



**BLUEWATERS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 14, 2025  
6:15 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.bluewaterscdd.org](http://www.bluewaterscdd.org)  
786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
Somerset Academy Silver Palms-Cafeteria Room  
23255 S.W. 115<sup>th</sup> Avenue  
Miami, Florida 33032  
**REGULAR BOARD MEETING**  
April 14, 2025  
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. November 11, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 6
  - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 13
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification                          | Order PO | Amount   | Cols | Depth |
|-----------|--------------|---|----------|----------|------|-------|
| 142116    | 596073       | Print Legal Ad-IPL01960340 - IPL0196034 |          | \$759.50 | 2    | 51L   |

**Attention:** Laura J. Archer

Bluewaters Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

### BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board") of the **Bluewaters Community Development District** (the "District") will hold Regular Meetings in the Somerset Academy Silver Palms, Cafeteria Room, 23255 SW 115th Avenue, Miami, Florida 33032, at 6:15 p.m. on the following dates:

**October 14, 2024**  
**November 11, 2024**  
**February 10, 2025**  
**March 10, 2025**  
**April 14, 2025**  
**May 12, 2025**  
**June 9, 2025**  
**September 8, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

### BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

www.bluewaterscdd.org  
IPL0196034  
Sep 30 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

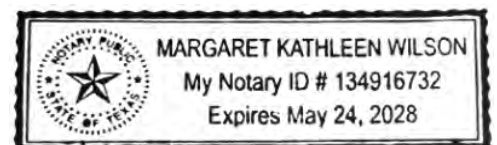
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 30th day of September in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 11, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 11, 2024, Regular Board Meeting of the Bluewaters Community Development District (the “District”) to order at 6:36 p.m. at the Somerset Academy Silver Palms Cafeteria Room.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 30, 2024, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Rodney Mejia, Vice Chairperson Lorna Burnett and Supervisor Lazaro Mederos constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. July 8, 2024, Special Board Meeting**

Mr. Silva presented the minutes of the July 8, 2024, Special Board Meeting and asked if there were any corrections and/or revisions. There being no changes, a **motion** was made by Mr. Mejia, seconded by Mr. Mederos and passed unanimously approving the minutes of the July 8, 2024, Special Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Community Maintenance Items:**

- **Drainage Concerns:** The Board members requested that the storm drains be cleaned prior to the start of the rainy season. Mr. Silva informed the Board that the stormwater management system within the single family homes section of the District is owned/maintained by Miami-Dade County. District Field Ops will send a cleanup request to the Miami-Dade County. The stormdrains within the townhomes section of the District will be addressed by the District.
- **Repaving of the Roads:** The District Field Ops team will follow up with Miami-Dade County 311 regarding the repaving of the street.

- **Tree Trimming:** The trimming of the mahogany trees obstructing the street lights was completed.
- **Raised Sidewalks:** District Field Ops had reached out to Miami-Dade County (“County”) regarding the status of the repairs of the raised sidewalks but they have not yet received a response. They will keep trying and hope to have a response by the next Board meeting.
- **Parking within Right-of-Ways:** Board Members were concerned that vehicles are parking within the District owned right-of-ways. District Field Ops will inform the Parking Enforcement Company.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mr. Silva presented Resolution No. 2024-06, entitled:

#### **RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$410,078 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed adopting Resolution No. 2024-06, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

### **2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives**

Resolution No. 2024-07 was presented, entitled:

#### **RESOLUTION 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva explained, effective July 1, 2024, the Florida Legislature adopted House Bill 7013 (“HB 7013”) whereas beginning October 1, 2024, the District shall establish goals and objectives and create performance measures and standards to evaluate the District’s achievement of those goals and objectives. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Ms. Burnett and unanimously passed to approve Resolution No. 2024-05; as presented.

### **3. Consider Approval of Lien of Record**

Mr. George presented the Lien of Record of the District and explained that the document, once finalized, will be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2024, and that the District's lien secures the payment of special assessments levied for the purpose of funding the District's operating and maintenance expenses, and to pay the District's bond indebtedness for the purpose of funding various improvements incurred by the District. No Board action was required on this matter; however, the Board, by motion approved recording of the document as legally required:

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed to authorize the recording of the Lien of Record applicable to the District Special Assessment Bonds, Series 2024.

