

CLEARWATER CAY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Adopted Budget

Approved

August 11, 2022

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Budget</u> <u>FY 2022</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>
<u>Revenues</u>							
001.361001.0000 Interest - Investments	1,036	883	500	370	292	662	650
001.363010.0000 Special Assmnts- Tax Collector	240,524	414,436	287,341	171,201	116,140	287,341	234,704
001.363020.0000 Special Assmnts-Off Roll	272,069	-	-	-	-	-	-
001.363050.0000 Special Assmnts- Delinquent	3,237	168	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(5,177)	(10,163)	(11,493)	(6,554)	(1,143)	(7,697)	(9,388)
001.369900.0000 Other Miscellaneous Revenues	5,487	6,429	25,500	3,940	25,000	28,940	750
001.369904.0000 Kayak Storage Revenue	2,328	-	-	-	-	-	-
Total Revenues	519,504	411,753	301,848	168,957	140,289	309,246	226,716
<u>Expenses</u>							
<u>Administrative</u>							
001.511001.0000 P/R-Board Of Supervisors	14,000	15,488	13,000	1,400	4,000	5,400	6,000
001.512001.0000 Payroll-Processing Fees	1,424	1,621	1,000	396	410	1,200	615
001.512004.0000 Supervisor Expenses	28	190	500	-	-	200	100
001.521001.0000 Payroll Taxes	1,303	1,682	1,100	64	330	500	495
001.531013.0000 Profserv-Engineering	11,013	11,200	5,000	-	2,917	10,000	5,000
001.531023.0000 Profserv-Legal Services	82,295	116,772	50,000	40,088	40,000	105,000	75,000
001.531025.0000 Profserv-Litigation Expenses	25,336	8,587	10,000	-	-	32,000	25,000
001.531027.0000 Profserv-Mgmt Consulting Serv	53,068	52,332	53,717	22,382	31,335	53,717	64,693
001.531035.0000 Profserv-Property Appraiser	50	50	50	-	50	50	50
001.531038.0000 Profserv-Special Assessment	8,631	8,912	9,179	3,825	5,354	9,179	-
001.531039.0000 Profserv-Assessment Methodology	6,500	-	-	-	-	-	-
001.532002.0000 Auditing Services	20,708	6,600	6,600	-	6,600	6,600	6,600
001.541006.0000 Postage And Shipping	1,073	25	500	-	292	400	292
001.545002.0000 Insurance - General Liability	8,579	5,886	6,200	2,538	3,617	6,200	6,305
001.547001.0000 Printing & Copying	-	191	450	-	263	400	-
001.548002.0000 Legal Advertising	5,037	1,343	3,200	-	1,867	3,200	1,500
001.549001.0000 Other Services	-	-	1,000	-	583	600	10,000
001.549004.0000 Kayak Storage Expenses	3,150	-	-	-	-	-	-
001.549070.0000 Assessment Collection Costs	4,765	8,089	5,174	3,333	3,018	5,174	5,747
001.549915.0000 Website	5,001	1,200	1,200	500	700	1,200	1,200

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001.554007.0000 Annual District Filing Fee	175	-	175	175	-	175	175
Total Administrative	252,136	240,168	168,045	74,701	101,336	241,195	208,772
<u>Flood Control/Stormwater Mgmt</u>							
001.546003.0000 R&M-Aeration	-	-	-	-	-	-	-
001.546006.0000 R&M-Aquascaping	-	-	500	-	292	292	-
001.546007.0000 R&M-Aquatic Weed Control	-	-	500	-	292	292	-
001.546019.0000 R&M-Drainage	-	23,100	10,000	-	5,833	5,833	-
001.546032.0000 R&M-Fountain	-	-	-	-	-	-	-
001.546042.0000 R&M-Lakes	-	-	-	-	-	-	-
001.546099.0000 R&M-Vegetation	-	-	500	-	292	292	-
Total Flood Control/Stormwater Mgmt	-	23,100	11,500	-	6,709	6,709	-
<u>Operations & Maintenance</u>							
001.546001.0000 R&M-General	23,114	1,148	801	978	200	3,000	2,000
001.546002.0000 R&M-Garages	-	-	-	-	-	-	-
001.546074.0000 R&M-Grounds	115,173	10,683	2,500	1,953	250	10,000	-
001.546200.0000 Field Inspection Services	2,466	2,546	-	-	-	-	-
001.546220.0000 Maintenance-Grand Venezia	67,565	-	-	-	-	-	-
001.546250.0000 Common Area Maintenance	19,829	20,301	5,000	-	1,000	1,000	-
001.546275.0000 Hurricane Related Expenses	-	-	1,500	-	-	-	-
001.549900.0000 Miscellaneous Contingency	7,667	-	1,000	-	500	500	3,541
Total Operations & Maintenance	235,814	34,678	10,801	2,931	1,950	14,500	5,541
<u>Landscape & Irrigation</u>							
001.534032.0000 Contracts-Vegetation Maintenance	-	-	-	-	-	-	-
001.534050.0000 Contracts-Landscape	-	80,476	72,000	29,550	42,000	66,450	5,903
001.534073.0000 Contracts-Irrigation	-	2,600	7,800	3,250	4,550	7,800	-
001.546036.0000 R&M-Landscape	-	34,266	17,002	715	2,500	3,215	-
001.546041.0000 R&M-Irrigation	-	14,450	5,200	6,641	2,000	11,000	-
001.546070.0000 R&M-Renewal & Replacement	-	18,925	-	-	-	-	-
Total Landscape & Irrigation	-	150,717	102,002	40,156	51,050	88,465	5,903
<u>Roads & Streets</u>							
001.546084.0000 R&M-Sidewalks	-	-	1,000	-	500	500	1,000

