

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**



**FEBRUARY 28, 2019
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT, LLC

3820 Colonial Blvd. Suite 101 ▪ Fort Myers ▪ FL 33966

Telephone: (239) 690-7100 ▪ Email: info@cddmanagement.com

Board of Supervisors
Colonial Country Club CDD

February 21st, 2019

Dear Supervisors,

The regular meeting of the Clearwater Cay CDD Board of Supervisors will be held on February 28th, 2019 at 5:30 P.M. at the Grand Venezia at Baywatch Clubhouse at 2704 Via Murano in Clearwater, FL 33764. The Public Agenda is included in Section two and the points of interest are as follows:

- Enclosed are the Regular Meeting Minutes from January 24th as well as the Financial Statements for January.
- There will be further discussion on the Gray Robinson and Fishkind bills.
- The Chairman will be discussing updates on getting the sealant redone for the common parking lot inside Grand Venezia as well as giving an update on the mangroves.
- A new topic for discussion is the property maintenance contract between Alexander's and Grand Venezia at Baywatch.
- There are two estimates from Alexander's Property Maintenance for the Board to consider.
- A Budget Schedule will be distributed at the meeting. This schedule will kick off the Fiscal Year 2020 Budget.
- There will be discussion on management of the Clearwater Cay CDD website to be ADA compliant.

Board members will be receiving Agenda Packets electronically, and the District Manager will bring Copies to distribute to Board members at the meeting. Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for March 28, 2019**, if there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague
District Manager

Clearwater Cay CDD Meeting Agenda

February 28, 2019 at 5:30 PM

- | | |
|--|-------------|
| 1. Call to Order and Roll Call | |
| 2. Approval of the Agenda | Page 3 |
| 3. Audience Comments on Agenda Items | |
| 4. Approval of Meeting Minutes | |
| A. Regular Meeting Minutes from January 24, 2019 | Pages 4-13 |
| 5. Discussion/Review of 2018 Assessment Methodology | |
| 6. Assessment Process | Pages 14-15 |
| 7. Old Business | |
| A. Outstanding Fishkind bills | |
| B. Outstanding legal bills | |
| C. Report on Grand Venezia roadway flooding | |
| D. Common Parking Lot inside Grand Venezia Update | |
| E. Ratify Mangrove Trimming | |
| 8. New Business | |
| A. Property Maintenance Contract between Alexander's and Grand Venezia at Baywatch | Pages 16-27 |
| B. Estimates from Alexander's Property Maintenance | |
| i. Estimate for Cocoa Brown Mulch | Page 28 |
| ii. Estimate for installation of 110 plants | Page 29 |
| 9. Manager's Report | |
| A. Update on Transition | |
| B. Financial Statements for period ending January 31, 2019 | Pages 30-44 |
| C. Fiscal Year 2020 Budget Schedule | |
| D. ADA Website Compliance | |
| 10. Attorney's Report | |
| A. Update on lawsuit with Grand Venezia Association | |
| 11. Supervisor's Requests and/or Comments | |
| 12. Audience Comments | |
| 13. Adjournment | |

Next Regular Meeting: March 28, 2019 at 5:30 PM

DRAFT

**MINUTES OF
THE CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**

The emergency meeting of the Board of Supervisors of the Clearwater Cay Community Development District was held on Thursday January 24, 2019 at 5:30 p.m. at the Grand Venezia Baywatch Clubhouse, 2704 Via Murano, Clearwater, Florida 33764

Present and constituting a quorum were:

Don Dwyer	Chair
Pat O'Malley	Vice Chair
Michael Herd	Treasurer
Jeff Wilson	Assistant Secretary
Alan Glidden	Assistant Secretary

Also present were:

Cal Teague	District Manager
Don Molloy, Esq	Attorney
Mark Lawson	Attorney
Residents	

The following is a summary of the discussions and actions taken at the January 24, 2019 Clearwater Cay Community Development District meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and Chair Dwyer called the roll. All were present for today's meeting. Also present were Attorney Don Malloy and Attorney Mark Lawson.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and after moving item 7 A up to Item 5 with everything else moving down one on the Agenda as well as the addition of Item 9 C Field Report being added, the Agenda was approved as amended.

On MOTION by Supervisor Herd seconded by Vice Chair O'Malley with all in favor, the Agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Attorney Bruce Barnes was present on behalf of the Grand Venezia Condo Association with the question of whether or not the outstanding invoices of Fishkind & Associates and Gray/Robinson should be paid. He went on to cite Florida Statute 12.313 as the backup for the question.
- He also stated that he wanted to encourage this Board not to enforce the assessments that were the product of the June 2018 report, which was put out by Fishkind & Associates and adopted.

FOURTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from December 19, 2018

The Regular Meeting Minutes from December 19, 2018 were presented.

On MOTION by Vice Chair O'Malley seconded by Supervisor Herd with all in favor, the Regular Meeting Minutes of December 19, 2018 were approved as presented.

FIFTH ORDER OF BUSINESS

Discussion/Review of 2018 Assessment Methodology

Chair Dwyer updated the Board regarding the history of the 2018 Assessment Methodology advising that the outcome raised serious questions related to the legitimacy and enforceability of the assessments. As a result, this Board opted to have an independent review of the Assessment Methodology conducted by Attorney Mark Lawson and his colleagues. Attorney Lawson then presented his analysis. After extensive discussion, and the Board's acknowledgement that they had reviewed the document in full, the following actions were taken:

- Resolution 2019-09 was presented which stated that the District is dissatisfied with the non-ad valorem assessment methodology as, among other things, irregular, defective as well as not consistent with the direction from the circuit court, directing and authorizing the District Manager and counsel for the District

to take certain actions in connection therewith providing for conflicts and severability and providing for an effective date.

On MOTION by Vice Chair O'Malley seconded by Supervisor Herd with Supervisors Glidden and Wilson voting Nay, Resolution 2019-09 was adopted as stated above.

- Work Order 2019-2 was presented for Attorney Lawson's continued review of this issue. He will attempt to find an alternative methodology that will be to the Boards' satisfaction at an amount not to exceed \$35,000. District Manager Teague pointed out that any adjustments will occur in next year's tax rolls.

On MOTION by Vice Chair O'Malley seconded by Supervisor Herd with all in favor, Work Order 2019-2 for an amount not to exceed \$35,000 was approved.

SIXTH ORDER OF BUSINESS

Review of Engineering Services Proposals

The District Manager presented the RFQs, which were received summarizing two firm's qualifications and after extensive discussion, it was agreed that Christopher Dausch of DGI will serve on an hourly basis as the District's Engineer.

On MOTION by Supervisor Herd seconded by Vice Chair O'Malley with all in favor, the RFQ received from Christopher Dausch of DGI to serve as the District's Engineer was approved.

SEVENTH ORDER OF BUSINESS

Old Business

A. Outstanding Fishkind Bills

Chair Dwyer advised that there is an outstanding payment request from Fishkind & Associates for \$30,000. Chair Dwyer asked that the record reflect the following with regard to the letter received from Hank Fishkind, PhD.

