

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Clearwater Cay Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Clearwater Cay Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$228,179 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$228,179
DEBT SERVICE FUND SERIES 2006A	\$0.00
TOTAL ALL FUNDS	\$228,179

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2025/2026, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF JULY 2025.

ATTEST:

**CLEARWATER CAY COMMUNITY
DEVELOPMENT DISTRICT**



Secretary / Assistant Secretary

By: 

Its: 

Exhibit A: Fiscal Year 2025/2026 Budget

EXHIBIT A

CLEARWATER CAY

Community Development District

Annual Operating Budget

Fiscal Year 2026

Adopted Budget

Approved

July 24, 2025

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
<u>Revenues</u>							
001.361001.0000 Interest - Investments	6,379	8,751	6,000	3,928	3,500	7,428	7,429
001.361006.0000 Interest - Tax Collector	-	1	-	-	-	-	-
001.363010.0000 Special Assmnts- Tax Collector	234,704	227,765	214,488	196,125	18,363	214,488	214,488
001.363050.0000 Special Assmnts- Delinquent	1,533	1,748	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(6,692)	(5,732)	-	-	-	-	-
001.369900.0000 Other Miscellaneous Revenues	114,371	1,351	1,000	2,226	-	2,226	1,000
Total Revenues	350,295	233,884	221,488	202,279	21,863	224,142	222,917
<u>Other Sources/Uses</u>							
001.369910.0000 Insurance Proceeds	33,068	66,933	-	-	-	-	-
001.381550.0000 Fund Balance (Carry Forward)	-	-	90,000	-	15,013	15,013	56,771
Total Other Sources/Uses	33,068	66,933	90,000	-	15,013	15,013	56,771
<u>Expenses</u>							
<u>Administrative</u>							
001.511001.0000 Payroll-Wages	5,400	7,200	6,000	2,000	4,000	6,000	6,000
001.512001.0000 Payroll-Processing Fees	1,400	1,474	1,300	575	805	1,380	1,331
001.512004.0000 Supervisor Expenses	-	1,500	-	79	111	190	237
001.512006.0000 Supervisor Pymts - Litigation	-	12,530	9,400	4,533	6,346	10,879	10,014
001.521001.0000 Payroll-Taxes	417	912	800	329	461	790	791
001.531013.0000 Profserv-Engineering	2,325	2,475	2,500	4,125	5,775	9,900	5,581
001.531023.0000 Profserv-Legal Services	91,913	17,753	29,000	8,400	11,760	20,160	25,312
001.531025.0000 Profserv-Litigation Expenses	43,238	87,024	174,000	44,769	62,677	107,446	146,269
001.531027.0000 Profserv-Mgmt Consulting Serv	64,693	65,000	66,950	27,896	39,054	66,950	68,959
001.531035.0000 Profserv-Property Appraiser	40	50	69	50	70	120	85
001.532002.0000 Auditing Services	6,600	5,925	6,600	-	6,100	6,100	6,300
001.541006.0000 Postage And Shipping	252	37	250	36	270	306	176
001.545002.0000 Insurance - General Liability	6,549	-	-	-	-	-	-
001.545007.0000 Insurance - Worker's Comp	850	-	850	-	-	-	850
001.548002.0000 Legal Advertising	5,277	2,696	2,000	354	2,700	3,054	1,516
001.549001.0000 Other Services	4,125	-	-	936		936	500
001.549070.0000 County Assmnt Collection Costs	4,591	4,485	-	-	-	-	-

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
001.549900.0000 Miscellaneous Contingency	2,289	-	44	-	-	-	500
001.549915.0000 Website	2,290	1,535	1,300	542	759	1,301	1,500
001.554007.0000 Annual District Fee	175	175	175	175	-	175	175
Total Administrative	242,424	210,771	301,238	94,799	140,888	235,687	276,096
<u>Flood Control/Stormwater Mgmt</u>							
001.546019.0000 R&M-Drainage	3,750	-	1,000	-	581	581	581
Total Flood Control/Stormwater Mgmt	3,750	-	1,000	-	581	581	581
<u>Operations & Maintenance</u>							
001.546001.0000 R&M-General	1,320	-	2,000	-	625	625	1,162
001.546275.0000 Hurricane Related Expenses	800	-	-	-	-	-	-
Total Operations & Maintenance	2,120	-	2,000	-	625	625	1,162
<u>Landscape & Irrigation</u>							
001.534050.0000 Contracts-Landscape	12,475	5,842	4,500	413	-	413	-
001.546041.0000 R&M-Irrigation	8,453	-	-	-	-	-	-
Total Landscape & Irrigation	20,928	5,842	4,500	413	-	413	-
<u>Roads & Streets</u>							
001.546084.0000 R&M-Sidewalks	-	-	500	-	287	287	287
001.546085.0000 R&M-Signage	-	-	250	-	140	140	142
001.546137.0000 R&M-Belleair Road	3,395	7,789	2,000	260	1,162	1,422	1,420
Total Roads & Streets	3,395	7,789	2,750	260	1,589	1,849	1,849
Total Expenses	272,617	224,402	311,488	95,472	143,683	239,155	279,688
Excess Revenue / Other Sources Over (Under) Expenditures	110,746	76,415	-	106,807	(106,807)	-	-
<i>Beginning Fund Balance</i>	(22,047)	88,701	165,116			165,116	150,103
<i>Ending Fund Balance</i>	88,701	165,116	165,116			150,103	93,332

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

Clearwater Cay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

ASSESSMENT SCHEDULE

FISCAL YEAR 2025

FISCAL YEAR 2026

UNIT TYPE	GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT	GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT
Condo	327.67	-	327.67	327.67	-	327.67
Condo	378.74	-	378.74	378.74	-	378.74
Condo	417.04	-	417.04	417.04	-	417.04
Condo	472.36	-	472.36	472.36	-	472.36
Condo	485.13	-	485.13	485.13	-	485.13
Condo	523.43	-	523.43	523.43	-	523.43
Condo	574.49	-	574.49	574.49	-	574.49
Condo	629.81	-	629.81	629.81	-	629.81
Condo	740.46	-	740.46	740.46	-	740.46
Condo	795.78	-	795.78	795.78	-	795.78
Harbourside Grande	55,816.70	-	55,816.70	55,816.70	-	55,816.70
Office Building	4,316.49	-	4,316.49	4,316.49	-	4,316.49