

CLEARWATER CAY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Adopted

August 27, 2020

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Operating Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Revenues</u>							
001.361001.0000 Interest - Investments	3	86	500	490	10	500	500
001.363010.0000 Special Assmnts- Tax Collector	157,021	239,995	226,107	128,023	98,084	226,107	414,974
001.363020.0000 Special Assmnts-Off Roll	272,069	272,069	272,068	136,034	136,034	272,068	-
001.363050.0000 Special Assmnts- Delinquent	-	370	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	-	(5,455)	-	(5,009)	-	-	(16,599)
001.369900.0000 Other Miscellaneous Revenues	5,265	310	-	5,487	4,400	9,887	500
001.369904.0000 Kayak Storage Revenue	-	-	-	-	-	-	-
001.369905.0000 Garage Lease Revenue	-	-	-	-	-	-	30,800
Total Revenues	434,358	507,375	498,675	265,025	238,528	508,562	430,175
<u>Expenses</u>							
<u>Administrative</u>							
001.511001.0000 P/R-Board Of Supervisors	5,250	15,600	12,000	4,000	8,000	12,000	12,000
001.512001.0000 Payroll-Processing Fees	-	550	600	575	25	600	600
001.512004.0000 Supervisor Expenses	837	770	500	100	3,300	3,400	500
001.521001.0000 Payroll Taxes	-	974	840	336	504	840	840
001.531012.0000 Profserv-Dissemination Agent	1,000	-	1,000	-	1,000	1,000	1,000
001.531013.0000 Profserv-Engineering	-	688	5,000	2,036	2,964	5,000	5,000
001.531023.0000 Profserv-Legal Services	12,819	52,251	35,000	44,468	40,000	84,468	80,000
001.531025.0000 Profserv-Litigation Expenses	482,748	32,953	65,000	18,330	20,000	38,330	24,305
001.531026.0000 Legal Expenses-Bond Trustee	-	-	50,000	-	50,000	50,000	-
001.531027.0000 Profserv-Mgmt Consulting Serv	59,725	55,348	49,934	23,940	25,994	49,934	51,432
001.531035.0000 Profserv-Property Appraiser	50	50	50	50	-	50	50
001.531038.0000 Profserv-Special Assessment	-	13,000	8,652	3,584	5,068	8,652	8,912
001.531039.0000 Profserv-Assessment Methodology	-	16,979	-	-	-	-	-
001.531047.0000 Profserv-Web Site Development	900	-	-	-	-	3,000	-
001.532002.0000 Auditing Services	6,523	12,300	6,000	11,108	9,000	20,108	9,000
001.534001.0000 Contracts-Mgmt Services	25,000	-	-	-	-	-	-
001.541003.0000 Telephone	240	-	400	-	400	400	-
001.541006.0000 Postage And Shipping	642	428	250	26	224	250	500
001.545002.0000 Insurance - General Liability	5,096	2,123	5,900	2,336	3,564	5,900	6,200

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<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
001.547001.0000 Printing & Copying	901	-	450	-	450	450	450
001.548002.0000 Legal Advertising	8,290	29,939	4,750	436	3,000	3,436	4,750
001.549001.0000 Miscellaneous Services	480	5,493	-	-	-	-	1,000
001.549070.0000 Assessment Collection Costs	-	4,698	-	2,460	-	2,460	2,460
001.549915.0000 Website	-	810	1,200	450	750	1,200	1,200
001.551002.1001 Office Supplies	231	-	-	-	-	-	-
001.554007.0000 Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	610,907	245,129	247,701	114,410	174,243	291,653	210,374
<u>Flood Control/Stormwater Mgmt</u>							
001.546003.0000 R&M-Aeration	-	-	-	-	-	-	1,000
001.546006.0000 R&M-Aquascaping	-	-	-	-	-	-	1,000
001.546007.0000 R&M-Aquatic Weed Control	-	-	-	-	-	-	500
001.546019.0000 R&M-Drainage	-	-	-	-	-	-	10,000
001.546032.0000 R&M-Fountain	-	-	-	-	-	-	500
001.546042.0000 R&M-Lakes	-	-	-	-	-	-	1,000
001.546099.0000 R&M-Vegetation	-	-	-	-	-	-	500
Total Flood Control/Stormwater Mgmt	-	-	-	-	-	-	14,500
<u>Operations & Maintenance</u>							
001.546001.0000 R&M-General	-	3,775	15,000	17,395	20,000	37,395	1,000
001.546002.0000 R&M-Garages	-	-	-	-	-	-	10,000
001.546074.0000 R&M-Grounds	-	63,094	45,000	48,747	21,000	69,747	2,500
001.546200.0000 Field Inspection Services	-	2,000	1,300	1,024	276	1,300	1,300
001.546220.0000 Maintenance-Grand Venezia	-	37,665	-	20,342	35,217	55,559	-
001.546250.0000 Common Area Maintenance	400	-	15,000	14,675	8,000	22,675	5,000
001.546275.0000 Hurricane Related Expenses	-	-	100	-	-	-	2,000
001.549900.0000 Miscellaneous Contingency	-	-	30,000	167	-	167	6,744
Total Operations & Maintenance	400	106,534	106,400	102,350	84,493	186,843	28,544
<u>Landscape & Irrigation</u>							
001.534050.0000 Contracts-Landscaping	-	-	-	-	-	-	66,372
001.546036.0000 R&M-Landscape	-	-	-	-	-	-	20,000