- "Pursuant to our District Management Advisory Services Agreement, Fishkind & Associates, Inc., is tendering our resignation and giving you our 30-day termination notice. I thank you for our work together over the past 12 years. I

will be able to assist your new District Manager with the transition. Regards, Hank Fishkind, PhD.” He went on to state that their official last day was therefore October 21, 2018. However, on October 17, Fishkind attended and ran the District meeting. In that meeting, he stated he was resigning but that he would stay on, on a month-to-month basis and would reduce his outstanding bill “if” the District agreed to a mutual release. Again, the record is to reflect that in this meeting, there was no vote or action taken to continue the services of Fishkind & Associates beyond the termination date of October 21. Then on November 14, Fishkind showed up again to run the District meeting. In that meeting, Chair Dwyer personally challenged Fishkind’s authority to run that meeting. He indicated that the Board had agreed to retain him. Again, I challenged his claim, but he continued to run the meeting. As the meeting progressed, Fishkind produced a mutual release document and called for the vote of the Board to approve the release. The outgoing lame duck Board approved that document. Following the meeting of the 14th on November 20, Fishkind submitted to Al Glidden by way of email, a letter indicating his willingness to discount his bill by \$7,452.14 leaving a balance of \$30,000. Chair Dwyer stated that his assessment and recommendations regarding the payments is as follows:

- Fishkind & Associates submitted their resignation letter on September 21. The letter clearly stated that they were giving 30 days-notice. Therefore, unless the Board voted to extend Fishkind’s Service Agreement, all services would have ended on October 21, 2018. Chair Dwyer stated his position on the matter as Fishkind knew he was not legally authorized to chair the meeting of November 14, where his lawsuit waiver was presented, approved and signed and for this reason, Chair Dwyer recommended voting “Not to Pay” any of Fishkind’s invoices beyond that date.

On MOTION by Supervisor Glidden seconded by Supervisor Wilson with Vice Chair O’Malley and Supervisor Herd voting Nay, not paying any invoices past the date of October 21, 2018 was approved.

Chair Dwyer also recommended opposing payment of the following invoices as well:

- 22947 - \$17,600.00 For 2018 Assessment Methodology (Now being challenged).

On MOTION by Vice Chair O'Malley seconded by Supervisor Herd with Supervisors Glidden and Wilson voting Nay, payment of invoice #22947 in the amount of \$17,600 was denied.

- 23703 - \$ 2,904.15 This is the other invoice denied because termination had been given on September 21, 2018, and the November billing was without a valid contract.

- 23272 - \$ 7,500.00 2019 Tax Roll Services. These fees will have to be paid again at the conclusion of the new assessment process that is about to be undertaken. District Manager Teague reported that these services were rendered and should be paid.

- August #156, September #332 and October #503 Maintenance Invoices.

On MOTION by Supervisor Glidden seconded by Supervisor Wilson with Vice Chair O'Malley and Supervisor Herd voting Nay payment of the above invoices was denied at this time, asking Fishkind to either come before the Board for discussion of these invoices or give him the opportunity to void the invoices was approved.

B. Fishkind Mutual General & Covenant Not to Sue

This Item was tabled.

On MOTION by Vice Chair O'Malley and Supervisor Glidden with all in favor, tabling this item to a later date was approved.

C. Outstanding Legal Bills

This too was tabled until the information requested by Chair Dwyer has been received. Chair Dwyer asked that the record reflect that to date, none of the items have been received, nor has there been any communication with Gray/Robinson. Therefore, it was Chair Dwyer's recommendation that since the items requested are the property of the District, and since there is an outstanding request for payment, that the District will vote not to pay the outstanding Gray/Robinson invoices at this time. Copies of emails from the firm of Supervisor Glidden will also be requested.

On MOTION by Chair Dwyer seconded by Supervisor Herd with all in favor, tabling of this item for now to advise Gray/Robinson of the Boards' position to not pay these invoices until the request of December 1 for data is acknowledged and material provided was approved.

D. Lighting and Landscaping at the Entrance of Community Update

- Vice Chair O'Malley updated the Board advising that other than a few electrical issues which were resolved, this project was successfully completed.
- Supervisor Herd took this opportunity to recognize Chair Dwyer for the time and effort he has spent over the last 30 days or so toward making things better within the community. He went on stating that this current CDD Board has done more for the community over the last 30 days than the previous CDD Boards in a decade.

E. Report on Grand Venezia Roadway Flooding

Chair Dwyer updated the Board reporting that there has been an investigation into the flooding encountered on Via Capri during heavy rains. He stated that since April, his garage has had up to two feet of water in it on three different occasions and that it was determined by the Community Engineer, the County and the South Florida Water Management District that Flournoy Company connected their main property drain into the southernmost drain, which the wrong drain as documented by the permit and that they will be required to correct this issue per City, County and State requirements. Chair Dwyer advised that he will be in contact with the County to request that this be

considered a priority so it does not again become a problem during the upcoming rainy season.

EIGHTH ORDER OF BUSINESS

New Business

A. Discussion/Review of 2018 Assessment Methodology

- Chair Dwyer reported that there is currently an infrastructure agreement between Grand Venezia and the District regarding the maintenance and management of all the land within its gates. The community is solely responsible for all the maintenance and management. He further reported that this agreement tends to fall short of the maintenance needs for the Grand Venezia Community, said agreement not being customary for a CDD. He requested that the District invalidate the 2014 Management and Maintenance Agreement and that the District uphold its responsibility for the maintenance of District property within the gates of Grand Venezia. Therefore, the \$78,000 allotment will not be provided to the community, but instead the District will assume the responsibility, oversight and management along with the liability that it already has, to oversee the common element areas within the community.

On MOTION by Vice Chair O'Malley seconded by Supervisor Herd with all in favor, termination of the 2014 Management and Maintenance Agreement was approved.

B. Community Upgrades

i. Common Parking Lot Inside Grand Venezia

Chair Dwyer reported that he met with the contractor over a sealer issue where he attempted to explain what exactly happened, but he was unable to give an answer. Chair Dwyer felt that it was not cleaned and prepped properly, which is the reason for the problems. He further advised that he was going to try to have the contractor come back to reseal some of the areas at no charge, which will determine whether or not the District works with this contractor in the future.

C. Tampa Bay Access

Chair Dwyer reported that he met with the environmental specialist of Pinellas County along with a representative of Alexander's Maintenance regarding the mangroves and access to the bay. He further advised that the issue with the mangroves is that they have not been properly maintained for many years. The existing permit allows for the mangroves to be cut to a height of 6'. The problem now is that some of the mangroves are as high as 9 and 10' from the surface. He was trying to get permission for these to be cut to 6' but was advised that this was not a possibility. Through the process of discussion, the environmental specialist agreed to give the District a Spring cut of 7', which means that all the mangroves that are in the permissible area to be cut are going to be cut to 7'. Then on top of the 7' is another 12' which is called canopy window which is permitted to be opened up. In addition to the Spring cut, he also authorized a Fall cut to take the mangroves to 6'. The specialist informed Chair Dwyer that once the mangroves are at the 6' level, it is the District's responsibility to keep these routinely maintained. With regard to access to Tampa Bay, apparently there is an easement document pertaining to the property that goes along with the permit for the mangroves, which no one is able to find. Chair Dwyer reported that that easement will determine whether or not the District can put in a ramp in front of Building 9 that would provide access to the mangrove so that kayaks, etc. can be launched safely and successfully. He further advised that if it is not restricted by the easement, a permit would not even be needed to put a ramp into the mangrove because it is not in the water but if there is a desire for access to the water in front of that area, i.e., the sandbar, that would require a dock permit that an engineer would have to create to specifications, which would have to be submitted to the City of Clearwater and then to Pinellas County for approval. The specialist advised that he had no issue with either as long as it was not barred by the easement agreement and of course nothing will be done until authorized by the Board in concert with City, County, State and Federal laws.