## **I. AUDITOR SELECTION COMMITTEE**

### **1. Ranking of Proposals/Consider Selection of an Auditor**

Mr. Silva announced for the record that he was recessing the Regular Board Meeting and simultaneously calling to order at approximately 7:03 p.m., a meeting of the **Audit Committee**. The purpose of the **Audit Committee** meeting is to rank and recommend in order of preference no fewer than three (3) firms to perform the required auditing services for three (3) fiscal years commencing with the 2023/2024 audit and to include a two (2) year renewal option. However, since the District received only one (1) proposal<sup>1</sup>, the **Audit Committee** recommends waiving the criteria to recommend no fewer than three (3) firms and to continue with the ranking of the one (1) proposing audit firm. The District Manager ("DM"), previously appointed to the **Audit Committee**, provided to the **Audit Committee** members the ranking summary of the audit proposal received in response to the request for proposals; and provided copies of the proposal from the participating audit firm. A discussion ensued after which;

A **motion** was made by Ms. Burnett, seconded by Mr. Mejia and unanimously passed to rank the following firm deemed to be most qualified to perform the auditing services: Grau & Associates ranked as number 1.

There being no further **Audit Committee** business to conduct, Mr. Silva adjourned the **Audit Committee** meeting at approximately 7:05 p.m. and simultaneously reconvened the Regular Board Meeting so the that Board of Supervisors could consider and select one of the firms recommended by the **Audit Committee**. A discussion ensued after which;

A **motion** was made by Mr. Mejia, seconded by Ms. Burnett and unanimously passed to engage the auditing firm of Grau & Associates, the highest ranked and qualified auditing firm, to perform audits for the three (3) fiscal years 2023/2024, 2024/2025 and 2025/2026; and the fees for each fiscal year will be \$3,600, \$3,700 and \$3,800 respectively; and to provide in the engagement a two (2) year renewal option for the fiscal years 2026/2027 audit and 2027/2028 audit; and provides for the District Manager to negotiate a fee of not to exceed \$3,900 for the 2026/2027 fiscal year audit and \$4,000 for the 2027/2028 fiscal year audit.

## **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational Matters at this time.

## **K. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Silva stated that unless an emergency were to arise, the Board/District would not be required to meet again until March 2025.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Mejia, seconded by Ms. Burnett and unanimously passed adjourning the Regular Board Meeting at 7:09 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Bluewaters Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 12, 2025 at 6:15 p.m. in the Somerset Academy Silver Palms, Cafeteria Room located at 23255 SW 115<sup>th</sup> Avenue, Miami, Florida 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 14<sup>th</sup> day of April, 2025.

