# CLEARWATER CAY

*Community Development District*

*Proposed*

**Annual Operating Budget**

**Fiscal Year 2026**

May 22, 2025

**Premier District Management** | 3820 Colonial Boulevard - Suite 101 | Fort Myers, FL 33966

**Clearwater Cay Community Development District**

*Statement of Revenues, Expenditures and Changes in Fund Balances*

**Fiscal Year 2026 Annual Budget**

| *General Fund* | Actual FY 2023 | Actual FY 2024 | Budget FY 2025 | Actual OCT-FEB | Projected MAR-SEP | Total Projected FY 2025 | Budget FY 2026 |
|---|---|---|---|---|---|---|---|
| Revenues | | | | | | | |
| 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** |
| Other Sources/Uses | | | | | | | |
| 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** |
| Expenses | | | | | | | |
| Administrative | | | | | | | |
| 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**

| *General Fund* | Actual FY 2023 | Actual FY 2024 | Budget FY 2025 | Actual OCT-FEB | Projected MAR-SEP | Total Projected FY 2025 | Budget FY 2026 |
|---|---|---|---|---|---|---|---|
| 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** |
| Flood Control/Stormwater Mgmt | | | | | | | |
| 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** |
| Operations & Maintenance | | | | | | | |
| 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** |
| Landscape & Irrigation | | | | | | | |
| 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** | **-** |
| Roads & Streets | | | | | | | |
| 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)** | **-** | **-** |
| *Beginning Fund Balance* | (22,047) | 88,701 | 165,116 | | | 165,116 | 150,103 |
| *Ending Fund Balance* | 88,701 | 165,116 | 165,116 | | | 150,103 | 93,332 |

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