TENTH ORDER OF BUSINESS**Manager's Report****A. Update on Transition**

The District Manager advised that the transition is going smoothly, but there are still some difficulties accessing some of the documents needed for completion of the financials.

B. Financial Statements for Period Ending December 31, 2018

As above, based on the difficulties encountered accessing data from the Bond Trustee, the financials were not ready, however, the bills are being paid as well as assessments being collected.

C. Review of Maintenance Inspection Report

The report was distributed and identified tasks will be placed on a list for completion over the next six (6) months.

TENTH ORDER OF BUSINESS**Attorney's Report****A. Litigation Attorney**

The Board named WGK as Litigation Attorneys for the Grand Venezia lawsuit.

On MOTION by Vice Chair Malloy seconded by Supervisor Herd with all in favor, the appointment of WGK as Litigation Attorneys for the Grand Venezia lawsuit was approved.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests and/or Comments**

- Supervisor Glidden asked if Grand Venezia has been paid the \$78,000 from assessments. He was told "No."
- Supervisor Wilson asked what could be done to reduce speeds. The Board requested that staff present information on traffic calming devices at the next meeting.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Chair Dwyer took this opportunity to explain the process followed for audience comments.

- Wayne Chase commented on the speed control devices in front of Stop Signs.
- Mike McManus thanked the new CDD Board for the change in attitude.
- Dan Settles expressed his support for Chair Dwyer running the meetings and not the District Manager.
- Ramon Rodrigues expressed displeasure that the kayak launch had been taken away.
- Nancy Thibodeau commented on the kayaks and thanked the new Board of Supervisors.

January 24, 2018

Clearwater Cay CDD

- 312 • Bill Bailey also voiced his satisfaction with the new CDD Board.
- 313 • Joel Mies commented that he was unaware of the drainage issues.
- 314 • Another resident comment questioned the impact of the new assessment
- 315 methodology.
- 316 • Bruce Barnes gave his opinion on the lawsuit and the impact of new assessment
- 317 methodology.
- 318 • Dan Settles also had question about the debt.

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THIRTEENTH ORDER OF BUSINESS Adjournment

320 There being no further Orders of Business and,

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On MOTION by Supervisor Herd seconded by Supervisor Wilson with all in favor, the meeting was adjourned at 7:55 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

Assessment Process
For Understanding the Process and Timing to Implement a Non-Ad Valorem Special Assessment
General Critical Events Schedule

	Event – IMPOSITION	Due Date
1	Acquire and analyze data, CDD has directed re-assessment	Start Date
2	Create individual project Critical Events Schedule; revise and update throughout project, as necessary	
3A	Develop, review preliminary assessment roll	
3B	Prepare preliminary executive summary report; describe new method legal compliance	[30 days]
3C	Prepare initial assessment resolution, first draft	[15-20 days]
3D	Develop graphic of area to be used for publication – black and white; and summary project estimate and cost memorandum, include costs, and all professional service costs	[15-20 days]
4	<p>Reconciliation conference - to address and refine work product in 3A-D, update Critical Events Schedule, as needed and to address likely publication date of Notice of Public Hearing; update and refine work product in 3A-3D.</p> <p>Carefully check Board meeting dates, and (1) select/discuss date for presentation of initial assessment resolution with management, (2) target date for public hearing (and final assessment resolution) within which project work product refinement in 3A-3D, and publication of public hearing can be accomplished.</p>	[15-20 days]
5	<p>Finalize 3A-3D work product; prepare and submit Board Agenda item presenting initial assessment resolution and <u>summary</u> critical events schedule, to obtain formal Board direction as to process and to proceed.</p> <p>Carefully review Board meeting dates, and (1) select date for presentation of Initial Resolution to Board, also (2) target date for public hearing within which project work product refinement in 3A-3D and publication of public hearing can be accomplished (publication minimum of 20 days prior to public hearing). <u>Also</u>, prepare first draft of mailed and published notice, and confirm/update required black and white graphic.</p>	[15-20 days]

	Event – IMPOSITION	Due Date
6	Publication and Mailing of Notice of Public Hearing can be accomplished <u>concurrently</u> or <u>iteratively</u> , dependent upon structure of initial assessment resolution by CDD management direction and informing CDD Board in advance. <i>NOTE:</i> Update assessment roll immediately prior to mailing or consideration by Board of initial assessment resolution, whichever is first to occur.	Must occur 20 days prior to Public Hearing
7	First, Agenda presentation to Board: 1. present executive summary report 2. present and adopt assessment roll (by incorporation) and initial assessment resolution.	First Desired Event
8	Second, after timely mailing and publication of required notices (which takes approximately 30 days, see 6. above), then Agenda presentation to Board as a public hearing item. At public hearing create an evidentiary record of all work product; then open, conduct and close public hearing. Continue to implementation, assuming Board adoption of final assessment resolution.	By July 31

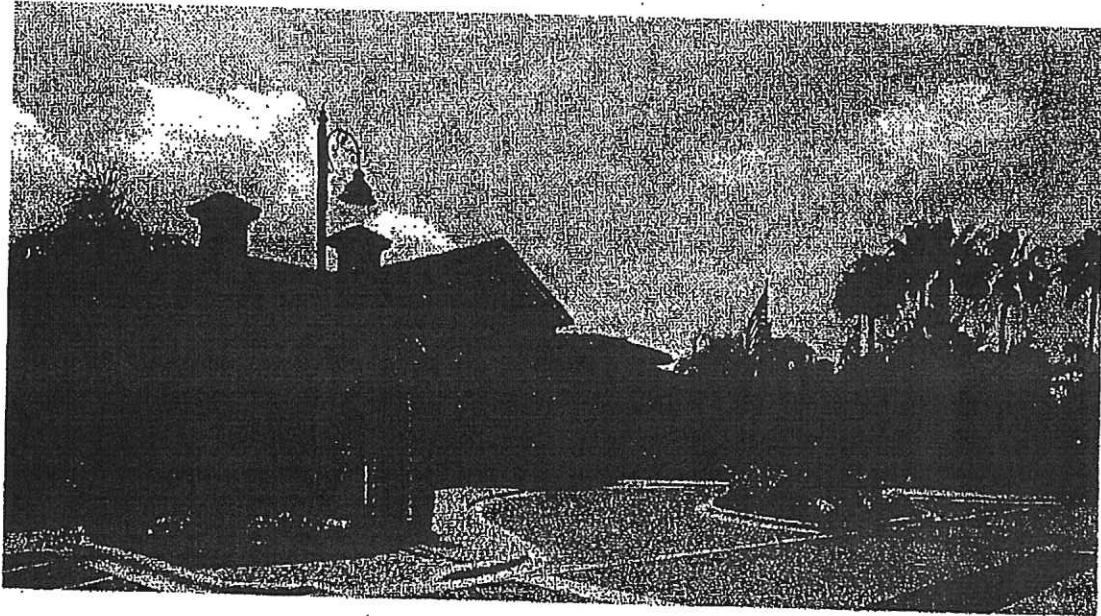
	Event – LEVY	Due Date
1	Notice of Intent has been already accomplished.	
2	Finalize and Certify Assessment Roll to Tax Collector (an advance test roll procedure is typical).	By August 30
3.	NAV roll deadline by statute must be certified by Sept 15 (or next business day if a Sunday).	By or before Monday Sept. 16, 2019

Alexander's
PROPERTY MAINTENANCE
INC.

