



**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 23, 2025
6:15 P.M.**

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

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. 115th Avenue
Miami, Florida 33032
REGULAR BOARD MEETING & PUBLIC HEARING
June 23, 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. April 14, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 13
 - 2. Consider Resolution No. 2025-05 – Election of Officers.....Page 15
- J. Administrative & Operational Matters
 - 1. Reminder: Form 1 – Statement of Financial Interest: Due July 1, 2025
 - 2. Reminder: Ethics Training due December 31, 2025
- K. Board Member & Staff Closing Comments
- L. 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	51 L

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

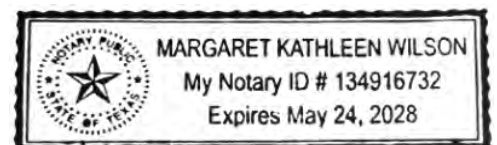
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
APRIL 14, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the April 14, 2025, Regular Board Meeting of District to order at 6:19 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 Chairman Rodney Mejia and Supervisors Lorna Burnett and Lazaro Mederos constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Patricia Figueroa, Miami, FL

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions at this time.

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. November 11, 2024 - Regular Board Meeting Minutes

Mr. Silva presented the minutes of the November 11, 2024, Regular 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 November 11, 2024, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

Mr. Medero requested an update on the installation of the traffic signal at SW 242nd Street and SW 112nd Avenue. Mr. Jerez advised that while the project had been approved, Miami-Dade County had not yet approved it for funding. Miami-Dade County chooses funding in late summer at which time we will follow up for an update.

Mr. Jerez advised that Miami-Dade County had updated their service request system and the previous service request numbers had been erased and the requests for repairing the sidewalk had to be resubmitted. The County provided the timeline of 6 months to 1 year before the repairs would be completed

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. Silva presented Resolution No. 2025-01, entitled:

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.

Mr. Silva read the title of the resolution into the record and reviewed the proposed budget. He advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the 2025/2026 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed to approve and adopt Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for June 23, 2025, at 6:15 p.m. in the Somerset Academy Silver Palms Cafeteria Room located at 23255 SW 115 Avenue, Miami, Florida 33032; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Mr. Silva presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 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

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Mr. Mejia, seconded by Ms. Burnett and unanimously passed designating Michael J. Pawelczyk as the Bluewaters Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: Form 1 - Statement of Financial Interests Due: 07/01/2025

Mr. Silva reminded the Board that their financial disclosures are due July 1, 2025, and ethics training must be completed by December 31, 2025. He will send the Board e-mails reminders about the submittals.

2. Add-On: Consider Appointment to Seat #4

Mr. Silva stated that there was a vacancy in Seat #4 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Patricia Figueroa, a qualified elector in the State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed appointing Mr. Cuenca to serve the unexpired 4-year term of office in Seat #4 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Ms. Figueroa and went over her duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

3. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems

District Counsel submitted a memorandum advising the District of the legal requirements of owning and maintaining stormwater management systems within Miami-Dade County. Certain permitting requirements are now necessary as well as Operation & Maintenance manuals that are now required to submitted to Miami-Dade County.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mejia, seconded by Mr. Mederos and unanimously passed adjourning the Regular Board Meeting at 6:50 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57932	9350	Legal Ad - IPL0235793	Blue Waters CDD - Notice of Public Hearing	1.0	73.0L

ATTENTION: Bluewaters Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410

Notice of Public Hearing and Regular Board Meeting of the Bluewaters Community Development District

The Board of Supervisors (the "Board") of the Bluewaters Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 23, 2025, at 6:15 p.m., or as soon thereafter as can be heard, in the Cafeteria Room of Somerset Academy Silver Palms located at 23255 SW 115th Avenue, Miami, Florida 33032.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.bluewaterscdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Bluewaters Community Development District

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
06/03/25 Print, 06/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before me this 4th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Notary Public in and for the state of South Carolina,
residing in Beaufort County

RESOLUTION NO. 2025-03

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

WHEREAS, the Bluewaters Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 23rd day of June, 2025.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Bluewaters Community Development District

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

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL 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 FINAL 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 FINAL DEBT SERVICE FUND BUDGET

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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
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>	\$ 884.10	\$ 884.10	\$ 635.89	\$ 635.89
Total	\$ 1,301.16	\$ 1,301.10	\$ 1,143.32	\$ 1,143.27

* Assessments Include the Following :
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

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Bluewaters Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 23rd day of June, 2025.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 13, 2025 – Columbus Day

November 10, 2025

December 8, 2025

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/25

RESOLUTION NO. 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Bluewaters Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 23rd day of June, 2025.

ATTEST:

**BLUEWATERS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson