEFIT ALLOCATION
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Acquisition (1)

Bay Promenade	\$1,191,346
Landscaping	\$4,685,625
Stormwater Management	\$275,299
Land Under Buildings	\$1,362,557
Water and Sewer Utilities	\$174,240
Parking (Commonwealth/Harborside)	\$1,745,885
Parking (Grand Venexia)	<u>\$2,544,231</u>
Totals	\$11,979,183

<u>Product Type</u>	<u>Units (2)</u>	<u>ERU Factor (3)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	336	1	336	\$2,834,511
Residential Units (Other)	764	1	764	\$6,445,138
Office Space (4)	150	1	150	\$1,265,407
Retail Space (4)	150	1	150	\$1,265,407
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$168,721</u>
Totals	1,600		1,420	\$11,979,183

(1) Land costs allocable to all developable properties

(2) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(3) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(4) The 150,000 sq.ft. of Retail space includes the existing 20,000 square feet office building which may be redeveloped into retail space in the future.

TABLE 1.1
CLEARWATER CAY CDD
LAND ACQUISITION BENEFIT ALLOCATION, CONTINUED
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Acquisition (1)

Roadways (Grand Venezia)	\$1,837,500
Total	\$1,837,500
Deduct for Grand Venezia Use Rights	<u>-\$434,789</u>
Allocation to Harborside, Commonwealth, Boat Slips	\$1,402,711

<u>Product Type</u>	<u>Units (2)</u>	<u>ERU Factor (3)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	0	1	0	\$0
Residential Units (Other)	764	1	764	\$988,627
Office Space (4)	150	1	150	\$194,102
Retail Space (4)	150	1	150	\$194,102
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$25,880</u>
Totals	1,264		1,084	\$1,402,711

(1) Allocable to Harborside & Commonwealth

(2) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq.ft. of space.

(3) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(4) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

TABLE 12
CLEARWATER CAY CDD
LAND ACQUISITION BENEFIT ALLOCATION: CONTINUED
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Acquisition (1)

Roadways (Harborside) (2)	\$299,693
Deduct for Grand Venezia and Harborside Use Rights	<u>-\$102,571</u>
Allocation to Harborside, Commonwealth, Boat Slips (3)	<u>\$197,122</u>

<u>Product Type</u>	<u>Units (4)</u>	<u>ERU Factor (5)</u>	<u>Total ERUs</u>	<u>Total Benefit</u>
Residential Units (Grand Venezia)	0	1	0	\$0
Residential Units (Other)	764	1	764	\$161,243
Office Space (6)	0	1	0	\$0
Retail Space (6)	150	1	150	\$31,658
Condominium Boat Slips	<u>200</u>	0.1	<u>20</u>	<u>\$4,221</u>
Totals	1,114		934	\$197,122

(1) Allocable to Commonwealth properties & condominium boat slips only

(2) Bellaair Road; Includes utility, stormwater, street lighting, and landscaping improvements

(3) Discounted

(4) Product mix is subject to change based on marketing and other factors. Each Retail and Office unit represents 1,000 sq ft. of space.

(5) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(6) The 150,000 sq.ft. of Retail space includes the existing 20,000 square feet office building which may be redeveloped into retail space in the future.

TABLE 13
CLEARWATER CAY CDD
UPDATED TOTAL CIP COST ALLOCATIONS
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

ORIGINAL PROPOSED CIP COSTS AND ALLOCATIONS

<u>Product Type</u>	<u>Units (1)(2)</u>	<u>Total Existing Infrastructure</u>	<u>Total Proposed Infrastructure</u>	<u>Total Land Acquisition</u>	<u>Total CIP Cost Allocation</u>	<u>Total Cost Allocation/Unit</u>
Residential Units (Grand Venezia)	336	\$1,078,715	\$1,523,245	\$2,834,511	\$5,436,471	\$16,180
Residential Units (Other)	764	\$3,996,519	\$3,463,569	\$7,595,008	\$15,055,095	\$19,706
Office Space (3)	150	\$772,794	\$538,201	\$1,459,509	\$2,770,504	\$18,470
Retail Space (3)	150	\$784,657	\$680,020	\$1,491,166	\$2,955,843	\$19,706
Condominium Boat Slips	200	\$104,621	\$90,669	\$198,822	\$394,112	\$1,971
Totals	1600	\$6,737,305	\$6,295,704	\$13,579,016	\$26,612,026	