LANDSCAPE CONTRACTOR

Proposal for Contract for Services

Grand Venezia at Baywatch



Alexander's Property Maintenance, Inc.

Corporate Office
6400 123rd Avenue North
Largo, FL 33773
Phone: (727) 535-7314



[Handwritten signature]



Company Details

Alexander's Property Maintenance, Inc. has been servicing the Tampa Bay area since 1995; with 30 years in the Landscaping and Property Maintenance industry. Alexander's Property Maintenance, Inc. has earned a reputation of incomparable professionalism and reliability. Our proposals are tailored to address the unique characteristics of each property in order to meet and exceed our clients' needs. Alexander's Property Maintenance, Inc. is committed to providing quality services at competitive prices year after year.

Corporate Address:

6400 123rd Avenue N

Largo, FL 33773

Office: (727) 535-7314

Fax: (727) 532-6939

James Alexander – President / Chief Executive Officer
Office: (727) 535-7314

Joyce White – Chief Financial Officer
Office: (727) 535-7314

Rich Connery – Irrigation Manager
Cell: (727) 226-4113

Eric Lewis – Tree Manager/Operations Manager
Cell: (813) 205-8964

Ryan Hudson – Account Manager
Cell: (813) 240-3177

Leigh Magadan – Financial Controller
Office: (727) 535-7314



Standards of Performance

Property to be Maintained.

Name: Grand Venezia at Baywatch
2704 Via Murano
Clearwater, FL 33764

Contact: Linda Fernandez
727-216-6213
lfernandez@kwpmc.com

Areas to be maintained:

Turf Maintenance		Frequency
Mowing of all turf areas per the following schedule. Except for unavoidable delays or missed services caused by acts of nature and holidays.		Approximately 40 per year
April, May, June, July, August and September		1x per Week
October, November, December, January, February and March		2x per Month
Standard of Performance		
1.	Mowed areas to be blown clean of mow clippings the same day as cutting.	Per visit
2.	Each cutting shall include edging of all roadways, walkways, streets bordering property, parking lots and patios.	Per visit
3.	Grass around trees, posts, fences, dumpsters and other obstacles will be line trimmed.	Per visit
4.	New or freshly sharpened blades to be used for each cutting.	Per visit



LANDSCAPE CONTRACTOR

Standards of Performance

Hedges, Beds and Trees		Frequency
Maintain hedges, shrubs and plants per the following schedule. Except for unavoidable delays or missed services caused by acts of nature and holidays.		12 visits per year, 1x per month
Standard of Performance		
1.	Hedges, shrubs and ornamental plants will be sheared and pruned to maintain plant shape and size according to their growth pattern.	1x per Month
2.	Remove clippings and cuttings created by shearing and pruning from property as work is performed.	Per visit
3.	Maintain lateral line height of tree canopies at 6' to 10' depending on tree location and species.	1x per Month
4.	Spray beds and hard surface cracks with a post emergent herbicide to kill weeds.	1x per Month
5.	Hand pull weeds as needed in flower beds, minimum 1x per month.	1x per Month
6.	Ground cover beds will be chemically treated to kill weeds.	1x per Month
7.	Flowering plants will be cut back to encourage flowering.	1x per Year
8.	Flowering trees will be trimmed to remove dead flowers and seeds to encourage next year's flowers.	1x per year
9.	Edge planted beds to redefine turf areas with appropriate edging machine (not weed eater)	Every other visit

Cost:	Monthly	Annually
Lawn Maintenance and Hedges, Beds and Tree services as per above Standards of Performance	\$5,268.00	\$63,216.00



Standards of Performance

Sprinkler System		Frequency
Contractor will provide the Client with 1 visit every month to assure proper operation of sprinkler systems.		12 visits per year
Standard of Performance		
1.	An initial system check will be done to ascertain the condition of the system. A proposal will be submitted to bring the system up to 100% operation. Any repairs must be made before sprinkler system checks can begin.	1x per month
2.	Activate each zone of the existing system while adjusting sprinkler heads that need service.	1x per month
3.	Test for complete coverage and proper mechanical operation of system. Make minor repairs (replace heads, repair small leaks and breaks, replace nozzles) billing for parts and labor.	1x per month
4.	Major repairs will be completed within (1) week thereafter, labor and materials for necessary repairs will be billed separately.	
5.	Service calls between the sprinkler checks are billed at \$65.00 per hour per man plus materials to make the necessary repairs.	
6.	Should new or additional landscaping be added, the sprinkler system will be extended as required to properly water these plantings, at the above rates.	

Authorization for repairs

In order to expedite minor repairs, Alexander's Property Maintenance, Inc. is authorized to perform repair work up to \$300.00 worth of repairs without prior approval. Any repairs that exceed the above amount, Alexander's Property Maintenance, Inc. will submit a proposal for approval before work is performed.

Client Signature: _____ Date: _____

Cost:	Monthly	Annually
Sprinkler System services as per above Standards of Performance	\$600.00	\$7,200.00



Standards of Performance

Turf Program		Frequency
Alexander's Property Maintenance, Inc. will periodically inspect all turf areas for insects, disease and fungi.		6 applications per year
Spring	Granular slow release fertilization, 20-0-10 with high sulfur content to assist in lowering pH.	Included
Summer	Summer blend of fertilizer, minor elements plus insect and weed control.	Included
Winter	A seasonal blend plus insect and weed control	Included

Notes:

1. It is important to note that this program provides a maximum yearly rate of 4 pounds of nitrogen, and 2 pounds of potassium per 1000 square feet of lawn area. This is the optimum proportion of these primary nutrients.
2. Each spray service includes the other major and minor elements necessary for a healthy lawn. Each nutrient is changed throughout the year relative to grass type, soil type, season, and existing lawn needs.
3. Additional chemicals may be added to control Grubs and Mole crickets at an additional cost.
4. Ants, fleas, ticks and nematodes are not included. Should treatment be needed there will be an additional cost.
5. Weed **control** is limited to the broadleaf weeds. Grassy weeds are not part of this program, and indicate cultural issues such as shade and drainage problems. A program to control grassy weeds can be developed under a separate contract.
6. No warranty is implied, expressed or stated.



Standards of Performance

Shrub Program		Frequency
Alexander's Property Maintenance, Inc. will monthly inspect all plant materials for insects, disease and funguses for common areas only.		2 applications per year
Spring	Heavy fertilization plus Insecticide if needed	Included
Fall	Fertilizer plus Insecticide	Included

Notes:

1. Fertilizer will be applied at a rate of 3 pounds per 1,000 square feet.
2. Insect and weed control are on a monthly Integrated pest control management done as needed.
3. Deep root Fertilization of Palm Trees and Trees is available at an additional charge.
4. No warranty is implied, expressed or stated.

