

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**



**JULY 25, 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
Clearwater Cay CDD

July 18th, 2019

Dear Supervisors,

The regular meeting of the Clearwater Cay CDD Board of Supervisors will be held on July 25th, 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,

- As per usual, enclosed are the Meeting minutes from the June 27th meeting and the Financial Statements for period ending June 30th.
- There will be several updates including, the Flournoy assessment adjustment, outstanding legal bids and the ADA website compliance.
- Also, there will be a discussion of trimming the Mangroves, Bridge Repairs and review of the current Garage agreement with GVCA
- You will have the option of reorganizing the Board, if so Resolution 2019-12 has been enclosed for your consideration

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 August 22nd, 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

July 25, 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. Reorganization of the Board of Supervisors Page 4
5. Approval of Meeting Minutes Page 5-8
 - A. Regular Meeting Minutes from June 27, 2019
6. Old Business
 - A. Outstanding Legal Bills Update
 - B. The Flournoy Assessment Adjustment Update
7. New Business Page 9-13
 - A. Bridge Repairs
 - B. Mangrove Trimming
 - C. Garage Agreement with GVCA
8. Manager's Report Page 14-29
 - A. Financial Statements for Period Ending June 30, 2019
 - B. ADA Website Update
 - C. Audit Update
9. Attorney's Report
 - A. Update on 2018 Assessment Methodology
 - B. Update on Bankruptcy Filing
10. Supervisor's Requests and/or Comments
11. Audience Comments
12. Adjournment

Next Regular Meeting: August 22nd, 2019 at 5:30 PM

RESOLUTION 2019-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT, PINELLAS COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Clearwater Cay Community Development District desires to elect the below recited persons to the offices specified.

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

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	Cal Teague
Treasurer	_____
Assistant Treasurer	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

2. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
3. This Resolution shall take effect on July 25th, 2019, upon which time the above-named individuals assume their respective offices.

PASSED AND ADOPTED this 25th day of July 2019.

CLEARWATER CAY COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

Secretary / Assistant Secretary

Chair / Vice Chair

**DRAFT
MINUTES OF MEETING**

The following is a summary of the discussions and actions taken at the Clearwater Cay Community Development District (CDD) Board of Supervisors meeting.

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Clearwater Cay Community Development District was held on Thursday June 27, 2019 at 5:30 p.m. at the Grand Venezia Baywatch Clubhouse on 2704 Via Murano in Clearwater, Florida 33764.

Present and constituting a quorum were:

Don Dwyer	Chair
Michael Herd	Treasurer
Alan Glidden	Assistant Secretary
Jeff Wilson	Assistant Secretary

Not present:

Pat O'Malley	Vice Chair
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Also present were:

Cal Teague	District Manager
Dan Molloy	District Attorney
Residents	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and the Chairman called the roll. All were present for today's meeting, except for Vice Chairman O'Malley. Also present was District Attorney Dan Molloy.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and approved.

On MOTION by Supervisor Wilson, seconded by Supervisor Glidden, with all in favor, the Agenda was approved as presented.

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

There being none, the next Order of Business followed.

FOURTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from May 23, 2019**

The Meeting Minutes were presented, and Treasurer Herd requested that they be changed to reflect him voting against the motion for filing for bankruptcy.

On MOTION by Supervisor Wilson, seconded by Supervisor Glidden, with all in favor, the Regular Meeting Minutes of May 23, 2019 were approved as amended.

On MOTION by Supervisor Glidden, seconded by Chairman Dwyer, with all in favor, the Board approved Supervisor Glidden changing his vote to reflect him voting against the CDD filing for bankruptcy.

FIFTH ORDER OF BUSINESS**Old Business****A. Outstanding Legal Bills**

Chairman Dwyer has still not received the information requested from Gray Robinson. The Chairman asked for a motion for Board support for his request from December regarding getting a detailed work product from 2015 through November 28, 2018.

On MOTION by Treasurer Herd, seconded by Supervisor Glidden, with all in favor, the Board voted to make an official CDD request for a detailed work product from Gray Robinson from 2015 through November 28, 2018.

B. The Flournoy Request

When Flournoy purchased their property, they were allotted 914 units that they could build. They are zoned for 339 units and cannot build any more than 339. However, the finished product is 336 units. Therefore, they would like their Operation and Maintenance (O & M) assessments adjusted so that they aren't paying for 914 units. The District Manager recommended contracting with an outside source to have them look into the assessment methodology for the District and come up with a fair number based on the findings.

On MOTION by Supervisor Glidden, seconded by Supervisor Wilson, with all in favor, the Board authorizes the District Manager to hire an independent firm to do the O & M assessment methodology for the entire District.

