

CLEARWATER CAY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Adopted

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>Adopted</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	287,341
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)	(11,493)
001.369900.0000 Other Miscellaneous Revenues	870	5,487	500	6,429	-	6,429	25,500
001.369904.0000 Kayak Storage Revenue	-	2,328	-	-	-	-	-
001.369905.0000 Garage Lease Revenue	-	-	30,800	-	-	-	-
Total Revenues	507,935	519,504	430,176	265,441	146,140	411,581	301,848
<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	-	-	-	-
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	50,000
001.531025.0000 Profserv-Litigation Expenses	86,008	25,336	24,305	8,587	5,000	13,587	10,000
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>Adopted</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
Total Administration	292,911	252,136	210,374	89,091	117,095	206,186	168,045
<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
Total Flood Control/Stormwater Mgmt	-	-	14,500	18,600	10,100	28,700	11,500
<u>Operations & 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> FY 2019	<u>Actual</u> FY 2020	<u>Budget</u> FY 2021	<u>Actual</u> OCT-FEB	<u>Projected</u> MAR-SEP	<u>Total</u> <u>Projected</u> FY 2021	<u>Adopted</u> <u>Budget</u> FY 2022
001.546275.0000 Hurricane Related Expenses	-	-	2,000	-	-	-	1,500
001.549900.0000 Miscellaneous Contingency	-	7,667	6,744	-	-	-	1,000
Total Operations & Maintenance	106,134	208,391	28,544	29,282	16,583	45,865	10,801
<u>Landscape & 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	17,002
001.546041.0000 R&M-Irrigation	-	-	15,000	-	2,000	2,000	5,200
001.546070.0000 R&M-Renewal & Replacement	-	-	15,000	2,925	10,000	12,925	-
Total Landscape & Irrigation	-	-	116,372	48,743	70,550	119,293	102,002
<u>Roads & Streets</u>							
001.546084.0000 R&M-Sidewalks	-	-	2,000	-	1,500	1,500	1,000
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	5,000
Total Roads & Streets	7,667	3,957	23,500	-	4,750	4,750	9,500
<u>Capital Expenditures & Projects</u>							
001.564024.0000 Capital Outlay	3,485	18,423	36,886	-	7,500	7,500	-
Total Capital Expenditures & Projects	3,485	18,423	36,886	-	7,500	7,500	-
Total Expenditures	410,197	482,907	430,176	185,716	226,578	412,294	301,848
Excess Revenue Over (Under) Expenditures	97,738	36,597	-	79,725	(80,438)	(713)	-
<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>Adopted</u> <u>Budget</u> <u>FY 2022</u>
Revenues							
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)
Total Revenues	617,571	314,495	294,090	183,463	103,380	286,843	286,843
Expenses							
Administrative							
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
Total Administrative	118,442	279,227	-	18,496	10,789	29,285	29,285
Debt Service							
202.571003.0000 Transfer to Trustee for Debt Service	-	-	294,090	84,809	183,083	267,892	267,892
Total Debt Service	-	-	294,090	-	183,083	267,892	267,892
Other Sources/Uses							
Total Other Sources/Uses	-	-	-	-	-	-	-
Total Expenses	118,442	279,227	294,090	18,496	193,872	297,177	297,177
Excess Revenue Over (Under) Expenditures	499,129	35,268	-	164,967	(90,492)	(10,334)	(10,334)

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

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

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

Total Funds Available (Estimated) - 09/30/2022	65,446
---	---------------

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	-		
	-	Subtotal	-

	FY 2021	FY 2022	Total
Assigned Fund Balances	Balance	Adjustments	Total
	-	-	-

Total Allocation of Available Funds	-
--	----------

Total Unassigned Fund Balance	\$ 65,446
--------------------------------------	------------------

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

ASSESSMENTS

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