ACTUAL CIP COSTS AND ALLOCATIONS

<u>Product Type</u>	<u>Units (1)(2)</u>	<u>Total Existing Infrastructure</u>	<u>Total Actual Infrastructure (4)</u>	<u>Total Land Acquisition</u>	<u>Total CIP Cost Allocation</u>	<u>Total Cost Allocation/Unit</u>
Residential Units (Grand Venezia)	336	\$1,078,715	\$85,300	\$2,834,511	\$3,998,526	\$11,900
Residential Units (Other)	764	\$3,996,519	\$193,956	\$7,595,008	\$11,785,483	\$15,426
Office Space (3)	150	\$772,794	\$19,040	\$1,459,509	\$2,251,343	\$15,009
Retail Space (3)	150	\$784,657	\$38,080	\$1,491,166	\$2,313,904	\$15,426
Condominium Boat Slips	200	\$104,621	\$5,077	\$198,822	\$308,520	\$1,543
Totals	1600	\$6,737,305	\$341,454	\$13,579,016	\$20,657,776	

DIFFERENCE

<u>Product Type</u>	<u>Units (1)(2)</u>	<u>Total Existing Infrastructure</u>	<u>Total Infrastructure</u>	<u>Total Land Acquisition</u>	<u>Total CIP Cost Allocation</u>	<u>Total Cost Allocation/Unit</u>
Residential Units (Grand Venezia)	0	\$0	\$1,437,945	\$0	\$1,437,945	\$4,280
Residential Units (Other)	0	\$0	\$3,269,613	\$0	\$3,269,613	\$4,280
Office Space (3)	0	\$0	\$519,161	\$0	\$519,161	\$3,461
Retail Space (3)	0	\$0	\$641,940	\$0	\$641,940	\$4,280
Condominium Boat Slips	0	\$0	\$85,592	\$0	\$85,592	\$428
Totals	0	\$0	\$6,191,327	\$0	\$6,191,327	

(1) Product mix is subject to change based on marketing and other factors. Each Retail and Office Unit represents 1,000 sq.ft. of space.

(2) Each Office and Retail ERU equates to one ERU per 1,000 sq.ft. of space.

(3) The 150,000 sq.ft. of Retail space includes the existing 20,000 square foot office building which may be redeveloped into retail space in the future.

(4) Reflects actual expenditures to date and varies from the costs outlined in the Methodology. However, these costs are allocated consistent with methodology allocation principals

TABLE 14
CLEARWATER CAY CDE
UPDATED TOTAL CIP COST ALLOCATION
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

CDD CONSTRUCTION/ACQUISITION FUNDS

Series 2006A Par	\$33,840,000
Construction / Acquisition Fund	\$26,612,026
Spent to Date	
BAN Project	\$341,454
Land & Existing Infrastructure	<u>\$20,316,322</u>
Total Spent to Date	\$20,657,776
Net Construction / Acquisition Proceeds Available	\$5,954,250
Plus Estimated Interest Earnings and Other Inflows	<u>\$237,077</u>
Construction / Acquisition Fund Balance as of 09/24/08 (1)	\$6,191,327
Use of Excess Construction / Acquisition Fund Proceeds:	
Working Capital Fund	\$500,000
Debt Service Reserve Fund	\$800,000
2006A Extraordinary Redemption	<u>\$4,891,327</u>
Total Uses (1)	\$6,191,327
Extraordinary Redemption	
Par Redeemed	\$4,770,000
Interest Accrual through 10/15/2008	\$119,515
Deposit to Revenue Account	<u>\$1,812</u>
Total Extraordinary Redemption	<u>\$4,891,327</u>

(1) Available construction/acquisition funds subject to change based on interest earnings and other factors.

