Bluewaters Community Development District

Amended Final Budget For Fiscal Year 2024/2025 October 1, 2024 - September 30, 2025

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AMENDED FINAL BUDGET

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT OPERATING FUND

FISCAL YEAR 2024/2025 OCTOBER 1, 2024 - SEPTEMBER 30, 2025

ADMINISTRATIVE ASSESSMENTS	REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25		AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
DEBT ASSESSMENTS			,506		
OTHER REVENUES 0 0 0 17,400 17,411	MAINTENANCE ASSESSMENTS	150	,021	149,936	149,936
INTEREST INCOME	DEBT ASSESSMENTS	302	,048	302,049	302,049
TOTAL REVENUES \$ 544,535 \$ 562,107 \$ 561,96 EXPENDITURES	OTHER REVENUES		0	0	0
EXPENDITURES ADMINISTRATIVE EXPENDITURES 2,000 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,304 33,345 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 33,346 34,346	INTEREST INCOME		960	17,600	17,454
ADMINISTRATIVE EXPENDITURES 2,000 2,200 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 3,348 33,348	TOTAL REVENUES	\$ 544,	535	\$ 562,107	\$ 561,961
ADMINISTRATIVE EXPENDITURES 2,000 2,200 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 2,20 3,348 33,348	EXPENDITURES				
SUPERVISOR FEES 2,000 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 2,200 3,348 33,					
PAYROLL TAXES (EMPLOYER)		2	.000	2.200	2,200
MANAGEMENT 33,348 33,348 333					
LEGAL 11,500 9,200 7,6 LEGAL/OTHER 2,400 0 6 ASSESSMENT ROLL 6,000 6,000 3,600 3,6 ADIDIT FEES 4,000 3,600 3,6 ARBITRAGE REBATE FEE 650 650 650 INSURANCE 9,000 8,696 8,6 LEGAL ADVERTISING 2,000 2,000 9 MISCELLARDEOUS 2,700 1,750 1,3 POSTAGE 425 166 1 OFFICE SUPPLIES 575 350 3 DUES & SUBSCRIPTIONS 175 175 1 TRUSTEE FEES 4,500 3,500 3,5 CONTINUING DISCLOSURE FEE 350 350 3 VEBSITE MANAGEMENT 2,000 2,000 2,000 ADMINISTRATIVE EXPENDITURES 8 6,976 79,352 74,68 MAINTENANCE EXPENDITURES 8 6,976 79,352 74,68 MANITENANCE EXPENDITURES 8 6,976 79,352 74,68 <td></td> <td>33</td> <td></td> <td></td> <td></td>		33			
LEGAL 11,500 9,200 7,6 LEGAL/OTHER 2,400 0 6 ASSESSMENT ROLL 6,000 6,000 3,600 3,6 ADIDIT FEES 4,000 3,600 3,6 ARBITRAGE REBATE FEE 650 650 650 INSURANCE 9,000 8,696 8,6 LEGAL ADVERTISING 2,000 2,000 9 MISCELLARDEOUS 2,700 1,750 1,3 POSTAGE 425 166 1 OFFICE SUPPLIES 575 350 3 DUES & SUBSCRIPTIONS 175 175 1 TRUSTEE FEES 4,500 3,500 3,5 CONTINUING DISCLOSURE FEE 350 350 3 VEBSITE MANAGEMENT 2,000 2,000 2,000 ADMINISTRATIVE EXPENDITURES 8 6,976 79,352 74,68 MAINTENANCE EXPENDITURES 8 6,976 79,352 74,68 MANITENANCE EXPENDITURES 8 6,976 79,352 74,68 <td>SECRETARIAL</td> <td></td> <td></td> <td></td> <td></td>	SECRETARIAL				
LEGAL/OTHER					
ASSESSMENT ROLL AUDIT FEES 4,000 3,6					
AUDIT FEES					_
ARBITRAGE REBATE FEE 6850 6850					
INSURANCE 9,000					
LEGAL ADVERTISING		9			
MISCELLANEOUS 2,700					
POSTAGE					
OFFICE SUPPLIES 575 350 3 DUES & SUBSCRIPTIONS 175		_			
DUES & SUBSCRIPTIONS 175 175 1 TRUSTEE FEES 4,500 3,500 3,50 CONTINUING DISCLOSURE FEE 350 350 350 WEBSITE MANAGEMENT 2,000 2,000 2,000 ADMINISTRATIVE CONTINGENCY 1,000 1,000 TOTAL ADMINISTRATIVE EXPENDITURES \$ 86,976 \$ 79,352 \$ 74,68 MAINTENANCE EXPENDITURES \$ 6,000 3,912 3,9 ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE 6,000 3,912 3,9 ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE 58,000 81,907 81,9 LANDSCAPING UPKEEP 15,000 2,500 955 95 IRRIGATION SYSTEM UPKEEP 5,000 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 17,316 17,34 17,34 17,34 17,34 17,34 17,34 17,34 17,34 17,35 2,500 2,500 1,500 1,500 1,500 1,500 1,500					
TRUSTEE FEES					
CONTINUING DISCLOSURE FEE 350 350 350 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.		Δ			
WEBSITE MANAGEMENT		-			
ADMINISTRATIVE CONTINGENCY TOTAL ADMINISTRATIVE EXPENDITURES \$ 86,976 \$ 79,352 \$ 74,68 MAINTENANCE EXPENDITURES AQUATIC MAINTENANCE AQUATIC MAINTENANCE ASSISTED SEXPENDITURES ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE BALANDSCAPE & IRRIGATION SYSTEM MAINTENANCE BALANDSCAPING UPKEEP BISONO BISON		2			
TOTAL ADMINISTRATIVE EXPENDITURES \$ 86,976 \$ 79,352 \$ 74,68			,	,	,
MAINTENANCE EXPENDITURES AQUATIC MAINTENANCE 6,000 3,912 3,9			,	,	
AQUATIC MAINTENANCE	TOTAL ADMINISTRATIVE EXPENDITURES	φ 00,	310	79,332	74,003
ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE 58,000 81,907 81,90 LANDSCAPING UPKEEP 15,000 2,500 FPL - IRRIGATION 1,000 955 99 IRRIGATION SYSTEM UPKEEP 5,000 2,500 COMMUNITY JANITORIAL SERVICES 18,000 17,316 17,3 PARKING ENFORCEMENT & TOWING EXPENSES 7,500 7,200 7,20 FIELD OPERATIONS 2,520 2,520 2,520 2,520 ENGINEERING/INSPECTIONS/OTHER 2,000 2,459 2,44 STORM DRAIN CLEANING - TOWNHOMES 15,000 2,500 MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.) 11,000 40,000 35,60 TOTAL MAINTENANCE EXPENDITURES \$ 141,020 \$ 163,769 \$ 151,90 TOTAL EXPENDITURES \$ 227,996 \$ 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 \$ 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,781 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0 0	MAINTENANCE EXPENDITURES				
TANDSCAPING UPKEEP	AQUATIC MAINTENANCE	6	,000	3,912	3,912
FPL - IRRIGATION	ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE	58	,000	81,907	81,907
RRIGATION SYSTEM UPKEEP	LANDSCAPING UPKEEP	15	,000	2,500	
COMMUNITY_JANITORIAL_SERVICES 18,000 17,316 17,3 7,200 7,2		1	,000	955	955
PARKING ENFORCEMENT & TOWING EXPENSES 7,500 7,200 7,20 FIELD OPERATIONS 2,520 2,520 2,520 ENGINEERING/INSPECTIONS/OTHER 2,000 2,459 2,49 STORM DRAIN CLEANING - TOWNHOMES 15,000 2,500 MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.) 11,000 40,000 35,60 TOTAL MAINTENANCE EXPENDITURES \$ 141,020 163,769 \$ 151,90 TOTAL EXPENDITURES \$ 227,996 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,233) DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	IRRIGATION SYSTEM UPKEEP	5	,000	2,500	0
FIELD OPERATIONS ENGINEERING/INSPECTIONS/OTHER 2,520 2	COMMUNITY JANITORIAL SERVICES	18	,000	17,316	17,316
ENGINEERING/INSPECTIONS/OTHER 2,000 2,459 2,459 2,459 2,459 3,500 3,50	PARKING ENFORCEMENT & TOWING EXPENSES	7	,500	7,200	7,200
STORM DRAIN CLEANING - TOWNHOMES 15,000 2,500 MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.) 11,000 40,000 35,6 TOTAL MAINTENANCE EXPENDITURES \$ 141,020 163,769 \$ 151,90 TOTAL EXPENDITURES \$ 227,996 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,233) (5,233) DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	FIELD OPERATIONS	2	,520	2,520	2,520
MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.) 11,000 40,000 35,63 TOTAL MAINTENANCE EXPENDITURES \$ 141,020 \$ 163,769 \$ 151,90 TOTAL EXPENDITURES \$ 227,996 \$ 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 \$ 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	ENGINEERING/INSPECTIONS/OTHER	2	,000	2,459	2,459
TOTAL MAINTENANCE EXPENDITURES \$ 141,020 \$ 163,769 \$ 151,90 TOTAL EXPENDITURES \$ 227,996 \$ 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 \$ 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	STORM DRAIN CLEANING - TOWNHOMES	15	,000	2,500	0
TOTAL EXPENDITURES \$ 227,996 \$ 243,121 \$ 226,58 REVENUES LESS EXPENDITURES \$ 316,539 \$ 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR	MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.)	11	,000	40,000	35,634
REVENUES LESS EXPENDITURES \$ 316,539 \$ 318,986 \$ 335,37 BOND PAYMENTS (283,925) (287,781) (287,78 BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23) DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,44 EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	TOTAL MAINTENANCE EXPENDITURES	\$ 141,	020	\$ 163,769	\$ 151,903
BOND PAYMENTS	TOTAL EXPENDITURES	\$ 227,	996	\$ 243,121	\$ 226,586
BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	REVENUES LESS EXPENDITURES	\$ 316,	539	\$ 318,986	\$ 335,375
BALANCE \$ 32,614 \$ 31,205 \$ 47,59 COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,23 DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	BOND PAYMENTS	(283.	925)	(287.781)	(287,781)
COUNTY APPRAISER & TAX COLLECTOR FEE (10,871) (5,233) (5,233) DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0		(=55)	- /	,,,	()
DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	BALANCE	\$ 32,	614	\$ 31,205	\$ 47,594
DISCOUNTS FOR EARLY PAYMENTS (21,743) (20,447) (20,447) EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0 0	COUNTY APPRAISER & TAX COLLECTOR FEE	(10	871)	(5 233)	(5,233)
EXCESS/ (SHORTFALL) \$ - \$ 5,525 \$ 21,91 CARRYOVER FROM PRIOR YEAR 0					
CARRYOVER FROM PRIOR YEAR 0 0		(21,	,	(20,111)	(20,111)
	EXCESS/ (SHORTFALL)	\$	-	\$ 5,525	\$ 21,914
NET EXCESS/ (SHORTFALL) \$ - \\$ 5,525 \\$ 21,91	CARRYOVER FROM PRIOR YEAR		0	0	0
	NET EXCESS/ (SHORTFALL)	\$	-	\$ 5,525	\$ 21,914