SIXTH ORDER OF BUSINESS

New Business

Chairman Dwyer discussed that the Mangroves are permitted through the District and therefore they must be maintained by the District. The Board received two estimates for trimming the Mangroves. The first estimate was from Alexander's for \$18,000. The second estimate was from Redtree for \$18,500 and \$13,500 for biannual pruning. Redtree's estimate also includes removing all invasive species that are in the Mangroves by the roots. The Board tabled this until next month when the Board has had more time to look at the new legislature on this topic.

Chairman Dwyer discussed the concern of the bridge at building twelve. The bridge was not constructed properly and is rotting and now the hand rails are rotting and are falling apart. The Board is going to get estimates for next month in order to get the bridge rebuilt. Given it is a safety concern the Board discussed taping it off until it has been rebuilt.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Financial Statements for Period Ending May 31, 2019

The financial statements were presented and accepted.

On MOTION by Supervisor Glidden, seconded by Treasurer Herd, with all in favor, the financial statements for period ending May 31, 2019 were accepted.

B. ADA Website Compliance Update

The District Manager stated that he has seen the initial website prototype and it looks great. He also stated that the website will be ready by next month and informed the Board that they will be receiving District emails.

EIGHTH ORDER OF BUSINESS

Attorney's Report

A. Update 2018 Assessment Methodology

District Attorney Molloy recapped that the Board hired Mr. Lawson back in January to produce an assessment methodology. District Attorney Molloy explained that he has not seen any actual work product from Mr. Lawson and that the District is going to have a difficult time completing this process before having to submit a tax roll to the County. District Attorney Molloy explained that he is not sure what is going on with Mr. Lawson as to whether he intends to produce results on this topic. The Board voted to terminate Mr. Lawson's contract and not pay him.

On MOTION by Supervisor Glidden, seconded by Treasurer Herd, with all in favor, Mr. Lawson is terminated, and no payment is to be released.

B. Update on Bankruptcy Filing

There is a hearing on July 2nd for the bankruptcy case.

C. Discussion Regarding Filing Malpractice Charges Against Gray Robinson

District Attorney Molloy stated that there is a two-year statute of limitations on filing malpractice charges. He believes that this will be a difficult case to win. Mr. Barnes discussed briefly why filing a lawsuit would be beneficial and why he thinks it is a great idea. The Board discussed hiring an attorney to take this case on a contingency basis however, the Board did not decide to move forward with this lawsuit.

NINTH ORDER OF BUSINESS

Supervisor's Requests and/or Comments

Supervisor Glidden commented that the Board should look into the garages again in order to collect that revenue for the CDD going forward. Given the support of other Board Supervisors on this topic, it was requested that this be added to the Agenda for next month's meeting.

Chairman Dwyer announced that he is resigning as Chairman. He clarified that he is not resigning from the Board itself, but he is resigning as Chairman of the Board.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Barnes strongly urged that a Board member, Mr. Molloy or Mr. Teague to be at the hearing for the bankruptcy case.

Nancy Thibodeau commented that she is sad to see Chairman Dwyer step down from his position as Chairman as she feels like he has really improved things for the District in his role.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

On MOTION by Supervisor Glidden, seconded by Treasurer Herd, with all in favor, the meeting is continued to July 11th at 5:30 p.m.

Next Meeting: July 25, 2019 at 5:30 PM

Secretary/Assistant Secretary

Chair/Vice Chair



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5532 Auld Lane, Holiday FL 34690

2019 MANGROVE PRUNING PROPOSAL
FOR
CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

Attention: Mr. Don Dwyer

June 26, 2019

Target Area

Existing mangrove stands surrounding property water-line edge.

Scope of Work

- Pruning of existing mangrove stands to Pinellas County requirements.
- Assurance that the portion of mangroves that are allowed to be pruned to a (6) ft. height are done so by verification with a measuring stick.
- All work shall be performed under the direction of a Certified Arborist and Professional Mangrove Trimmer (PMT).
- Removal of all invasive vegetation by roots and then herbicide application.
- Each rotation will be invoiced upon completion.
- Tropical weather or named storms are acceptable reasons for potential delays to the performance of the agreed upon service schedule.
- Initial "restoration" pruning consisting of lowering existing, topped mangrove stands to a height of 12' (which shall be the maintenance standard for all future pruning rotations) and removal of extensive, invasive nuisance vegetation.

INITIAL RESTORATION PRUNING ROTATION COST: \$18,500.00

SUBSEQUENT PRUNING ROTATION COST: \$13,500.00

 Authorized Signature to Proceed

 Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner
 peteluke@redtreelandscapesystems / Cell phone: (727) 919-3915



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We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.



Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

Owners with over 30 years of experience in the Florida Green Industry!

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LANDSCAPE MAINTENANCE PROPOSAL FOR **CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT**

Attention: Mr. Don Dwyer

June 26, 2019

ALL BUILDINGS & COMMON AREAS				
Service	Description	Annual Visits	Monthly Charge	Annual Charge
Mowing Services	<ul style="list-style-type: none"> Mowing, edging and line trimming operations performed weekly throughout summer and every other week in the dormant season. Blowing of all hard surfaces and trash pick-up performed during each mowing visit. 	42	\$6,387.00	\$76,644.00
Detail Services	<ul style="list-style-type: none"> Shrub pruning, ornamental tree trimming and tree elevations performed up to (12) feet. Weeding of planter beds and pavement joints by using both manual and chemical methods. Includes ongoing herbicide application in mangrove stand for invasive vegetation. 	42		
Turf Treatments	<ul style="list-style-type: none"> Application of granular fertilizer and insecticide to all turf areas as needed. Weed control and fungicide treatments applied as needed. Monthly inspection for all necessary pest management (IPM) at no additional charge. 	12	\$553.00	\$6,636.00
Shrub Treatments	<ul style="list-style-type: none"> Application of fertilizer and insecticide to all shrubbery and ornamental trees as needed. Monthly inspection for all necessary pest management (IPM) at no additional charge. 	12		
Irrigation System Inspections	<ul style="list-style-type: none"> Monthly irrigation system inspection to ensure proper operation and settings. All repairs will be performed at a time and materials basis of \$55.00 per hour. 	12	\$443.00	\$5,316.00
TOTAL BASIC LANDSCAPE MAINTNENACE PROGRAM:			\$7,383.00	\$88,596.00
Mulch Installation	<ul style="list-style-type: none"> Installation of designated mulch material in all planter beds. Includes materials, sales tax and delivery. 	1	\$900.00	\$10,800.00
Palm Tree Pruning	<ul style="list-style-type: none"> Booting and trimming of all palm trees over the height of 12' to a "10 & 2" canopy. Includes debris removal, hauling fees and dumping fees. 	1	\$1,500.00	\$18,000.00
TOTAL FULL-SERVICE LANDSCAPE PROGRAM COST:			\$9,783.00	\$117,396.00



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LANDSCAPE MAINTENANCE PROPOSAL FOR **GRAND VENEZIA**

Attention: Mr. John DelRio – Maintenance Supervisor

June 26, 2019

CLUBHOUSE & AMENITIES				
Service	Description	Annual Visits	Monthly Charge	Annual Charge
Mowing Services	<ul style="list-style-type: none"> Mowing, edging and line trimming operations performed weekly throughout summer and every other week in the dormant season. Blowing of all hard surfaces and trash pick-up performed during each mowing visit. 	42	\$700.00	\$8,400.00
Detail Services	<ul style="list-style-type: none"> Shrub pruning, ornamental tree trimming and tree elevations performed up to (12) feet. Weeding of planter beds and pavement joints by using both manual and chemical methods. 	42		
Turf Treatments	<ul style="list-style-type: none"> Application of granular fertilizer and insecticide to all turf areas as needed. Weed control and fungicide treatments applied as needed. Monthly inspection for all necessary pest management (IPM) at no additional charge. 	12	\$125.00	\$1,500.00
Shrub Treatments	<ul style="list-style-type: none"> Application of fertilizer and insecticide to all shrubbery and ornamental trees as needed. Monthly inspection for all necessary pest management (IPM) at no additional charge. 	12		
Irrigation System Inspections	<ul style="list-style-type: none"> Monthly irrigation system inspection to ensure proper operation and settings. All repairs will be performed at a time and materials basis of \$55.00 per hour. 	12	\$100.00	\$1,200.00
TOTAL BASIC LANDSCAPE MAINTNENACE PROGRAM:			\$925.00	\$11,100.00
Mulch Installation	<ul style="list-style-type: none"> Installation of designated mulch material in all planter beds. Includes materials, sales tax and delivery. 	1	\$275.00	\$3,300.00
Palm Tree Pruning	<ul style="list-style-type: none"> Booting and trimming of all palm trees over the height of 12' to a "10 & 2" canopy. Includes debris removal, hauling fees and dumping fees. 	1	\$125.00	\$1,500.00
Seasonal Color Installation	<ul style="list-style-type: none"> Installation of seasonal color in all designated annual beds. Includes all necessary potting media and soil amendments. 	4	\$600.00	\$7,200.00
TOTAL FULL-SERVICE LANDSCAPE PROGRAM COST:			\$1,925.00	\$23,100.00



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Additional Considerations:

- **LANDSCAPE WARRANTY – EXISTING PLANT MATERIAL:** If there is a failure of existing plant material or turfgrass due to non-performance by RedTree Landscape Systems, the plant material or turf shall be warrantied at no additional charge.
- **LANDSCAPE WARRANTY – NEW PLANT MATERIAL:** Any new plant material, trees or turf installed by RedTree Landscape Systems shall be warrantied through the life of this maintenance contract (except for vandalism, theft or acts of God).