ALLOCATION OF SPENT BOND CONSTRUCTION/ACQUISITION FUNDS ACCORDING TO FORMULAS OUTLINED IN THE MASTER METHODOLOGY

Unit Types	Units	ERU/ Unit	ERUs/ Category	BAN Project Costs	Land Acquisition &	Total Allocation of Spent
				Allocation (Non-Acquisition)**	Existing Infrastructure Allocation***	
Residential Units (Grand Venezia)	336	1	336	\$85,300	\$3,913,226	\$3,998,526
Residential Units (Other)	764	1	764	\$193,956	\$11,591,527	\$11,785,483
Office Space*	150	1	150	\$19,040	\$2,232,303	\$2,251,343
Retail Space*	150	1	150	\$38,080	\$2,275,823	\$2,313,904
Condominium Boat Slips	200	0.1	20	<u>\$5,077</u>	<u>\$303,443</u>	<u>\$308,520</u>
Totals	1,600		1,420	\$341,454	\$20,316,322	\$20,657,776

*1,000 SF Units

**Allocated on a straight ERU basis

***Allocations for each unit type reflect a sum of allocations from the Master Methodology and factor in deductions to the allocations for the Grand Venezia condominiums for "existing use rights"

TABLE 15
CLEARWATER CAY CDD
UPDATED TOTAL CIP COST ALLOCATIONS
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY

REVISED BOND PRINCIPAL ASSESSMENT ALLOCATION

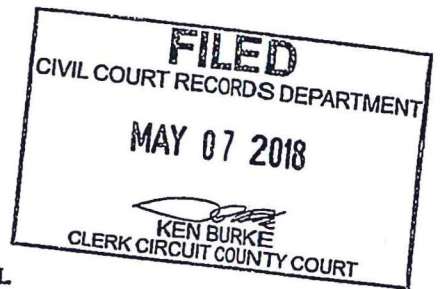
Category	Proportionate Increase to	Original Series	Difference from Original	Non-Commercial %	Allocation of	Revised Par Allocation
	Account for Costs of Finance	2006A Bond Par Assmt./Category	Series 2006A Bond Par Assmt.		Commercial Over-Assmt.*	After Commercial Over-Assmt. Allocation
Residential Units (Grand Venezia)	\$5,626,799	\$8,111,667	\$2,484,868	25%	\$53,767	\$5,680,565
Residential Units (Other)	\$16,584,747	\$18,444,386	\$1,859,639	73%	\$158,475	\$16,743,222
Office Space*	\$3,168,131	\$3,103,954	(\$64,177)			\$3,103,954
Retail Space*	\$3,256,168	\$3,103,954	(\$152,213)			\$3,103,954
Condominium Boat Slips	\$434,156	\$1,076,038	\$641,882	2%	\$4,149	\$438,304
Totals	\$29,070,000	\$33,840,000	\$4,770,000	100%	\$216,390	\$29,070,000

*The "Allocation of Commercial Over-Assmt." occurs to keep annual assessment levels from increasing from existing levels. The allocation of this potential over-assessment to non-commercial properties increases the assessment for those categories by less than 1% and so is considered insignificant from an allocation perspective.

REVISED BOND ANNUAL ASSESSMENT ALLOCATION

Unit Types	Units	Original Series	Collapsed Gross	Original Series 2006A	Collapsed Gross	Reduction in Annual
		2006A Gross Annual Assessment (All Units)	Annual Assessment (All Units)	Gross Annual Assessment/Unit	Annual Assessment/Unit	
Residential Units (Grand Venezia)	336	\$588,000	\$411,774	\$1,750	\$1,225.52	\$524
Residential Units (Other)	764	\$1,337,000	\$1,213,686	\$1,750	\$1,588.59	\$161
Office Space*	150	\$225,000	\$225,000	\$1,500	\$1,500.00	\$0
Retail Space*	150	\$225,000	\$225,000	\$1,500	\$1,500.00	\$0
Condominium Boat Slips	200	\$78,000	\$31,772	\$390	\$158.86	\$231
Totals		\$2,453,000	\$2,167,231			