Authorization for services		
Client Signature: _____ Date: _____		
Cost:	Monthly	Annually
Turf & Shrub Program as per above Standards of Performance	\$585.00	\$7,020.00



Additional Services			
Alexander's Property Maintenance, Inc. can provide any of the following services. Initial any of the services you or your board of directors has approved. Once approved, this work will be <i>automatically</i> scheduled and performed.			
Service	Description	(Additional) Cost	Initial
Palm Tree Trimming	Queen Palms and Sabal Palms trimming	\$25 per tree	
	All other Palm trimming quoted when requested		
	Oak Tree trimming, 2x per year	\$6,500.00	
Mulch	Cypress and Pine Bark Mulch for common area	\$52.00 per cubic yard	
Palm Tree Fert	Arbor Jet, 2 injections per year	\$600 per injection	
Arena	Arena application, 2x per year - \$1,500 per application	\$1,500 per application	
Trees	Shearing and shaping.		
Sweeper Truck Service	Sweeping of all hard surface.	Not Included	

Notes:

1. Obtaining necessary permits, which may be required for any additional requested services are the responsibility of the Client.



Additional Services Cont.				
Alexander's Property Maintenance, Inc. can provide any of the following services. Initial any of the services you or your board of directors has approved. Once approved, this work will be automatically scheduled and performed.				
Service	Description	Quantity	Cost	Initial
Seasonal Color Program	Annual Flowers for both entrances, approx. 1200 plants, 4 time rotation	4 times per years	\$900 per month. Included	
	Alexander's Property Maintenance, Inc. recommends bedding soil change 1x per year minimum		\$65.00 per yard	

Notes	Description	Frequency
1.	Clean beds and hand or machine cultivate.	4x per year
2.	Plants installed at a triangular spacing of 9" O.C. between.	4x per year
3.	Proper Fertilizer and fungicide will be added to beds at time of installation.	
4.	Follow up fertilization, fungicide and insecticide.	As needed

Warranty	Any seasonal bedding plant that dies from soil burn disease or insect damage will be replaced free of charge under the Alexander's Property Maintenance, Inc. Warranty.
	Not covered under Alexander's Property Maintenance, Inc. Warranty are freeze, theft, vandalism, aerial disease, or irrigation related problems, unless irrigation maintenance contract is managed by Alexander's Property Maintenance, Inc. and any recommended irrigation repairs have been made before time of incident.



LANDSCAPE CONTRACTOR

Property Maintenance Contract

This agreement is made and entered into between Alexander's Property Maintenance, Inc., presently of Pinellas County, Florida, by and through its authorized representative, James T. Alexander, hereinafter referred to as Contractor and Grand Venezia at Baywatch, by and through its authorized representative, hereinafter referred to as Client.

Whereas, Alexander's Property Maintenance, Inc. has been providing Tampa Bay Area a full array of landscaping services at the request of the Landscape Maintenance industry for over ten (10) years; and

Whereas, Client has requested performance of services for the property identified herein; and

Whereas, the parties have delineated the nature and frequency of services to be performed as set forth on the "Standards of Performance" attached hereto and incorporated herein by reference.

Now, therefore, be it agreed as follows:

- I. Services: Alexander's Property Maintenance, Inc. shall perform those landscaping maintenance and care services as described in the "Standards of Performance." Further, APM to the following:
 - A. To supply all labor, tools, materials, equipment and transportation for the proper execution and completion of services, except as may be otherwise stated in the "Standards of Performance." Contractor shall be responsible for all labor costs including but not limited to: salaries, wages and benefits to its employee, federal and state required, income tax, social security, workers' compensation insurance and any taxes payable with respect to such employment; and
 - B. While performing services, Contractor shall comply with all applicable laws, codes, regulations, and shall meet all OSHA safety standards.
- II. Duration: This agreement shall be in effect for the two (2) year period commencing December 1, 2017, through November 30, 2019, and will automatically renew for an additional two (2) years on each subsequent anniversary date unless terminated in writing by either party ninety (90) days prior to the anniversary date, or as otherwise provided for herein. The notice of termination shall be in writing and delivered to the address set forth herein, by certified mail.
- III. Compensation Terms: Client shall pay contractor the sum **\$77,436.00** for the first year of this Agreement, in equal monthly installments of **\$6,453.00** for the services defined in the "Standards of Performance." It is agreed that payment shall be made as follows:
 - A. Regular monthly compensation shall be remitted to APM on the 1st day of each month. Payments not received by the 1st day of the month shall be assessed a late charge of ten percent (10%) of the billing amount; and
 - B. APM may adjust the compensation amount to 5% for services on an annual basis upon 2nd year commencement date, and each second year thereafter.

All additional services and/or materials for repair or otherwise, requested by Client, shall be paid within ten (10) days of invoicing.



LANDSCAPE CONTRACTOR

IV. Insurance: Alexander's Property Maintenance, Inc. shall maintain in full force and effect throughout the term of this Agreement the following insurance protection:

- A. General Liability Coverage; and
- B. Workman's Compensation Insurance; and
- C. Comprehensive General and Automotive Liability Insurance

V. Damages: Alexander's Property Maintenance, Inc. shall not be held responsible for the following:

- A. Any damage caused by or to garden hoses left on turf or shrubbery.
- B. Any damage to personal items such as toys, pet items, lawn and garden tools, extension cords, clothing, lawn furniture, Christmas lights or decorations, or any other items not associated with a reasonable landscape design left on turf or shrub areas.
- C. The normal wear and tear on outdoor carpeting, ceramic tile, sidewalks, decorative landscape borders and painted porches or driveways caused by use of the power edger, weed eater, or lawn mower. Slight border damage of these areas is inevitable if the mowing process is to be performed thoroughly.
- D. Any damage to screened in porches which directly border turf/shrub area without the presence of a kick plate or landscape border.
- E. Any damage to vinyl siding which directly borders turf/shrub areas without the presence of a kick plate or landscape border.
- F. Any damage by or to exposed wiring or piping running from any solid structure directly to the turf and not protected by shrubbery or a landscape border.
- G. Any damage by or to down spouts that do not maintain at least a four-inch clearance of turf areas.
- H. Any damage to hidden underground or surface wires and/or pipes which may be damaged in the process of mowing and/or edging.

VI. Termination for Cause: This Agreement may be terminated for cause upon notice submitted in writing and sent via certified mail, subject to the following:

- A. All cancellations must pertain to the contract Standards of Performance and be submitted via certified mail with a detailed list of performance deficiencies. APM shall have thirty (30) days to correct these deficiencies. When Contractor completes and/or corrects the deficiencies, the cancellation notice shall be withdrawn at that time.
- B. Cancellations received in the contract months of April through August shall have a thirty (30) day cancellation requirement. Cancellations received in the contract months of September through March shall have a ninety (90) day cancellation notice requirement. Work services shall be performed by Contractor and reimbursed by Client through the notice period.

VII. Agreement:

- A. It is hereby understood and agreed by both parties hereto that this Agreement shall not be varied, modified, or otherwise amended except in writing and executed by both parties hereto with the same formality as the Agreement, and further that this Agreement contains the entire understanding of the agreement of the parties hereto.
- B. If any legal action or other proceeding is brought for the enforcement of this contract, or because of alleged dispute, breach, default, claim of misrepresentation arising out of or in connections with any of the provisions of this Contract, the prevailing party shall be entitled to recover its reasonable attorney fees, court costs and cost of experts and investigations.