CLIENT REFERENCES

1. HEATHER LAKE CONDOMINIUM

- *Located in Dunedin, FL*
- *Large-scale condominium*
- *Contact is Mary Hadnott – Community Association Manager*
- *Phone: (727) 796-5900*
- *E-Mail: mhadrnott@resourcepropertymgmt.com*

2. PRESERVE AT WILDERNESS LAKE CDD

- *Located in Land O'Lakes, FL*
- *Large-scale common areas*
- *Contact is Tish Dobson – Lodge Manager*
- *Phone: (813) 995-2437*
- *E-Mail: tdobson@wplodge.com*

3. PASADENA COVE CONDOMINIUM

- *Located in Pasadena, FL*
- *Large-scale condominium association*
- *Contact is Larry Shaw – Community Association Manager*
- *Phone: (727) 744-5398*
- *E-Mail: shaw@condominiumassociates.com*

Additional References Available Upon Request

Proposal submitted by Peter Lucadano – CEO / Owner
 peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

**CLEARWATER CAY
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

June 30, 2019

unaudited

Prepared by:
Premier District Management

Balance Sheet
Clearwater Cay Community Development District
June 30, 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	189,985.60	0.00	0.00	189,985.60
Cash	0.00	0.00	94.66	94.66
Due To/From	22,094.99	0.00	0.00	22,094.99
Due To/From 001/202/203	0.00	(22,094.99)	0.00	(22,094.99)
Interest/Dividend Receivables	0.00	2,431.40	0.00	2,431.40
Investments-Reserve Fund	0.00	379,939.12	0.00	379,939.12
Investments-Revenue Fund	0.00	2,023,099.42	0.00	2,023,099.42
Investments-Construction Fund	0.00	0.00	15,150.15	15,150.15
Investments-Working Capital Fund	0.00	0.00	56,848.63	56,848.63
Prepaid Items	2,972.67	0.00	0.00	2,972.67
TOTAL ASSETS	215,053.26	2,383,374.95	72,093.44	2,670,521.65
<u>LIABILITIES AND FUND BALANCES</u>				
<u>LIABILITIES</u>				
Accounts Payable	2,365.00	0.00	0.00	2,365.00
Accrued Accounts Payable	52,807.14	0.00	0.00	52,807.14
Due to Bond Holders	0.00	1,439,500.00	0.00	1,439,500.00
TOTAL LIABILITIES	55,172.14	1,439,500.00	0.00	1,494,672.14
<u>FUND BALANCES</u>				
Nonspendable				
Prepaid Items	2,972.67	0.00	0.00	2,972.67
Restricted				
Debt Service	0.00	943,874.95	0.00	943,874.95
Restricted				
Capital Projects	0.00	0.00	72,093.44	72,093.44
Assigned				
Unassigned				
Unassigned	156,908.45	0.00	0.00	156,908.45
TOTAL FUND BALANCES	159,881.12	943,874.95	72,093.44	1,175,849.51
TOTAL LIABILITIES AND FUND BALANCES	215,053.26	2,383,374.95	72,093.44	2,670,521.65