*1,000 SF Units



CLEARWATER CAY CDD FY 2014-2015 ASSESSMENT ROLL

RG	TW	SC	SB	BK	LOT	Units	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezla- Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	110	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	111	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	114	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	115	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	116	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	117	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	118	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	119	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	120	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	121	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	122	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	123	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	124	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	125	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	126	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	127	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	128	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	129	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	130	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	131	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	132	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	133	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	134	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	135	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	136	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	137	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	138	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	139	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	210	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	211	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	214	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	215	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	216	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	217	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	218	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	219	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	220	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	221	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	222	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	223	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	224	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	225	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	226	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	227	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	228	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	229	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	230	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	231	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	232	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	233	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	234	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	235	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	236	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	237	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	238	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	239	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	310	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	311	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	314	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	315	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	316	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67

RECEIVED IN EVIDENCE

JT # 23

JUDGE GEORGE JIROTKA

DATE: 9/16/18

Clearwater Cay CDD 001660

#16-1584-C.T.-15

RG	TW	SC	SB	BK	LOT	Units	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezia- Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	317	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	318	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	319	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	320	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	321	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	322	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	323	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	324	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	325	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	326	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	327	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	328	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	329	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	330	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	331	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	332	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	333	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	334	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	335	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	336	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	337	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	338	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	339	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	410	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	411	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	414	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	415	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	416	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	417	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	418	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	419	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	420	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	421	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	422	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	423	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	424	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	425	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	426	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	427	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	428	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	429	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	430	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	431	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	432	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	433	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	434	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	435	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	436	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	437	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	438	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	439	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	510	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	511	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	514	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	515	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	516	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	517	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	518	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	519	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	520	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	521	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	522	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20

RG	TW	SC	SB	BK	LOT	Units	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezia- Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	523	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	524	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	525	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	526	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	527	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	528	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	529	Lots	II	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	530	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	531	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	532	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	533	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	534	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	535	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	536	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	537	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	538	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	539	Lots	II	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	610	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	611	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	614	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	615	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	616	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	617	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	618	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	619	Lots	II	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	620	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	621	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	622	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	623	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	624	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	625	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	626	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	627	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	628	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	629	Lots	II	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	630	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	631	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	632	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	633	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	634	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	635	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	636	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	637	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	638	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	639	Lots	II	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	710	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	711	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	714	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	715	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	716	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	717	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	718	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	719	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	720	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	721	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	722	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	723	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	724	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	725	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	726	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	727	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	728	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42

RG	TW	SC	SB	BK	LOT	Units	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezuela- Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	729	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	730	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	731	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	732	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	733	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	734	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	735	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	736	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	737	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	738	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	739	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	810	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	811	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	814	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	815	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	816	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	817	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	818	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	819	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	820	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	821	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	822	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	823	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	824	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	825	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	826	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	827	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	828	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	829	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	830	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	831	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	832	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	833	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	834	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	835	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	836	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	837	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	838	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	839	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	910	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	911	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	914	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	915	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	916	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	917	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	918	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	919	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	920	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	921	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	922	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	923	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	924	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	925	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	926	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	927	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	928	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	929	Lots	I1	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	930	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	931	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	932	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	933	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	934	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76

RG	TW	SC	SB	BK	LOT	Unita	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezia-Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	935	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	936	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	937	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	938	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	939	Lots	H	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	1010	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1011	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1014	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1015	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1016	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1017	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1018	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1019	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1020	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1021	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1022	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1023	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1024	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1025	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1026	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1027	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1028	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1029	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1030	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1031	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1032	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1033	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1034	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1035	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1036	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1037	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1038	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1039	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1110	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1111	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	1114	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1115	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1116	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1117	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	1118	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	1119	Lots	H	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	1120	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1121	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	1122	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1123	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1124	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1125	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1126	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1127	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	1128	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	1129	Lots	H	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	1130	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1131	Lots	H	\$0	\$52.89	\$310.99	\$1,212	\$1,575.73
16	29	29	32776	0	1132	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1133	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1134	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1135	Lots	B	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1136	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1137	Lots	F	\$0	\$52.89	\$233.25	\$1,212	\$1,497.99
16	29	29	32776	0	1138	Lots	I	\$0	\$52.89	\$365.63	\$1,212	\$1,630.37
16	29	29	32776	0	1139	Lots	H	\$0	\$52.89	\$392.95	\$1,212	\$1,657.69
16	29	29	32776	0	1210	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29

