

# **CLEARWATER CAY**

*Community Development District*

## **Annual Operating and Debt Service Budget**

### **Fiscal Year 2022**

Proposed Budget

August 26, 2021

**Clearwater Cay Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
001.361001.0000 Interest - Investments	86	1,036	500	319	300	619	500
001.363010.0000 Special Assmnts- Tax Collector	239,995	240,524	414,974	269,134	145,840	414,974	414,974
001.363020.0000 Special Assmnts-Off Roll	272,069	272,069	-	-	-	-	-
001.363050.0000 Special Assmnts- Delinquent	370	3,237	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(5,455)	(5,177)	(16,598)	(10,441)	-	(10,441)	(16,598)
001.369900.0000 Other Miscellaneous Revenues	870	5,487	500	6,429	-	6,429	500
001.369904.0000 Kayak Storage Revenue	-	2,328	-	-	-	-	-
001.369905.0000 Garage Lease Revenue	-	-	30,800	-	-	-	-
<b>Total Revenues</b>	<b>507,935</b>	<b>519,504</b>	<b>430,176</b>	<b>265,441</b>	<b>146,140</b>	<b>411,581</b>	<b>399,376</b>
<u>Expenditures</u>							
<u>Administration</u>							
001.511001.0000 P/R-Board Of Supervisors	15,600	14,000	12,000	6,088	7,000	13,088	13,000
001.512001.0000 Payroll-Processing Fees	550	1,424	600	620	350	970	1,000
001.512004.0000 Supervisor Expenses	770	28	500	-	500	500	500
001.521001.0000 Payroll Taxes	974	1,303	840	608	532	1,140	1,100
001.531012.0000 Profserv-Dissemination Agent	-	-	1,000	-	-	-	1,000
001.531013.0000 Profserv-Engineering	688	11,013	5,000	2,250	1,500	3,750	5,000
001.531023.0000 Profserv-Legal Services	64,764	82,295	80,000	36,658	51,300	87,958	80,000
001.531025.0000 Profserv-Litigation Expenses	86,008	25,336	24,305	8,587	5,000	13,587	20,000
001.531027.0000 Profserv-Mgmt Consulting Serv	50,562	53,068	51,432	21,730	30,422	52,152	53,717
001.531035.0000 Profserv-Property Appraiser	50	50	50	50	-	50	50
001.531038.0000 Profserv-Special Assessment	13,000	8,631	8,912	3,713	5,199	8,912	9,179
001.531039.0000 Profserv-Assessment Methodology	12,979	6,500	-	-	-	-	-
001.532002.0000 Auditing Services	8,300	20,708	9,000	-	9,000	9,000	6,600

**Clearwater Cay Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.541006.0000 Postage And Shipping	428	1,073	500	25	100	125	500
001.545002.0000 Insurance - General Liability	2,123	8,579	6,200	2,453	3,617	6,070	6,200
001.547001.0000 Printing & Copying	-	-	450	191	100	291	450
001.548002.0000 Legal Advertising	29,939	5,037	4,750	444	1,500	1,944	3,200
001.549001.0000 Miscellaneous Services	493	-	1,000	-	100	100	1,000
001.549004.0000 Kayak Storage Expenses	-	3,150	-	-	-	-	-
001.549070.0000 Assessment Collection Costs	4,698	4,765	2,460	5,174	-	5,174	5,174
001.549915.0000 Website	810	5,001	1,200	500	700	1,200	1,200
001.554007.0000 Annual District Filing Fee	175	175	175	-	175	175	175
<b>Total Administration</b>	<b>292,911</b>	<b>252,136</b>	<b>210,374</b>	<b>89,091</b>	<b>117,095</b>	<b>206,186</b>	<b>209,045</b>
<u>Flood Control/Stormwater Mgmt</u>							
001.546003.0000 R&M-Aeration	-	-	1,000	-	-	-	-
001.546006.0000 R&M-Aquascaping	-	-	1,000	-	100	100	500
001.546007.0000 R&M-Aquatic Weed Control	-	-	500	-	-	-	500
001.546019.0000 R&M-Drainage	-	-	10,000	18,600	10,000	28,600	10,000
001.546032.0000 R&M-Fountain	-	-	500	-	-	-	-
001.546042.0000 R&M-Lakes	-	-	1,000	-	-	-	-
001.546099.0000 R&M-Vegetation	-	-	500	-	-	-	500
<b>Total Flood Control/Stormwater Mgmt</b>	<b>-</b>	<b>-</b>	<b>14,500</b>	<b>18,600</b>	<b>10,100</b>	<b>28,700</b>	<b>11,500</b>
<u>Operations &amp; Maintenance</u>							
001.546001.0000 R&M-General	3,375	21,964	1,000	218	583	801	801
001.546002.0000 R&M-Garages	-	-	10,000	-	-	-	-
001.546074.0000 R&M-Grounds	63,094	88,900	2,500	(661)	3,000	2,339	2,500
001.546200.0000 Field Inspection Services	2,000	2,466	1,300	1,061	-	1,061	-
001.546220.0000 Maintenance-Grand Venezia	37,665	67,565	-	10,061	-	10,061	-
001.546250.0000 Common Area Maintenance	-	19,829	5,000	18,603	13,000	31,603	5,000