**ATTEST:**

**BLUEWATERS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Bluewaters  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|   | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET</b> |
|---|---|
| <b>REVENUES</b>                               |   |
| ADMINISTRATIVE ASSESSMENTS                    | 93,879                                      |
| MAINTENANCE ASSESSMENTS                       | 147,627                                     |
| DEBT ASSESSMENTS                              | 302,048                                     |
| OTHER REVENUES                                | 0   |
| INTEREST INCOME                               | 1,440                                       |
| <b>TOTAL REVENUES</b>                         | <b>\$ 544,994</b>                           |
| <b>EXPENDITURES</b>                           |   |
| <b>MAINTENANCE EXPENDITURES</b>               |   |
| AQUATIC MAINTENANCE                           | 6,000                                       |
| ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES | 68,000                                      |
| LANDSCAPING UPKEEP                            | 15,000                                      |
| FPL - IRRIGATION                              | 1,000                                       |
| IRRIGATION SYSTEM UPKEEP                      | 5,000                                       |
| COMMUNITY JANITORIAL SERVICES                 | 18,000                                      |
| PARKING ENFORCEMENT & TOWING EXPENSES         | 7,500                                       |
| FIELD OPERATIONS                              | 2,520                                       |
| ENGINEERING/INSPECTIONS/OTHER                 | 2,000                                       |
| STORM DRAIN CLEANING - TOWNHOMES              | 15,000                                      |
| STORM DRAINAGE/CLASS V PERMIT                 | 3,500                                       |
| HOLIDAY LIGHTING AND DÉCOR                    | 12,000                                      |
| PRESSURE CLEANING                             | 10,000                                      |
| MAINTENANCE CONTINGENCY                       | 8,000                                       |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>         | <b>\$ 173,520</b>                           |
| <b>ADMINISTRATIVE EXPENDITURES</b>            |   |
| SUPERVISOR FEES                               | 2,000                                       |
| PAYROLL TAXES (EMPLOYER)                      | 153   |
| MANAGEMENT                                    | 34,308                                      |
| SECRETARIAL                                   | 4,200                                       |
| LEGAL   | 11,500                                      |
| LEGAL/OTHER                                   | 2,400                                       |
| ASSESSMENT ROLL                               | 6,000                                       |
| AUDIT FEES                                    | 3,700                                       |
| ARBITRAGE REBATE FEE                          | 650   |
| INSURANCE                                     | 9,200                                       |
| LEGAL ADVERTISING                             | 4,000                                       |
| MISCELLANEOUS                                 | 2,600                                       |
| POSTAGE                                       | 400   |
| OFFICE SUPPLIES                               | 550   |
| DUES & SUBSCRIPTIONS                          | 175   |
| TRUSTEE FEES                                  | 4,500                                       |
| CONTINUING DISCLOSURE FEE                     | 350   |
| WEBSITE MANAGEMENT                            | 2,000                                       |
| ADMINISTRATIVE CONTINGENCY                    | 1,000                                       |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>      | <b>\$ 89,686</b>                            |
| <b>TOTAL EXPENDITURES</b>                     | <b>\$ 263,206</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>             | <b>\$ 281,788</b>                           |
| BOND PAYMENTS                                 | (283,925)                                   |
| <b>BALANCE</b>                                | <b>\$ (2,137)</b>                           |
| COUNTY APPRAISER & TAX COLLECTOR FEE          | (10,871)                                    |
| DISCOUNTS FOR EARLY PAYMENTS                  | (21,742)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                    | <b>\$ (34,750)</b>                          |
| CARRYOVER FROM PRIOR YEAR                     | 34,750                                      |
| <b>NET EXCESS/ (SHORTFALL)</b>                | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|   | FISCAL YEAR<br>2023/2024<br>ACTUAL | FISCAL YEAR<br>2024/2025<br>BUDGET | FISCAL YEAR<br>2025/2026<br>BUDGET | COMMENTS   |
|---|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                               |                                    |                                    |                                    |  |
| ADMINISTRATIVE ASSESSMENTS                    | 90,001                             | 91,506                             | 93,879                             | Expenditures Less Interest/.94                                   |
| MAINTENANCE ASSESSMENTS                       | 109,574                            | 150,021                            | 147,627                            | Expenditures Less Carryover/.94                                  |
| DEBT ASSESSMENTS                              | 419,947                            | 302,048                            | 302,048                            | Bond Payments/.94  |
| OTHER REVENUES                                | 0                                  | 0                                  | 0                                  |  |
| INTEREST INCOME                               | 26,484                             | 960                                | 1,440                              | Interest Projected At \$120 Per Month                            |
| <b>TOTAL REVENUES</b>                         | <b>\$ 646,006</b>                  | <b>\$ 544,535</b>                  | <b>\$ 544,994</b>                  |  |
| <b>EXPENDITURES</b>                           |                                    |                                    |                                    |  |
| <b>MAINTENANCE EXPENDITURES</b>               |                                    |                                    |                                    |  |
| AQUATIC MAINTENANCE                           | 3,912                              | 6,000                              | 6,000                              | No Change From 2024/2025 Budget                                  |
| ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES | 104,083                            | 58,000                             | 68,000                             | Fiscal Year 2023/2024 Expenditure Included Mulch                 |
| LANDSCAPING UPKEEP                            | 0                                  | 15,000                             | 15,000                             | No Change From 2024/2025 Budget                                  |
| FPL - IRRIGATION                              | 729                                | 1,000                              | 1,000                              | No Change From 2024/2025 Budget                                  |
| IRRIGATION SYSTEM UPKEEP                      | 0                                  | 5,000                              | 5,000                              | No Change From 2024/2025 Budget                                  |
| COMMUNITY JANITORIAL SERVICES                 | 17,316                             | 18,000                             | 18,000                             | No Change From 2024/2025 Budget                                  |