IN WITNESS WHEREOF, the parties have executed this Agreement the day and year set forth below each signature.

Contractor: Alexander's Property Maintenance, Inc. **Client:**

Signature: [Signature]

Signature: [Signature]

Print Name: JAMES T. Alexander

Print Name: DAN SINOTAS

Date: 12-1-2017

Date: 12/01/2017

President GUCOA



P.O. Box 5420
Clearwater, FL 33758-5420
info@alexanderspm.com

Estimate

Date	Estimate #
2/1/2019	5876

Name / Address
Clearwater Cay CDD Att: Cal Teague 3820 Colonial Blvd #101 Fort Myers, FL 33966

Description	Qty	U/M	Cost	Total
(185) cubic yards of Cocoa Brown Mulch Includes remaining for building and common areas <u>(10) Bldgs</u>	185		55.00	10,175.00
We truly appreciate your business. Upon approval please sign and return.				Total \$10,175.00

With payments to be made as follows:

Respectfully Submitted: Ian Miller

Signature: _____

Signature: _____

Upon Completion of Work

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified.
Payments will be made as outlined above.

Date of Acceptance: _____

Serving Pinellas and Surrounding Counties
Phone: (727) 535-7314 Fax: (727) 532-6939



LANDSCAPE CONTRACTOR

P.O. Box 5420
Clearwater, FL 33758-5420
info@alexanderspm.com

Estimate

Date	Estimate #
2/20/2019	5906

Name / Address

Clearwater Cay CDD
Att: Cal Teague
3820 Colonial Blvd #101
Fort Myers, FL 33966

Description	Qty	U/M	Cost	Total
Install (100) 7 gallon Indian Hawthorn along the north side driveway filling in the gaps between existing Hawthorne.	100		48.75	4,875.00
Install (10) 3 gallon Flax Lily in front of gate on Northside of roadway.	10		18.75	187.50
We truly appreciate your business. Upon approval please sign and return.			Total	\$5,062.50

With payments to be made as follows:

Upon Completion of Work

Respectfully Submitted: Eric Lewis

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified.
Payments will be made as outlined above.

Signature: _____

Signature: _____

Date of Acceptance: _____

Serving Pinellas and Surrounding Counties
Phone: (727) 535-7314 Fax: (727) 532-6939

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

January 31, 2019

unaudited

Prepared by:
Premier District Management

Balance Sheet
Clearwater Cay Community Development District
January 31, 2019

	<u>GENERAL FUND</u>	<u>SERIES 2006A DEBT SERVICE FUND</u>	<u>SERIES 2006A CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Checking Account	405,818.21	0.00	0.00	405,818.21
Cash	0.00	0.00	94.66	94.66
Due To/From	(247,227.55)	0.00	0.00	(247,227.55)
Due To/From 001/202/203	0.00	247,227.55	0.00	247,227.55
Interest/Dividend Receivables	0.00	2,431.40	0.00	2,431.40
Investments-Reserve Fund	0.00	376,746.44	0.00	376,746.44
Investments-Revenue Fund	0.00	1,421,198.85	0.00	1,421,198.85
Investments-Construction Fund	0.00	0.00	15,022.85	15,022.85
Investments-Working Capital Fund	0.00	0.00	56,370.93	56,370.93
Prepaid Items	2,972.67	0.00	0.00	2,972.67
TOTAL ASSETS	161,563.33	2,047,604.24	71,488.44	2,280,656.01
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accrued Accounts Payable	71,073.39	0.00	0.00	71,073.39
Due to Bond Holders	0.00	1,439,500.00	0.00	1,439,500.00
TOTAL LIABILITIES	71,073.39	1,439,500.00	0.00	1,510,573.39
FUND BALANCES				
Nonspendable				
Prepaid Items	2,972.67	0.00	0.00	2,972.67
Restricted				
Debt Service	0.00	608,104.24	0.00	608,104.24
Restricted				
Capital Projects	0.00	0.00	71,488.44	71,488.44
Assigned				
Unassigned				
Unassigned	87,517.27	0.00	0.00	87,517.27
TOTAL FUND BALANCES	90,489.94	608,104.24	71,488.44	770,082.62
TOTAL LIABILITIES AND FUND BALANCES	161,563.33	2,047,604.24	71,488.44	2,280,656.01

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending January 31, 2019

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JAN 31,2019 ACTUAL</u>
Revenues						
Special Assmnts- Tax Collector	420,175	140,059	130,374	(9,685)	(31)	22,510
Special Assmnts-Other	153,000	51,000	0	(51,000)	0	0
Special Assmnts-Off Roll	0	0	68,017	68,017	0	0
Special Assmnts- Discounts	0	0	(5,095)	(5,095)	0	(772)
Other Miscellaneous Revenues	0	0	0	0	0	(5,265)
Total Revenues	573,175	191,059	193,296	2,237	(34)	16,473
Expenses						
Administration						
P/R-Board Of Supervisors	9,000	3,000	3,800	(800)	42	0
Supervisor Expenses	0	0	770	(770)	0	0
Profserv-Dissemination Agent	1,000	333	0	333	0	0
Profserv-Engineering	2,500	833	0	833	0	0
Profserv-Legal Services	20,000	6,667	8,855	(2,188)	44	6,243
Profserv-Litigation Expenses	200,000	66,667	0	66,667	0	0
Legal Expenses-Bond Trustee	171,800	57,267	0	57,267	0	0
Profserv-Mgmt Consulting Serv	30,000	10,000	16,270	(6,270)	54	15,770
Profserv-Property Appraiser	50	17	50	(33)	100	0
Profserv-Special Assessment	7,500	2,500	1,400	1,100	19	1,400
Auditing Services	6,000	2,000	3,500	(1,500)	58	500
Telephone	400	133	0	133	0	0
Postage And Shipping	250	83	329	(245)	131	329
Insurance - General Liability	5,900	1,967	2,123	(157)	36	2,123
Printing & Copying	450	150	0	150	0	0
Legal Advertising	4,750	1,583	2,287	(703)	48	654
Miscellaneous Services	0	0	5,493	(5,493)	0	0
Assessment Collection Costs	0	0	2,506	(2,506)	0	435
Website	900	300	90	210	10	90
Annual District Filing Fee	175	58	175	(117)	100	0
Total Administration	460,675	153,558	47,648	105,911	10	27,544
Flood Control/Stormwater Mgmt						
R&M-General	0	0	400	(400)	0	0
Total Flood Control/Stormwater Mgmt	0	0	400	(400)	0	0
Operations & Maintenance						
R&M-Grounds	0	0	12,997	(12,997)	0	5,750
R&M-Roads	0	0	2,155	(2,155)	0	2,155
Field Inspection Services	0	0	400	(400)	0	400
Maintenance - Grand Venezia	78,000	26,000	0	26,000	0	0
Common Area Maintenance	3,500	1,167	0	1,167	0	0
Hurricane Related Expenses	5,000	1,667	0	1,667	0	0
Miscellaneous Contingency	10,000	3,333	0	3,333	0	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending January 31, 2019