RG	TW	SC	SB	BK	LOT	Units	Unit Type (COA)	General O&M (Off Roll)	General O&M (On Roll)	Grand Venezla- Specific O&M	Gross (On Roll) Bond Debt Assessment	Total Gross Assessment (On Roll)
16	29	29	32776	0	1211	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1214	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1215	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1216	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1217	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1218	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1219	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1220	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1221	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1222	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1223	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1224	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1225	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1226	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1227	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1228	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1229	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1230	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1231	Lots	D	\$0	\$52.89	\$239.55	\$1,212	\$1,504.29
16	29	29	32776	0	1232	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1233	Lots	F1	\$0	\$52.89	\$258.46	\$1,212	\$1,523.20
16	29	29	32776	0	1234	Lots	A	\$0	\$52.89	\$161.80	\$1,212	\$1,426.54
16	29	29	32776	0	1235	Lots	A1	\$0	\$52.89	\$187.02	\$1,212	\$1,451.76
16	29	29	32776	0	1236	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1237	Lots	C	\$0	\$52.89	\$205.93	\$1,212	\$1,470.67
16	29	29	32776	0	1238	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	29	32776	0	1239	Lots	G	\$0	\$52.89	\$283.68	\$1,212	\$1,548.42
16	29	20		0	330	600 Sq.Ft.	N/A	\$0	\$611.20	\$0.00	\$17,334	\$17,945.20
16	29	29		0	220	200 Sq.Ft.	N/A	\$0	\$7,933.50	\$0.00	\$225,000	\$232,933.50
16	29	20		0	330	1000 Acres	N/A	\$6,808.90	\$0.00	\$0.00	Abeyance	\$0.00
16	29	20		0	330	800 Acres	N/A	\$7,920.66	\$0.00	\$0.00	Abeyance	\$0.00
16	29	20		0	330	900 Acres	N/A	\$17,323.33	\$0.00	\$0.00	Abeyance	\$0.00
16	29	20		0	330	220 Acres	N/A	\$2,362.27	\$0.00	\$0.00	Abeyance	\$0.00
16	29	20		0	330	210 Acres	N/A	\$11,023.94	\$0.00	\$0.00	Abeyance	\$0.00
Totals								\$45,439.00	\$26,315.74	\$82,978.72	\$849,516	\$758,810.06

RESOLUTION 2019- 14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON SEPTEMBER 10th, 2019, AT 5:30 P.M. AT THE GRAND VENEZIA AT BAYWATCH CLUBHOUSE, 2704 VIA MURANO, CLEARWATER, FLORIDA 33764, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Clearwater Cay Community Development District ("District") Board of Supervisors (the "Board") previously adopted Resolution 2019-13, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; AMENDING PRIOR RESOLUTIONS; ADOPTING THE SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT DATED SEPTEMBER 25, 2008, AS MAY BE FURTHER SUPPLEMENTED; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE DISTRICT'S SERIES 2006A BONDS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2019-13, a preliminary assessment roll has been prepared and all other conditions precedent, as set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 3820 Colonial Blvd., Suite 101 Fort Myers, FL 33966 (District Records Office).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held at 5:30 P.M., September 10 at the Grand Venezia At Baywatch Clubhouse, 2704 Via Murano, Clearwater, Florida 33764, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager at 3820 Colonial Blvd., Suite

101, Fort Myers, FL 33966.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pinellas County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of August, 2019.