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Fiscal Year 2021 Operating Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
001.546041.0000 R&M-Irrigation	-	-	-	-	-	-	15,000
001.546070.0000 R&M-Renewal & Replacement	-	-	-	-	-	-	15,000
Total Landscape & Irrigation	-	-	-	-	-	-	116,372
<u>Roads & Streets</u>							
001.546084.0000 R&M-Sidewalks	-	-	-	-	-	-	2,000
001.546085.0000 R&M-Signage	-	-	-	-	-	-	1,500
001.546138.0000 R&M-Parking Lots	-	-	-	-	-	-	5,000
001.546139.0000 R&M-Roads	2,980	7,667	15,000	3,957	5,000	8,957	15,000
Total Roads & Streets	2,980	7,667	15,000	3,957	5,000	8,957	23,500
<u>Capital Expenditures & Projects</u>							
001.564024.0000 Capital Outlay	-	3,485	-	300	-	300	36,886
Total Capital Expenditures & Projects	-	3,485	-	300	-	300	36,886
<u>Other Sources/Uses</u>							
Total Other Sources/Uses	-	-	-	-	-	-	-
<u>Reserves</u>							
Total Reserves	-	-	-	-	-	-	-
Total Expenses	614,287	362,815	369,101	221,017	263,736	487,753	430,176
Excess Revenue Over (Under) Expenditures	(179,929)	144,560	129,574	44,008	(25,208)	20,809	(0)
<i>Beginning Fund Balance</i>	133,428	(68,178)	76,382			76,382	97,191
<i>Ending Fund Balance</i>	(68,178)	76,382				97,191	97,191

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Debt Service Budget

<i>Series 2006A Debt Service Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Revenues</u>							
202.361001.0000 Interest - Investments	18,701	39,642	-	14,566	-	14,566	-
202.363010.0000 Special Assmnts- Tax Collector	569,623	590,438	297,291	158,254	139,037	297,291	294,090
202.363050.0000 Special Assmnts- Delinquent	-	911	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	-	(13,420)	-	(6,191)	-	-	-
Total Revenues	588,324	617,571	297,291	166,629	139,037	311,857	294,090
<u>Expenses</u>							
<u>Administrative</u>							
202.531044.0000 Legal Fees	-	26,971	-	-	-	-	-
202.531045.0000 Profserv-Trustee Fees	59,214	8,901	-	-	-	-	-
202.549009.0000 Bank Fees	-	71,011	-	203,617	-	203,617	-
202.549070.0000 Assessment Collection Costs	-	11,559	-	3,041	-	3,041	-
Total Administrative	59,214	118,442	-	206,658	-	206,658	-
<u>Debt Service</u>							
202.571001.0000 Principal Debt Retirement	675,000	-	-	-	-	-	-
202.571003.0000 Transfer to Trustee for Debt Service	-	-	-	-	-	-	294,090
202.572001.0000 Interest Expense	764,500	-	297,291	-	297,291	297,291	-
Total Debt Service	1,439,500	-	297,291	-	297,291	297,291	294,090
<u>Other Sources/Uses</u>							
Total Other Sources/Uses	-	-	-	-	-	-	-
Total Expenses	1,498,714	118,442	297,291	206,658	297,291	503,949	294,090
Excess Revenue Over (Under) Expenditures	(910,390)	499,129	-	(40,029)	(158,254)	(192,092)	-

Clearwater Cay Community Development District

ALLOCATION OF FUND BALANCES

Fiscal Year 2021

AVAILABLE FUNDS

Beginning Fund Balance	97,191
Net Change in Fund Balance	-
Reserves - Adjustments	-

Total Funds Available (Estimated) - 09/30/2021	97,191
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	-		
	_____	Subtotal	_____

<u>Assigned Fund Balances</u>	FY 2020 Balance	FY 2021 Adjustments	Total
	-	-	-

Total Allocation of Available Funds	-
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Total Unassigned Fund Balance	\$ 97,191
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Clearwater Cay Community Development District

Assessment Rates - Fiscal Year 2021

Unit Type	Size (square feet)	ERU's	Subdivision Name	Total # of Units	O & M Assessment	Series 2006 Debt Service Assessment	FY 2020 Total Assessment	FY 2021 Total Assessment	Difference (\$)	Percent Change
Condo	770	1	Grand Venezia	21	441.65	423.60	792.87	865.25	72.38	9%
Condo	890	1	Grand Venezia	51	510.48	423.60	850.42	934.08	83.66	10%
Condo	980	1	Grand Venezia	42	562.10	423.60	893.58	985.70	92.12	10%
Condo	1,110	1	Grand Venezia	15	636.67	423.60	955.93	1,060.27	104.34	11%
Condo	1,140	1	Grand Venezia	57	653.87	423.60	970.31	1,077.47	107.16	11%
Condo	1,230	1	Grand Venezia	63	705.50	423.60	1,013.48	1,129.10	115.62	11%
Condo	1,350	1	Grand Venezia	42	774.33	423.60	1,071.03	1,197.93	126.90	12%
Condo	1,480	1	Grand Venezia	15	848.88	423.60	1,133.37	1,272.48	139.11	12%
Condo	1,740	1	Grand Venezia	15	998.01	423.60	1,258.06	1,421.61	163.55	13%
Condo	1,870	1	Grand Venezia	15	1,072.57	423.60	1,320.40	1,496.17	175.77	13%
Harbourside Grande	146,894	150		1	56,475.00	140,894.85	191,374.21	197,369.85	5,995.64	3%
Office Building	11,556	11.6		1	4,367.40	10,865.36	14,747.31	15,232.76	485.45	3%
The Vue	498,319	339		1	127,633.50	-	272,068.00	127,633.50	(144,434.50)	-53%