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<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Budget</u> <u>FY 2022</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>
001.546085.0000 R&M-Signage	-	-	1,000	-	500	500	500
001.546137.0000 R&M-Belleair Road	-	-	-	-	-	-	5,000
001.546138.0000 R&M-Parking Lots	-	-	2,500	-	500	500	-
001.546139.0000 R&M-Roads	3,957	578	5,000	-	1,000	1,000	-
Total Roads & Streets	<u>3,957</u>	<u>578</u>	<u>9,500</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>	<u>6,500</u>
<u>Capital Expenditures & Projects</u>							
Total Capital Expenditures & Projects	-	-	-	-	-	-	-
<u>Reserves</u>							
001.568095.0000 Reserves-Emergency	-	-	-	-	-	-	-
Total Reserves	-	-	-	-	-	-	-
Total Expenses	<u>491,907</u>	<u>449,241</u>	<u>301,848</u>	<u>117,788</u>	<u>163,545</u>	<u>353,369</u>	<u>226,716</u>
Excess Revenue Over (Under) Expenditures	<u>27,597</u>	<u>(37,488)</u>	<u>-</u>	<u>51,169</u>	<u>(23,256)</u>	<u>(44,123)</u>	<u>-</u>
<i>Beginning Fund Balance</i>	29,562	51,274	13,786			130,354	86,231
<i>Ending Fund Balance</i>	51,274	13,786	13,786			86,231	86,231

Clearwater Cay Community Development District
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<i>Series 2006 Debt Service Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Budget</u> <u>FY 2022</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>
<u>Revenues</u>							
202.361001.0000 Interest - Investments	20,301	236	154	53	31	84	-
202.363010.0000 Special Assmnts- Tax Collector	297,320	293,759	294,090	175,222	118,868	294,090	-
202.363050.0000 Special Assmnts- Delinquent	3,273	119	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(6,399)	(7,204)	(7,421)	(6,708)	-	(6,708)	-
Total Revenues	314,495	286,910	286,823	168,567	118,899	287,466	-
<u>Expenses</u>							
<u>Administrative</u>							
202.549009.0000 Bank Fees	273,337	154,973	23,479	72,100	42,058	114,158	-
202.549070.0000 Assessment Collection Costs	5,890	5,734	5,786	3,370	1,966	5,336	-
Total Administrative	279,227	160,707	29,265	75,470	44,024	119,494	-
<u>Debt Service</u>							
202.571003.0000 Transfer to Trustee for Debt Service	-	-	267,892	-	-	-	-
202.572001.0000 Interest Expense	-	-	-	1,529,000	-	1,529,000	-
Total Debt Service	-	-	267,892	1,529,000	-	1,529,000	-
Total Expenses	279,227	160,707	297,157	1,604,470	44,024	1,648,494	-
Excess Revenue Over (Under) Expenditures	35,268	126,203	(10,334)	(1,435,903)	74,875	(1,361,028)	-

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ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance	86,231
Net Change in Fund Balance	-
Reserves - Additions	-

Total Funds Available (Estimated) - 09/30/2023	86,231
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	-		
		Subtotal	-

	FY 2022 Begining Balance	Adjustments	FY 2023 Ending Balance
Assigned Fund Balances			
001.568095.0000 Reserves-Emergency	-	-	-

Total Allocation of Available Funds	-
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Total Unassigned Fund Balance	\$ 86,231
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ASSESSMENT SCHEDULE

UNIT TYPE	GENERAL FUND FY 2022	DEBT SERVICE FUND FY 2022	TOTAL ANNUAL ASSESSMENT FY 2022	GENERAL FUND FY 2023	DEBT SERVICE FUND FY 2023	TOTAL ANNUAL ASSESSMENT FY 2023	CHANGE
Condo	441.65	423.60	865.25	360.75	-	360.75	-58.3%
Condo	510.48	423.60	934.08	416.97	-	416.97	-55.4%
Condo	562.10	423.60	985.70	459.13	-	459.13	-53.4%
Condo	636.67	423.60	1,060.27	520.04	-	520.04	-51.0%
Condo	653.87	423.60	1,077.47	534.09	-	534.09	-50.4%
Condo	705.50	423.60	1,129.10	576.26	-	576.26	-49.0%
Condo	774.33	423.60	1,197.93	632.48	-	632.48	-47.2%
Condo	848.88	423.60	1,272.48	693.38	-	693.38	-45.5%
Condo	998.01	423.60	1,421.61	815.19	-	815.19	-42.7%
Condo	1,072.57	423.60	1,496.17	876.09	-	876.09	-41.4%
Harbourside Grande	56,475.00	140,894.85	197,369.85	46,129.60	-	46,129.60	-76.6%
Office Building	4,367.40	10,865.36	15,232.76	3,567.36	-	3,567.36	-76.6%