Notes

FUND BALANCE AS OF 9/30/24 FY 2024/2025 ACTIVITY FUND BALANCE AS OF 9/30/25

Carryover From Prior Year Of \$34,750 to be used to reduce Fiscal Year 2025/2026 Assessments.

\$438,281 \$5,525 \$443,806

AMENDED FINAL BUDGET

BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND FISCAL YEAR 2024/2025 OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	20	CAL YEAR 024/2025 UDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/2	24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income		500	4,100	3,944
NAV Tax Collection		283,925	287,781	287,781
Total Revenues	\$	284,425	\$ 291,881	\$ 291,724
EXPENDITURES				
Principal Payments (2014)		168,000	168,000	168,000
Interest Payments (2014)		115,700	90,258	90,258
Principal Redemption (2014)		725	0	0
Total Expenditures	\$	284,425	\$ 258,258	\$ 258,258
Excess/ (Shortfall)	\$	-	\$ 33,623	\$ 33,466

FUND BALANCE AS OF 9/30/24	\$38,302
FY 2024/2025 ACTIVITY	\$33,623
FUND BALANCE AS OF 9/30/25	\$71,925

<u>Notes</u>

Revenue Fund Balance = \$71,925*.

Interest Account Balance To Be Used To Make 11/1/2025 Interest Payment Of \$55,750.

Series 2025 Bond Refunding Information

 Original Par Amount =
 \$2,398,000
 Annual Principal Payments Due:

 Interest Rate =
 5.00%
 May 1st

 Issue Date =
 July 2025
 Annual Interest Payments Due:

 Maturity Date =
 May 2035
 May 1st & November 1st

 Par Amount As Of 9/30/25 =
 \$2,230,000

^{*} Approximate Amounts