| PARKING ENFORCEMENT & TOWING EXPENSES         | 7,200                              | 7,500                              | 7,500                              | No Change From 2024/2025 Budget                                  |
| FIELD OPERATIONS                              | 2,520                              | 2,520                              | 2,520                              | No Change From 2024/2025 Budget                                  |
| ENGINEERING/INSPECTIONS/OTHER                 | 1,100                              | 2,000                              | 2,000                              | No Change From 2024/2025 Budget                                  |
| STORM DRAIN CLEANING - TOWNHOMES              | 0                                  | 15,000                             | 15,000                             | No Change From 2024/2025 Budget                                  |
| STORM DRAINAGE/CLASS V PERMIT                 | 0                                  | 0                                  | 3,500                              | New Requirement In Miami-Dade County                             |
| HOLIDAY LIGHTING AND DÉCOR                    | 0                                  | 0                                  | 12,000                             | Holiday Lighting and Décor                                       |
| PRESSURE CLEANING                             | 0                                  | 0                                  | 10,000                             | Pressure Cleaning  |
| MAINTENANCE CONTINGENCY                       | 33,519                             | 11,000                             | 8,000                              | \$3,000 Decrease From 2024/2025 Budget                           |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>         | <b>\$ 170,379</b>                  | <b>\$ 141,020</b>                  | <b>\$ 173,520</b>                  |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>            |                                    |                                    |                                    |  |
| SUPERVISOR FEES                               | 1,925                              | 2,000                              | 2,000                              | No Change From 2024/2025 Budget                                  |
| PAYROLL TAXES (EMPLOYER)                      | 147                                | 153                                | 153                                | Supervisor Fees * 7.65%  |
| MANAGEMENT                                    | 32,388                             | 33,348                             | 34,308                             | CPI Adjustment   |
| SECRETARIAL                                   | 4,200                              | 4,200                              | 4,200                              | No Change From 2024/2025 Budget                                  |
| LEGAL   | 8,208                              | 11,500                             | 11,500                             | No Change From 2024/2025 Budget                                  |
| LEGAL/OTHER                                   | 0                                  | 2,400                              | 2,400                              | No Change From 2024/2025 Budget                                  |
| ASSESSMENT ROLL                               | 6,000                              | 6,000                              | 6,000                              | As Per Contract  |
| AUDIT FEES                                    | 3,900                              | 4,000                              | 3,700                              | Accepted Amount For 2024/2025 Audit                              |
| ARBITRAGE REBATE FEE                          | 650                                | 650                                | 650                                | No Change From 2024/2025 Budget                                  |
| INSURANCE                                     | 8,362                              | 9,000                              | 9,200                              | Fiscal Year 2024/2025 Expenditure Was \$8,696                    |
| LEGAL ADVERTISING                             | 3,843                              | 2,000                              | 4,000                              | Costs Have Increases Due To Closing Of The Miami Business Review |
| MISCELLANEOUS                                 | 2,210                              | 2,700                              | 2,600                              | \$100 Decrease From 2024/2025 Budget                             |
| POSTAGE                                       | 248                                | 425                                | 400                                | \$25 Decrease From 2024/2025 Budget                              |
| OFFICE SUPPLIES                               | 459                                | 575                                | 550                                | \$25 Decrease From 2024/2025 Budget                              |
| DUES & SUBSCRIPTIONS                          | 175                                | 175                                | 175                                | No Change From 2024/2025 Budget                                  |
| TRUSTEE FEES                                  | 4,500                              | 4,500                              | 4,500                              | No Change From 2024/2025 Budget                                  |
| CONTINUING DISCLOSURE FEE                     | 350                                | 350                                | 350                                | No Change From 2024/2025 Budget                                  |
| WEBSITE MANAGEMENT                            | 2,000                              | 2,000                              | 2,000                              | No Change From 2024/2025 Budget                                  |
| ADMINISTRATIVE CONTINGENCY                    | 0                                  | 1,000                              | 1,000                              | No Change From 2024/2025 Budget                                  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>      | <b>\$ 79,565</b>                   | <b>\$ 86,976</b>                   | <b>\$ 89,686</b>                   |  |
| <b>TOTAL EXPENDITURES</b>                     | <b>\$ 249,944</b>                  | <b>\$ 227,996</b>                  | <b>\$ 263,206</b>                  |  |
| <b>REVENUES LESS EXPENDITURES</b>             | <b>\$ 396,062</b>                  | <b>\$ 316,539</b>                  | <b>\$ 281,788</b>                  |  |
| BOND PAYMENTS                                 | (400,075)                          | (283,925)                          | (283,925)                          | 2026 P & I Payments Less Interest                                |
| <b>BALANCE</b>                                | <b>\$ (4,013)</b>                  | <b>\$ 32,614</b>                   | <b>\$ (2,137)</b>                  |  |
| COUNTY APPRAISER & TAX COLLECTOR FEE          | (5,954)                            | (10,871)                           | (10,871)                           | Two Percent Of Total Assessment Roll                             |
| DISCOUNTS FOR EARLY PAYMENTS                  | (23,315)                           | (21,743)                           | (21,742)                           | Four Percent Of Total Assessment Roll                            |
| <b>EXCESS/ (SHORTFALL)</b>                    | <b>\$ (33,282)</b>                 | <b>\$ -</b>                        | <b>\$ (34,750)</b>                 |  |
| CARRYOVER FROM PRIOR YEAR                     | 0                                  | 0                                  | 34,750                             | Carryover From Prior Year  |
| <b>NET EXCESS/ (SHORTFALL)</b>                | <b>\$ (33,282)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