ATTEST:


CLEARWATER CAY
COMMUNITY DEVELOPMENT
DISTRICT



Secretary/Assistant Secretary



Print Name



Chairman, Board of Supervisors

Scott I. Steady
sssteady@burr.com
Direct Dial: (813) 367-5719

One Tampa City Center, Suite 3200
201 North Franklin Street
Tampa, FL 33602

Office (813) 221-2626
Fax (813) 221-7335

BURR.COM

August 2, 2019

VIA EMAIL

Chairman and Board of Supervisors of the
Clearwater Bay Community Development
District
3820 Colonial Boulevard
Ft. Myers, FL 33966

Dear Chairman and Board of Supervisors:

On behalf of FDC Clearwater SPE, LLC ("Flournoy"), I am submitting these questions so that Flournoy and the residents within the District have a better understanding of the proposed Fiscal Year 2020 Operating Budget. Our comments are based on the approved tentative budget dated May 23, 2019 and posted on the District's website.

1. The District Budget shows a surplus of \$187,411 for Fiscal Year 2019 and a surplus of \$129,574 for Fiscal Year 2020. How does the 2019 Surplus of \$187,411 factor into the 2020 Budget? Why does the District need to carry such a large surplus?

2. What is budgeted for the maintenance cost associated with Belleair Road?

3. Please provide an explanation of the various legal expenses and what effort they are addressing; i.e.

- | | |
|---------------------------------|----------|
| a. Legal Services | \$35,000 |
| b. Litigation Expenses | \$65,000 |
| c. Legal Expense – Bond Trustee | \$50,000 |

4. What costs comprise the \$15,000 common area maintenance category?

5. Consistent with our previous requests, please provide an explanation of how the \$78,000 budgeted maintenance cost associated with the Grand Venezia for fiscal year 2019 and

Chairman and Board of Supervisors of the Clearwater Cay Community Development District
August 2, 2019
Page 2

for prior years is now allocated within the proposed 2020 budget and whether or not those costs have been increased or expanded.

Sincerely,



Scott I. Steady
Partner

SIS/lat

cc: Cal Teague *Via Email*
 Dan Molloy, Esq. *Via Email*

DECORATING ELVES

Make it a Holiday Every Day!

10460 Roosevelt Blvd Suite 292, St Petersburg, FL 33716
www.decoratingelves.com office@decoratingelves.com

Phone 727 418 4127 1-800-MY-LITES

Bill To:

Michael Herd 214-616-6012
 2725 Via Cipriani
 Clearwater, FL 33764
michaelherd22@yahoo.com

"Avoid the Holiday Hassle"

DATE: December 11, 2018

INVOICE #

LIC# ES12000805 - CLVLT #1162

FOR: *Holiday Lighting*

Install:

Schedule will be confirmed when deposit is received.

DESCRIPTION		AMOUNT
25x remove rope lighting, fasteners, screws, etc from trees and prep for install		\$ 500.00
Holiday Lighting Warm White Led minis lights for year round		
Product: 5mm wide angle minis, 6" space, w/ brown wire, plug connection,		
25x Install WW led mini lights on palms wrapped from base to 20' +/-		\$ 5,500.00
25x Wrap to height of 30' +/- = lift required		\$ 3,645.00
Recommended Upgrade to 8mm expandable year-round light string w 2yr warranty, black wire		
to 20' add: \$2750		
from 20' to 30' add \$1375		
Sub Total		\$ 9,645.00
Discount for install in August, paid in August		15% \$ (1,446.75)
Service recommend min 2 times per year at \$595 for a full day visit + parts if needed.		
Outlets should be weather proofed and have bubble covers		
It is the responsibility of the owner to provide designated working power at each tree,		
It is the responsibility of the owner to reset gfci outlets when necessary		
35% Deposit required to reserve spot in schedule	\$ 4,099.13	\$ 8,198.25
Balance due upon completion of installation	\$ 4,099.13	THANK YOU
Payment is due upon request. All discounts become void on payments 30 days overdue. A 1.5% monthly interest will be added to all overdue invoices. All Deposits are non-refundable after 3 days of being received. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and / or removal or location of materials. Decorating Elves reserves the right to place a lien on property on any payments outstanding.		
WE ALSO DO: EVENT LIGHTING; OUTDOOR LANDSCAPE LIGHTING INSTALLS, SERVICE		