**Clearwater Cay Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.546275.0000 Hurricane Related Expenses	-	-	2,000	-	-	-	1,500
001.549900.0000 Miscellaneous Contingency	-	7,667	6,744	-	-	-	1,000
<b>Total Operations &amp; Maintenance</b>	<b>106,134</b>	<b>208,391</b>	<b>28,544</b>	<b>29,282</b>	<b>16,583</b>	<b>45,865</b>	<b>10,801</b>
<u>Landscape &amp; Irrigation</u>							
001.534050.0000 Contracts-Landscape	-	-	66,372	31,453	42,000	73,453	72,000
001.534073.0000 Contracts-Irrigation	-	-	-	-	4,550	4,550	7,800
001.546036.0000 R&M-Landscape	-	-	20,000	14,365	12,000	26,365	20,000
001.546041.0000 R&M-Irrigation	-	-	15,000	-	2,000	2,000	7,200
001.546070.0000 R&M-Renewal & Replacement	-	-	15,000	2,925	10,000	12,925	15,000
<b>Total Landscape &amp; Irrigation</b>	<b>-</b>	<b>-</b>	<b>116,372</b>	<b>48,743</b>	<b>70,550</b>	<b>119,293</b>	<b>122,000</b>
<u>Roads &amp; Streets</u>							
001.546084.0000 R&M-Sidewalks	-	-	2,000	-	1,500	1,500	2,000
001.546085.0000 R&M-Signage	-	-	1,500	-	250	250	1,000
001.546138.0000 R&M-Parking Lots	-	-	5,000	-	1,000	1,000	2,500
001.546139.0000 R&M-Roads	7,667	3,957	15,000	-	2,000	2,000	10,000
<b>Total Roads &amp; Streets</b>	<b>7,667</b>	<b>3,957</b>	<b>23,500</b>	<b>-</b>	<b>4,750</b>	<b>4,750</b>	<b>15,500</b>
<u>Capital Expenditures &amp; Projects</u>							
001.564024.0000 Capital Outlay	3,485	18,423	36,886	-	7,500	7,500	30,530
<b>Total Capital Expenditures &amp; Projects</b>	<b>3,485</b>	<b>18,423</b>	<b>36,886</b>	<b>-</b>	<b>7,500</b>	<b>7,500</b>	<b>30,530</b>
<b>Total Expenditures</b>	<b>410,197</b>	<b>482,907</b>	<b>430,176</b>	<b>185,716</b>	<b>226,578</b>	<b>412,294</b>	<b>399,376</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>97,738</b>	<b>36,597</b>	<b>-</b>	<b>79,725</b>	<b>(80,438)</b>	<b>(713)</b>	<b>-</b>
<i>Beginning Fund Balance</i>	(68,178)	29,562	66,159			66,159	65,446
<i>Ending Fund Balance</i>	29,562	66,159	66,159			65,446	65,446