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Bay Community Development District
For the Period Ending June 30, 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>JUN 30, 2019 ACTUAL</u>
<u>Revenues</u>						
Special Assmnts- Tax Collector	148,107	111,080	239,995	128,915	(162)	11,396
Special Assmnts-Other	78,000	58,500	0	(58,500)	0	0
Special Assmnts-Off Roll	272,068	204,051	204,051	0	(75)	68,017
Special Assmnts- Delinquent	0	0	370	370	0	342
Special Assmnts- Discounts	0	0	(5,455)	(5,455)	0	0
Other Miscellaneous Revenues	0	0	300	300	0	0
Interfund Transfer - In	75,000	56,250	0	(56,250)	0	0
Total Revenues	573,175	429,881	439,261	9,380	(77)	79,755
<u>Expenses</u>						
<u>Administration</u>						
P/R-Board Of Supervisors	9,000	6,750	8,800	(2,050)	98	0
Payroll-Processing Fees	0	0	405	(405)	0	0
Supervisor Expenses	0	0	770	(770)	0	0
Payroll Taxes	0	0	413	(413)	0	0
Profserv-Dissemination Agent	1,000	750	0	750	0	0
Profserv-Engineering	2,500	1,875	688	1,187	28	313
Profserv-Legal Services	20,000	15,000	36,108	(21,108)	181	5,775
Profserv-Litigation Expenses	200,000	150,000	12,115	137,885	6	12,115
Legal Expenses-Bond Trustee	171,800	128,850	0	128,850	0	0
Profserv-Mgmt Consulting Serv	30,000	22,500	43,228	(20,728)	144	4,040
Profserv-Property Appraiser	50	38	50	(12)	100	0
Profserv-Special Assessment	7,500	5,625	10,900	(5,275)	145	700
Profserv-Assessment Methodology	0	0	13,979	(13,979)	0	0
Auditing Services	6,000	4,500	4,500	0	75	500
Telephone	400	300	0	300	0	0
Postage And Shipping	250	187	396	(209)	159	0
Insurance - General Liability	5,900	4,425	2,123	2,302	36	0
Printing & Copying	450	338	0	338	0	0
Legal Advertising	4,750	3,562	2,287	1,276	48	0
Miscellaneous Services	0	0	5,493	(5,493)	0	0
Assessment Collection Costs	0	0	4,698	(4,698)	0	235
Website	900	675	540	135	60	90
Annual District Filing Fee	175	131	175	(44)	100	0
Total Administration	460,675	345,506	147,668	197,839	32	23,768
<u>Flood Control/Stormwater Mgmt</u>						
R&M-General	0	0	3,325	(3,325)	0	0
Total Flood Control/Stormwater Mgmt	0	0	3,325	(3,325)	0	0
<u>Operations & Maintenance</u>						
R&M-Grounds	0	0	55,107	(55,107)	0	0
R&M-Roads	0	0	7,667	(7,667)	0	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending June 30, 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>JUN 30, 2019 ACTUAL</u>
Field Inspection Services	0	0	1,400	(1,400)	0	200
Maintenance - Grand Venezia	78,000	58,500	21,523	36,977	28	5,381
Common Area Maintenance	3,500	2,625	0	2,625	0	0
Hurricane Related Expenses	5,000	3,750	0	3,750	0	0
Miscellaneous Contingency	10,000	7,500	0	7,500	0	0
Operations & Maintenance	96,500	72,375	85,697	(13,322)	89	5,581
<u>Capital Expenditures & Projects</u>						
Capital Outlay	0	0	3,485	(3,485)	0	3,485
Capital Expenditures & Projects	0	0	3,485	(3,485)	0	3,485
<u>Other Sources/Uses</u>						
Total Other Sources/Uses	0	0	0	0	0	0
<u>Reserves</u>						
Contribution to / Use of Operating Reserves	8,000	6,000	0	6,000	0	0
Contribution to / Use of R&M Reserves	8,000	6,000	0	6,000	0	0
Reserves	16,000	12,000	0	12,000	0	0
Total Expenses	573,175	429,881	240,175	189,707	42	32,834
Excess Revenue Over (Under) Expenditures	0	0	199,086	(180,327)	0	46,921

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending June 30, 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>JUN 30, 2019 ACTUAL</u>
<u>Revenues</u>						
Interest - Investments	0	0	27,612	27,612	0	4,161
Special Assmnts- Tax Collector	589,896	442,422	590,438	148,016	(100)	28,037
Special Assmnts- Delinquent	0	0	911	911	0	842
Special Assmnts- Discounts	0	0	(13,420)	(13,420)	0	0
Total Revenues	589,896	442,422	605,541	163,119	(103)	33,040
<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	11,559	(11,559)	0	578
Administration	0	0	47,431	(47,431)	0	578
<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	442,422	0	442,422	0	(54,819)
Total Debt Service	589,896	442,422	0	442,422	0	(54,819)
<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	442,422	47,431	394,991	8	(54,241)
Excess Revenue Over (Under) Expenditures	0	0	558,110	(231,872)	0	87,281

Statement of Revenues, Expenditures and Changes in Fund Balance
Clearwater Cay Community Development District
For the Period Ending June 30, 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>JUN 30, 2019 ACTUAL</u>
<u>Revenues</u>						
Interest - Investments	0	0	1,031	1,031	0	125
Total Revenues	<u>0</u>	<u>0</u>	<u>1,031</u>	<u>1,031</u>	<u>0</u>	<u>125</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>1,031</u>	<u>1,031</u>	<u>0</u>	<u>125</u>