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JAN 31, 2019 ACTUAL</u>
Operations & Maintenance	96,500	32,167	15,552	16,615	16	8,305
<u>Capital Expenditures & Projects</u>						
Capital Expenditures & Projects	0	0	0	0	0	0
<u>Other Sources/Uses</u>						
Total Other Sources/Uses	0	0	0	0	0	0
<u>Reserves</u>						
Operating Reserves	8,000	2,667	0	2,667	0	0
Repair & Maintenance Reserves	8,000	2,667	0	2,667	0	0
Reserves	16,000	5,334	0	5,334	0	0
Total Expenses	573,175	191,059	63,600	127,460	11	35,849
Excess Revenue Over (Under) Expenditures	0	0	129,696	(125,223)	0	(19,376)

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending January 31, 2019

Series 2006A - Debt Service Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JAN 31, 2019 ACTUAL</u>
<u>Revenues</u>						
Interest - Investments	0	0	10,986	10,986	0	3,038
Special Assmnts- Tax Collector	589,896	196,632	320,746	124,114	(54)	55,380
Special Assmnts- Discounts	0	0	(12,535)	(12,535)	0	(1,900)
Total Revenues	589,896	196,632	319,197	122,565	(54)	56,518
<u>Expenses</u>						
<u>Administration</u>						
Profserv-Arbitrage Rebate	0	0	0	0	0	0
Profserv-Dissemination Agent	0	0	0	0	0	0
Profserv-Legal Services	0	0	0	0	0	0
Profserv-Litigation Expenses	0	0	0	0	0	0
Profserv-Property Appraiser	0	0	0	0	0	0
Legal Fees	0	0	26,971	(26,971)	0	0
Profserv-Trustee Fees	0	0	8,901	(8,901)	0	0
Bank Charge	0	0	0	0	0	0
Assessment Collection Costs	0	0	6,164	(6,164)	0	1,070
Administration	0	0	42,036	(42,036)	0	1,070
<u>Debt Service</u>						
Principal Debt Retirement	0	0	0	0	0	0
Principal Prepayments	0	0	0	0	0	0
Interest Expense	589,896	196,632	54,819	141,813	9	0
Total Debt Service	589,896	196,632	54,819	141,813	9	0
<u>Other Sources/Uses</u>						
Operating Transfers-Out	0	0	0	0	0	0
Proceeds from SPE Land Sales	0	0	0	0	0	0
Gain from Cancellation of Debt	0	0	0	0	0	0
Total Other Sources/Uses	0	0	0	0	0	0
Total Expenses	589,896	196,632	96,855	99,777	16	1,070
Excess Revenue Over (Under) Expenditures	0	0	222,342	22,788	0	55,448

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending January 31, 2019

Series 2006A - Capital Projects Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JAN 31, 2019 ACTUAL</u>
<u>Revenues</u>						
Interest - Investments	0	0	426	426	0	116
Total Revenues	<u>0</u>	<u>0</u>	<u>426</u>	<u>426</u>	<u>0</u>	<u>116</u>
<u>Expenses</u>						
<u>Administration</u>						
Bank Charge	0	0	0	0	0	0
Total Administration	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Capital Expenditures & Projects</u>						
Capital Outlay	0	0	0	0	0	0
Capital Expenditures & Projects	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Other Sources/Uses</u>						
Operating Transfers-Out	0	0	0	0	0	0
Total Other Sources/Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Excess Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>426</u>	<u>426</u>	<u>0</u>	<u>116</u>

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Bay Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Actual</u>	<u>January</u> <u>Actual</u>	<u>February</u> <u>Budget</u>	<u>March</u> <u>Budget</u>	<u>April</u> <u>Budget</u>	<u>May</u> <u>Budget</u>	<u>June</u> <u>Budget</u>	<u>July</u> <u>Budget</u>	<u>August</u> <u>Budget</u>	<u>September</u> <u>Budget</u>	<u>Annual</u> <u>Budget</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>
Revenues														
Special Assmnts- Tax Collector	0	64,770	43,093	22,510	35,015	35,015	35,015	35,015	35,015	35,015	35,015	35,015	420,175	130,374
Special Assmnts-Other	0	0	0	0	12,750	12,750	12,750	12,750	12,750	12,750	12,750	12,750	153,000	0
Special Assmnts-Off Roll	0	0	68,017	0	0	0	0	0	0	0	0	0	0	68,017
Special Assmnts- Discounts	0	(2,599)	(1,724)	(772)	0	0	0	0	0	0	0	0	0	(5,095)
Other Miscellaneous Revenues	0	5,265	0	(5,265)	0	0	0	0	0	0	0	0	0	0
Total Revenues	0	67,436	109,386	16,473	47,765	47,765	47,765	47,765	47,765	47,765	47,765	47,765	573,175	193,296
Expenses														
Administrative														
P/R-Board Of Supervisors	400	2,600	800	0	750	750	750	750	750	750	750	750	9,000	3,800
Supervisor Expenses	0	0	770	0	0	0	0	0	0	0	0	0	0	770
Profserv-Dissemination Agent	0	0	0	0	83	83	83	83	83	83	83	83	1,000	0
Profserv-Engineering	0	0	0	0	208	208	208	208	208	208	208	208	2,500	0
Profserv-Legal Services	0	0	2,613	6,243	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	8,855
Profserv-Litigation Expenses	0	0	0	0	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000	0
Legal Expenses-Bond Trustee	0	0	0	0	14,317	14,317	14,317	14,317	14,317	14,317	14,317	14,317	171,800	0
Profserv-Mgmt Consulting Serv	0	500	0	15,770	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	16,270
Profserv-Property Appraiser	0	50	0	0	4	4	4	4	4	4	4	4	50	50
Profserv-Special Assessment	0	0	0	1,400	625	625	625	625	625	625	625	625	7,500	1,400
Auditing Services	0	3,000	0	500	500	500	500	500	500	500	500	500	6,000	3,500
Telephone	0	0	0	0	33	33	33	33	33	33	33	33	400	0
Postage And Shipping	0	0	0	329	21	21	21	21	21	21	21	21	250	329
Insurance - General Liability	0	0	0	2,123	492	492	492	492	492	492	492	492	5,900	2,123
Printing & Copying	0	0	0	0	38	38	38	38	38	38	38	38	450	0
Legal Advertising	0	667	965	654	396	396	396	396	396	396	396	396	4,750	2,287
Miscellaneous Services	160	5,000	333	0	0	0	0	0	0	0	0	0	0	5,493
Assessment Collection Costs	0	1,243	827	435	0	0	0	0	0	0	0	0	0	2,506
Website	0	0	0	90	75	75	75	75	75	75	75	75	900	90
Annual District Filing Fee	0	175	0	0	15	15	15	15	15	15	15	15	175	175
Total Administrative	560	13,235	6,308	27,544	38,391	38,391	38,391	38,391	38,391	38,391	38,391	38,391	460,675	47,648
Flood Control/Stormwater Mgmt														
R&M-General	0	0	400	0	0	0	0	0	0	0	0	0	0	400
Total Flood Control/Stormwater Mgmt	0	0	400	0	0	0	0	0	0	0	0	0	0	400
Operations & Maintenance														
R&M-Grounds	0	7,247	0	5,750	0	0	0	0	0	0	0	0	0	12,997
R&M-Roads	0	0	0	2,155	0	0	0	0	0	0	0	0	0	2,155
Field Inspection Services	0	0	0	400	0	0	0	0	0	0	0	0	0	400
Maintenance - Grand Venezia	0	0	0	0	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000	0
Common Area Maintenance	0	0	0	0	292	292	292	292	292	292	292	292	3,500	0
Hurricane Related Expenses	0	0	0	0	417	417	417	417	417	417	417	417	5,000	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Annual</u>	<u>Year to</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Date</u>
Miscellaneous Contingency	0	0	0	0	833	833	833	833	833	833	833	833	10,000	0
Operations & Maintenance	0	7,247	0	8,305	8,042	8,042	8,042	8,042	8,042	8,042	8,042	8,042	96,500	15,552
Other Sources/Uses														
Total Other Sources/Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	560	20,482	6,708	35,849	46,433	46,433	46,433	46,433	46,433	46,433	46,433	46,433	557,175	63,600
Excess Revenue Over (Under) Expenditures	(560)	46,954	102,678	(19,376)	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	16,000	129,696

CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report

January 31, 2019

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank		406,408.21
Money Market Account	Valley National Bank		-
		Subtotal	406,408.21
DEBT SERVICE FUND			
Series 2006A - Construction Fund	US Bank	0.01%	15,022.85
Series 2006A - Reserve Fund	US Bank	0.01%	376,746.44
Series 2006A - Revenue Fund	US Bank	0.01%	1,476,018.08
Series 2006A - Working Capital Fund	US Bank	0.01%	56,370.93
		Subtotal	1,924,158.30
Total			<u>2,330,566.51</u>

CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
(Pinellas County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2019

GROSS ASSESSMENTS LEVIED

\$ 240,539 \$ 589,896
28.9% 71.1%

Distribution	Gross Amount Received	Discounts/ (Penalties)	Collection Cost	Net Amount Received	ALLOCATION	
					General Fund	Debt Fund
October	-	-	-	-	-	-
November	2,288	(120)	(43)	2,125	661	1,627
	79,775	(3,191)	(1,532)	75,053	23,055	56,720
	142,055	(5,682)	(2,727)	133,645	41,054	101,001
December	69,707	(2,788)	(1,338)	65,580	20,145	49,561
	48,472	(1,939)	(931)	45,602	14,008	34,463
	30,934	(1,237)	(594)	29,102	8,940	21,994
January	77,890	(2,673)	(1,504)	73,713	22,510	55,380
February						
March						
April						
May						
June						
July						
August						
September						
TOTAL	451,120.19	(17,630.75)	(8,669.79)	424,819.65	130,373.73	320,746.46
BALANCE REMAINING					\$ 110,165	\$ 269,150

TOTAL ASSESSMENTS	\$	830,435	PERCENT COLLECTED	54.32%
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Clearwater Cay Community Development District Reconciliation - Valley Bank 0924 - Checking

Run: 2/21/2019 @ 8:26 AM

Page: 1

Closing Balance from Previous Statement.....	12/31/2018	354,611.36
1 Deposits and Other Additions Totaling.....		73,712.52
12 Checks and Other Withdrawals Totaling.....		21,915.67
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	1/31/2019	406,408.21
Difference.....		0.00

Cash Balance from General Ledger.....	1/31/2019	405,818.21
Open Activity from Bank Register.....		(590.00)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		406,408.21

Date	Reference	Deposit Description	Amount	
✓ 1/18/2019	DEP	Direct Deposit - Tax Collector	73,712.52	
Total Deposits:			<u>73,712.52</u>	
Date	Check	To	Check Description	Amount
✓ 1/04/2019	0001225	Don Dwyer	Invoices DD 11/28/18, DD 12/19/2018, DD 12/5/2018	1,170.25
✓ 1/04/2019	0001226	Alan Glidden	Invoices AG 11/14/18, AG 11/28/18 (1)	400.00
✓ 1/04/2019	0001227	Michael Herd	Invoices MH 11/14/18, MH 11/28/18, MH 12/19/18	600.00
✓ 1/04/2019	0001228	Patrick O'Malley	Invoices PO 11/28/18, PO 12/19/2018	400.00
✓ 1/04/2019	0001229	Jeffrey Wilson	Invoices JW 11/14/18, JW 11/28/18, JW 12/19/18	600.00
✓ 1/10/2019	0001230	Fieldstone Landscaping Services	Vegetation Trimming & Weed Removal	400.30
✓ 1/10/2019	0001231	Parking Lot Services	Asphalt Repairs & Road Restriping	2,155.00
✓ 1/10/2019	0001232	Regency Reporting Service	BOS Meeting Transcription 10/27/2018	333.25
✓ 1/10/2019	0001233	Tampa Bay Times	District Advertising	965.33
✓ 1/25/2019	0001234	Alexander's Property Maintenance	Invoices 24388, 24416	5,750.00
✓ 1/25/2019	0001235	FedEx	Shipping Services - District Records Transfer	286.54
✓ 1/25/2019	0001237	Molloy & James	Invoices 16867, 16886	8,855.00
Total Checks:			<u>21,915.67</u>	

Run: 2/21/2019 @ 8:31 AM

Clearwater Cay Community Development District Reconciliation - US Bank 4000 - Revenue

Page: 1

Closing Balance from Previous Statement.....	12/31/2018	1,473,594.20
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	1/31/2019	2,423.88
Closing Balance for this Statement.....	1/31/2019	1,476,018.08
Difference.....		0.00

Cash Balance from General Ledger.....	1/31/2019	1,421,198.85
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		1,421,198.85

Date	Reference	Adjustment Description	Amount
✓ 1/31/2019		Interest Earned	2,423.88
Total Adjustments:			<u>2,423.88</u>

Run: 2/19/2019 @ 11:52 AM

**Clearwater Cay Community Development District
Reconciliation - US Bank 4001 - Construction**

Page: 1

Closing Balance from Previous Statement.....	12/31/2018	14,998.38
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	1/02/2019	24.47
Closing Balance for this Statement.....	1/31/2019	15,022.85
Difference.....		0.00
<hr/>		
Cash Balance from General Ledger.....	1/31/2019	15,022.85
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		15,022.85
<hr/>		
Date	Reference	Adjustment Description
✓ 1/02/2019		Interest Earned
		24.47
Total Adjustments:		24.47

Run: 2/19/2019 @ 11:52 AM

Clearwater Cay Community Development District Reconciliation - US Bank 4009 - Reserve

Page: 1

Closing Balance from Previous Statement.....	12/31/2018	376,132.78
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	1/02/2019	613.66
Closing Balance for this Statement.....	1/31/2019	376,746.44
Difference.....		0.00

Cash Balance from General Ledger.....	1/31/2019	376,746.44
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		376,746.44

Date	Reference	Adjustment Description	Amount
✓ 1/02/2019		Interest Earned	613.66
Total Adjustments:			613.66

Run: 2/19/2019 @ 11:53 AM

Clearwater Cay Community Development District **Reconciliation - US Bank 4011 - Working Capital**

Page: 1

Closing Balance from Previous Statement.....	12/31/2018	56,279.11
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	1/31/2019	91.82
Closing Balance for this Statement.....	1/31/2019	56,370.93
Difference.....		0.00

Cash Balance from General Ledger.....	1/31/2019	56,370.93
Open Activity from Bank Register.....		56,034.65
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		336.28

Date	Reference	Adjustment Description	Amount
✓ 1/31/2019		Interest Earned	91.82
Total Adjustments:			<u>91.82</u>