**Clearwater Cay Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

<i>Debt Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
202.361001.0000 Interest - Investments	39,642	20,301	-	97	57	154	154
202.363010.0000 Special Assmnts- Tax Collector	590,438	297,320	294,090	190,767	103,323	294,090	294,090
202.363050.0000 Special Assmnts- Delinquent	911	3,273	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(13,420)	(6,399)	-	(7,401)	-	(7,401)	(7,401)
<b>Total Revenues</b>	<b>617,571</b>	<b>314,495</b>	<b>294,090</b>	<b>183,463</b>	<b>103,380</b>	<b>286,843</b>	<b>286,843</b>
<u>Expenses</u>							
<u>Administrative</u>							
202.531044.0000 Legal Fees	26,971	-	-	-	-	-	-
202.531045.0000 Profserv-Trustee Fees	8,901	-	-	-	-	-	-
202.549009.0000 Bank Fees	71,011	273,337	-	14,829	8,650	23,479	23,479
202.549070.0000 Assessment Collection Costs	11,559	5,890	-	3,667	2,139	5,806	5,806
<b>Total Administrative</b>	<b>118,442</b>	<b>279,227</b>	<b>-</b>	<b>18,496</b>	<b>10,789</b>	<b>29,285</b>	<b>29,285</b>
<u>Debt Service</u>							
202.571003.0000 Transfer to Trustee for Debt Service	-	-	294,090	84,809	183,083	267,892	267,892
<b>Total Debt Service</b>	<b>-</b>	<b>-</b>	<b>294,090</b>	<b>-</b>	<b>183,083</b>	<b>267,892</b>	<b>267,892</b>
<u>Other Sources/Uses</u>							
<b>Total Other Sources/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenses</b>	<b>118,442</b>	<b>279,227</b>	<b>294,090</b>	<b>18,496</b>	<b>193,872</b>	<b>297,177</b>	<b>297,177</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>499,129</b>	<b>35,268</b>	<b>-</b>	<b>164,967</b>	<b>(90,492)</b>	<b>(10,334)</b>	<b>(10,334)</b>

**Clearwater Cay Community Development District**  
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**Fiscal Year 2022 Annual Budget**

**ALLOCATION OF FUND BALANCES**

**AVAILABLE FUNDS**

Beginning Fund Balance	65,446
Net Change in Fund Balance	-
Reserves - Additions	-

<b>Total Funds Available (Estimated) - 09/30/2022</b>	<b>65,446</b>
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**ALLOCATION OF AVAILABLE FUNDS**

Nonspendable Fund Balance			
Deposits	-		
		Subtotal	-

	FY 2021 Balance	FY 2022 Adjustments	Total
<b>Assigned Fund Balances</b>	-	-	-

<b>Total Allocation of Available Funds</b>	<b>-</b>
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<b>Total Unassigned Fund Balance</b>	<b>\$ 65,446</b>
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**Clearwater Cay Community Development District**  
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**Fiscal Year 2022 Annual Budget**

**ASSESSMENTS**

<b>Unit</b>	<b>Size (square feet)</b>	<b>Operations &amp; Maintenance</b>	<b>Debt Service</b>	<b>Total FY 2021</b>	<b>Total FY 2022</b>	<b>Difference (\$)</b>	<b>Percent Change</b>
Condo	770	441.65	423.60	<b>865.25</b>	<b>865.25</b>	-	0%
Condo	890	510.48	423.60	<b>934.08</b>	<b>934.08</b>	-	0%
Condo	980	562.10	423.60	<b>985.70</b>	<b>985.70</b>	-	0%
Condo	1,110	636.67	423.60	<b>1,060.27</b>	<b>1,060.27</b>	-	0%
Condo	1,140	653.87	423.60	<b>1,077.47</b>	<b>1,077.47</b>	-	0%
Condo	1,230	705.50	423.60	<b>1,129.10</b>	<b>1,129.10</b>	-	0%
Condo	1,350	774.33	423.60	<b>1,197.93</b>	<b>1,197.93</b>	-	0%
Condo	1,480	848.88	423.60	<b>1,272.48</b>	<b>1,272.48</b>	-	0%
Condo	1,740	998.01	423.60	<b>1,421.61</b>	<b>1,421.61</b>	-	0%
Condo	1,870	1,072.57	423.60	<b>1,496.17</b>	<b>1,496.17</b>	-	0%
Harbourside Grande	146,894	56,475.00	140,894.85	<b>197,369.85</b>	<b>197,369.85</b>	-	0%
Office Building	11,556	4,367.40	10,865.36	<b>15,232.76</b>	<b>15,232.76</b>	-	0%
The Vue	498,319	127,633.50	-	<b>127,633.50</b>	-	(127,633.50)	-100%