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>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Actual</u>	<u>January</u> <u>Actual</u>	<u>February</u> <u>Actual</u>	<u>March</u> <u>Actual</u>	<u>April</u> <u>Actual</u>	<u>May</u> <u>Actual</u>	<u>June</u> <u>Actual</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	12,980	2,900	80,539	1,807	11,396	12,342	12,342	12,342	148,107	239,995
Special Assmnts-Other	0	0	0	0	0	0	0	0	0	6,500	6,500	6,500	78,000	0
Special Assmnts-Off Roll	0	0	68,017	0	0	68,017	0	0	68,017	22,672	22,672	22,672	272,068	204,051
Special Assmnts- Delinquent	0	0	0	0	0	0	0	28	342	0	0	0	0	370
Special Assmnts- Discounts	0	(2,599)	(1,724)	(772)	(311)	(44)	(5)	0	0	0	0	0	0	(5,455)
Other Miscellaneous Revenues	0	5,265	0	(5,265)	0	299	1	0	0	0	0	0	0	300
Interfund Transfer - In	0	0	0	0	0	0	0	0	0	6,250	6,250	6,250	75,000	0
Total Revenues	0	67,436	109,386	16,473	12,669	71,172	80,535	1,835	79,755	47,764	47,764	47,764	573,175	439,261
Expenses														
Administrative														
P/R-Board Of Supervisors	400	2,600	800	0	1,000	1,000	1,000	2,000	0	750	750	750	9,000	8,800
Payroll-Processing Fees	0	0	0	0	120	95	95	95	0	0	0	0	0	405
Supervisor Expenses	0	0	770	0	0	0	0	0	0	0	0	0	0	770
Payroll Taxes	0	0	0	0	83	83	83	165	0	0	0	0	0	413
Profserv-Dissemination Agent	0	0	0	0	0	0	0	0	0	83	83	83	1,000	0
Profserv-Engineering	0	0	0	0	0	0	375	0	313	208	208	208	2,500	688
Profserv-Legal Services	0	0	2,613	6,243	4,483	7,480	4,895	4,620	5,775	1,667	1,667	1,667	20,000	36,108
Profserv-Litigation Expenses	0	0	0	0	0	0	0	0	12,115	16,667	16,667	16,667	200,000	12,115
Legal Expenses-Bond Trustee	0	0	0	0	0	0	0	0	0	14,317	14,317	14,317	171,800	0
Profserv-Mgmt Consulting Serv	0	500	0	15,770	4,040	4,040	4,040	10,798	4,040	2,500	2,500	2,500	30,000	43,228
Profserv-Property Appraiser	0	50	0	0	0	0	0	0	0	4	4	4	50	50
Profserv-Special Assessment	0	0	0	1,400	700	700	700	6,700	700	625	625	625	7,500	10,900
Profserv-Assessment Methodology	0	0	0	0	9,979	0	0	4,000	0	0	0	0	0	13,979
Auditing Services	0	3,000	0	500	0	0	0	500	500	500	500	500	6,000	4,500
Telephone	0	0	0	0	0	0	0	0	0	33	33	33	400	0
Postage And Shipping	0	0	0	329	0	68	0	0	0	21	21	21	250	396
Insurance - General Liability	0	0	0	2,123	0	0	0	0	0	492	492	492	5,900	2,123
Printing & Copying	0	0	0	0	0	0	0	0	0	38	38	38	450	0
Legal Advertising	0	667	965	654	0	0	0	0	0	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	253	57	1,611	37	235	0	0	0	0	4,698
Website	0	0	0	90	90	90	90	90	90	75	75	75	900	540
Annual District Filing Fee	0	175	0	0	0	0	0	0	0	15	15	15	175	175
Total Administrative	560	13,235	6,308	27,544	20,748	13,613	12,889	29,005	23,768	38,391	38,391	38,391	460,675	147,668
Flood Control/Stormwater Mgmt														
R&M-General	0	0	400	0	0	2,925	0	0	0	0	0	0	0	3,325
Total Flood Control/Stormwater Mgmt	0	0	400	0	0	2,925	0	0	0	0	0	0	0	3,325
Operations & Maintenance														
R&M-Grounds	0	7,247	0	5,750	21,500	12,210	8,400	0	0	0	0	0	0	55,107