|                            | FISCAL YEAR<br>2023/2024 | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 |                                   |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income            | 26,080                   | 500                      | 1,000                    | Projected Interest For 2025/2026  |
| NAV Tax Collection         | 400,075                  | 283,925                  | 283,925                  | Maximum Debt Service Collection   |
|                            |                          |                          |                          |                                   |
| <b>Total Revenues</b>      | <b>\$ 426,155</b>        | <b>\$ 284,425</b>        | <b>\$ 284,925</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                   |
| Principal Payments         | 280,000                  | 168,000                  | 176,000                  | Principal Payment Due In 2026     |
| Interest Payments          | 103,275                  | 115,700                  | 107,100                  | Interest Payments Due In 2026     |
| Bond Redemption            | 0                        | 725                      | 1,825                    | Estimated Excess Debt Collections |
|                            |                          |                          |                          |                                   |
| <b>Total Expenditures</b>  | <b>\$ 383,275</b>        | <b>\$ 284,425</b>        | <b>\$ 284,925</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 42,880</b>         | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**Series 2024 Bond Refunding Information**

|                       |             |                                 |                        |
|-----------------------|-------------|---------------------------------|------------------------|
| Original Par Amount = | \$2,398,000 | Annual Principal Payments Due = | May 1st                |
| Interest Rate =       | 5.00%       | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | July 2024   |                                 |                        |
| Maturity Date =       | May 2035    |                                 |                        |

|                             |             |
|-----------------------------|-------------|
| Par Amount As Of 1-1-2025 = | \$2,398,000 |
|-----------------------------|-------------|

## Bluewaters Community Development District Assessment Comparison

|                | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Assessment<br>Before Discount* | Fiscal Year<br>2024/2025<br>Assessment<br>Before Discount* | Fiscal Year<br>2025/2026<br>Projected Assessment<br>Before Discount* |
|----------------|--|--|--|--|
| Administrative | \$ 154.41  | \$ 186.80  | \$ 192.25  | \$ 197.23  |
| Maintenance    | \$ 262.65  | \$ 230.20  | \$ 315.18  | \$ 310.15  |
| <u>Debt</u>    | <u>\$ 884.10</u>   | <u>\$ 884.10</u>   | <u>\$ 635.89</u>   | <u>\$ 635.89</u>   |
| <b>Total</b>   | <b>\$ 1,301.16</b>   | <b>\$ 1,301.10</b>   | <b>\$ 1,143.32</b>   | <b>\$ 1,143.27</b>   |

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 476

Prepayments 1

Billed for Debt 475

## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Bluewaters Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF April, 2025.**

**BLUEWATERS  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors