

Bluewaters
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	93,879
MAINTENANCE ASSESSMENTS	147,627
DEBT ASSESSMENTS	302,048
OTHER REVENUES	0
INTEREST INCOME	1,440
TOTAL REVENUES	\$ 544,994
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 173,520
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,686
TOTAL EXPENDITURES	\$ 263,206
REVENUES LESS EXPENDITURES	\$ 281,788
BOND PAYMENTS	(283,925)
BALANCE	\$ (2,137)
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,871)
DISCOUNTS FOR EARLY PAYMENTS	(21,742)
EXCESS/ (SHORTFALL)	\$ (34,750)
CARRYOVER FROM PRIOR YEAR	34,750
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
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
TOTAL REVENUES	\$ 646,006	\$ 544,535	\$ 544,994	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 170,379	\$ 141,020	\$ 173,520	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 79,565	\$ 86,976	\$ 89,686	
TOTAL EXPENDITURES	\$ 249,944	\$ 227,996	\$ 263,206	
REVENUES LESS EXPENDITURES	\$ 396,062	\$ 316,539	\$ 281,788	
BOND PAYMENTS	(400,075)	(283,925)	(283,925)	2026 P & I Payments Less Interest
BALANCE	\$ (4,013)	\$ 32,614	\$ (2,137)	
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
EXCESS/ (SHORTFALL)	\$ (33,282)	\$ -	\$ (34,750)	
CARRYOVER FROM PRIOR YEAR	0	0	34,750	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (33,282)	\$ -	\$ -	

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
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
Total Revenues	\$ 426,155	\$ 284,425	\$ 284,925	
EXPENDITURES				
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
Total Expenditures	\$ 383,275	\$ 284,425	\$ 284,925	
Excess/ (Shortfall)	\$ 42,880	\$ -	\$ -	

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 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment 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>
Total	\$ 1,301.16	\$ 1,301.10	\$ 1,143.32	\$ 1,143.27

* Assessments Include the Following :

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- 4% Discount for Early Payments
 - 1% County Tax Collector Fee
 - 1% County Property Appraiser Fee

Community Information:

Total Units	476
<u>Prepayments</u>	<u>1</u>
Billed for Debt	475