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>Actual</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>Date</u>
R&M-Roads	0	0	0	2,155	3,912	1,600	0	0	0	0	0	0	0	7,667
Field Inspection Services	0	0	0	400	200	200	200	200	200	0	0	0	0	1,400
Maintenance - Grand Venezia	0	0	0	0	0	0	0	16,142	5,381	6,500	6,500	6,500	78,000	21,523
Common Area Maintenance	0	0	0	0	0	0	0	0	0	292	292	292	3,500	0
Hurricane Related Expenses	0	0	0	0	0	0	0	0	0	417	417	417	5,000	0
Miscellaneous Contingency	0	0	0	0	0	0	0	0	0	833	833	833	10,000	0
Operations & Maintenance	0	7,247	0	8,305	25,612	14,010	8,600	16,342	5,581	8,042	8,042	8,042	96,500	85,697
Other Sources/Uses														
Total Other Sources/Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserves														
Contribution to / Use of Operating Reserves	0	0	0	0	0	0	0	0	0	667	667	667	8,000	0
Contribution to / Use of R&M Reserves	0	0	0	0	0	0	0	0	0	667	667	667	8,000	0
Total Reserves	0	0	0	0	0	0	0	0	0	1,334	1,334	1,334	16,000	0
Total Expenses	560	20,482	6,708	35,849	46,360	30,548	21,489	45,347	29,349	47,767	47,767	47,767	573,175	236,690
Excess Revenue Over (Under) Expenditures	(560)	46,954	102,678	(19,376)	(33,691)	40,624	59,046	(43,512)	50,406	(3)	(3)	(3)	0	202,571

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 (gross amt)	
					General Fund	Debt Fund
October	-	-	-	-	-	-
November	2,288	(120)	(43)	2,125	661	1,627
	79,775	(3,191)	(1,532)	75,052	23,055	56,720
	142,055	(5,682)	(2,727)	133,646	41,054	101,001
December	69,707	(2,788)	(1,338)	65,581	20,145	49,562
	48,472	(1,939)	(931)	45,602	14,008	34,464
	30,934	(1,237)	(594)	29,103	8,940	21,994
January	77,890	(2,673)	(1,504)	73,713	22,510	55,380
February	44,913	(1,076)	(877)	42,960	12,980	31,933
March	10,035	(151)	(198)	9,686	2,900	7,135
April	277,346	(16)	(5,547)	271,783	80,153	197,193
	1,335	-	(27)	1,308	386	949
May	6,252	98	(127)	6,223	1,807	4,445
June	22,922	688	(472)	23,138	6,624	16,298
	16,511	496	(340)	16,667	4,772	11,739
July						
August						
September						
TOTAL	830,435.00	(17,591.00)	(16,257.00)	796,587.00	239,995.00	590,440.00
BALANCE REMAINING					\$ 544	\$ (544)

TOTAL ASSESSMENTS	\$	830,435	PERCENT COLLECTED	100.00%
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CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT
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Cash and Investment Report

June 30, 2019

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank		190,075.60
		Subtotal	190,075.60
DEBT SERVICE FUND			
Series 2006A - Construction Fund (4001)	US Bank	0.01%	15,150.15
Series 2006A - Reserve Fund (4009)	US Bank	0.01%	379,939.12
Series 2006A - Revenue Fund (4000)	US Bank	0.01%	2,023,099.42
Series 2006A - Working Capital Fund (4011)	US Bank	0.01%	56,848.63
		Subtotal	2,475,037.32
Total			<u>2,665,112.92</u>

Clearwater Cay Community Development District **Reconciliation - Valley Bank 0924 - Checking**

Run: 7/16/2019 @ 11:30 AM

Page: 1

Closing Balance from Previous Statement.....	5/31/2019	113,991.74
3 Deposits and Other Additions Totaling.....		107,822.38
10 Checks and Other Withdrawals Totaling.....		41,109.53
0 Adjustments Totaling.....		0.00
1 Voids Totaling.....		9,371.01
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	6/30/2019	190,075.60
Difference.....		0.00

Cash Balance from General Ledger.....	6/30/2019	189,985.60
Open Activity from Bank Register.....		(90.00)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		190,075.60

Date	Reference	Deposit Description	Amount
✓ 6/11/2019	DEP	Branch Deposit	68,017.13
✓ 6/21/2019	DEP	Direct Deposit - Tax Collector	23,137.95
✓ 6/28/2019	DEP	Direct Deposit - Tax Collector	16,667.30
Total Deposits:			107,822.38

Date	Check	To	Check Description	Amount
✓ 5/28/2019	0001270	Molloy & James	General Legal Services	1,595.00
✓ 6/06/2019	0001271	Alexander's Property Maintenance	Lawn & Grounds Maintenance, Monthly Irrigation Service, Pest Control, Fertilization and Ground Control	5,380.65
✓ 6/06/2019	0001272	Dausch Group, Inc.	Engineering Services	312.50
✓ 6/06/2019	0001273	GRAU & ASSOCIATES	Financial Audit Services - FY 2018	500.00
✓ 6/06/2019	0001274	Shorian Construction, Inc.	Build Steps off Seawall, Rail & Pickets	3,485.00
✓ 6/06/2019	0001275	Soriano Law, P.A.	Legal Services	2,744.36
✓ 6/13/2019	0001277	Premier District Management	District Management & Field Services - JUN 2019	4,940.00
✓ 6/13/2019	0001278	Wiand Guerra King P.A.	Invoices 16219, 16416, 16574	9,371.01
✓ 6/13/2019	0001279	Wiand Guerra King P.A.	Invoices 16218, 16416, 16574	9,371.01
✓ 6/21/2019	0001280	Molloy & James	General Legal Services	3,410.00
Total Checks:				41,109.53

Run: 7/18/2019 at 9:02 AM

Clearwater Cay Community Development District

Check Register from 6/01/2019 to 6/30/2019

Valley Bank 0924 - Checking

Page: 1

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001271	6/06/2019	[ALEXANDERS] Alexander's Property Maintenance (Lawn & Grounds Maintenance, Monthly Irrigation Service, Pest Control, Fertilization and Ground Control)	5,380.65
0001272	6/06/2019	[DAUSCH] Dausch Group, Inc. (Engineering Services)	312.50
0001273	6/06/2019	[GRAU] GRAU & ASSOCIATES (Financial Audit Services - FY 2018)	500.00
0001274	6/06/2019	[SHORIAN] Shorian Construction, Inc. (Build Steps off Seawall, Rail & Pickets)	3,485.00
0001275	6/06/2019	[SORIANO] Soriano Law, P.A. (Legal Services)	2,744.36
0001276	6/06/2019	[VGLOBAL] VGlobalTech (Website Maintenance)	90.00
0001277	6/13/2019	[PREMIER] Premier District Management (District Management & Field Services - JUN 2019)	4,940.00
0001278[VOID]	6/13/2019	[WIAND] Wiand Guerra King P.A. (Invoices 16219, 16416, 16574)	9,371.01
0001279	6/13/2019	[WIAND] Wiand Guerra King P.A. (Invoices 16218, 16416, 16574)	9,371.01
0001280	6/21/2019	[MOLLOY] Molloy & James (General Legal Services)	3,410.00
<u>Total Checks:</u>			<u>39,604.53</u>

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

Run: 7/18/2019 @ 8:16 AM

Page: 1

Closing Balance from Previous Statement.....	5/31/2019	2,019,596.44
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawls Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	6/03/2019	3,502.98
Closing Balance for this Statement.....	6/30/2019	2,023,099.42
Difference.....		0.00
Cash Balance from General Ledger.....	6/30/2019	2,023,099.42
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		2,023,099.42

Date	Reference	Adjustment Description	Amount
✓ 6/03/2019		Interest Earned	3,502.98
Total Adjustments:			3,502.98

Run: 7/16/2019 @ 11:30 AM	Clearwater Cay Community Development District Reconciliation - US Bank 4001 - Construction	Page: 1
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Closing Balance from Previous Statement.....	5/31/2019	15,123.92	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawls Totaling.....		0.00	
0 Adjustments Totaling.....		0.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	6/03/2019	26.23	
Closing Balance for this Statement.....	6/30/2019	15,150.15	
Difference.....		0.00	
<hr/>			
Cash Balance from General Ledger.....	6/30/2019	15,150.15	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		15,150.15	
<hr/>			
Date	Reference	Adjustment Description	Amount
✓ 6/03/2019		Interest Earned	26.23
Total Adjustments:			26.23

Run: 7/16/2019 @ 11:30 AM

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

Page: 1

Closing Balance from Previous Statement.....	5/31/2019	379,281.27
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.....	6/03/2019	657.85
Closing Balance for this Statement.....	6/30/2019	379,939.12
Difference.....		0.00
Cash Balance from General Ledger.....	6/30/2019	379,939.12
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		379,939.12

Date	Reference	Adjustment Description	Amount
6/03/2019		Interest Earned	657.85
Total Adjustments:			657.85

Run: 7/16/2019 @ 11:30 AM

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

Page: 1

Closing Balance from Previous Statement.....	5/31/2019	56,750.20	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawls Totaling.....		0.00	
0 Adjustments Totaling.....		0.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	6/03/2019	98.43	
Closing Balance for this Statement.....	6/30/2019	56,848.63	
Difference.....		0.00	
<hr/>			
Cash Balance from General Ledger.....	6/30/2019	56,848.63	
Open Activity from Bank Register.....		56,034.65	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		813.98	
<hr/>			
Date	Reference	Adjustment Description	Amount
6/03/2019		Interest Earned	98.43
Total Adjustments:			98.43