

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

	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
REVENUES			
ADMINISTRATIVE ASSESSMENTS	91,506	92,522	92,522
MAINTENANCE ASSESSMENTS	150,021	149,936	149,936
DEBT ASSESSMENTS	302,048	302,049	302,049
OTHER REVENUES	0	0	0
INTEREST INCOME	960	17,600	17,454
TOTAL REVENUES	\$ 544,535	\$ 562,107	\$ 561,961
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	2,000	2,200	2,200
PAYROLL TAXES (EMPLOYER)	153	168	168
MANAGEMENT	33,348	33,348	33,348
SECRETARIAL	4,200	4,200	4,200
LEGAL	11,500	9,200	7,613
LEGAL/OTHER	2,400	0	0
ASSESSMENT ROLL	6,000	6,000	6,000
AUDIT FEES	4,000	3,600	3,600
ARBITRAGE REBATE FEE	650	650	0
INSURANCE	9,000	8,696	8,696
LEGAL ADVERTISING	2,000	2,000	988
MISCELLANEOUS	2,700	1,750	1,392
POSTAGE	425	165	142
OFFICE SUPPLIES	575	350	311
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,500	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
ADMINISTRATIVE CONTINGENCY	1,000	1,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,976	\$ 79,352	\$ 74,683
MAINTENANCE EXPENDITURES			
AQUATIC MAINTENANCE	6,000	3,912	3,912
ANNUAL LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE	58,000	81,907	81,907
LANDSCAPING UPKEEP	15,000	2,500	0
FPL - IRRIGATION	1,000	955	955
IRRIGATION SYSTEM UPKEEP	5,000	2,500	0
COMMUNITY JANITORIAL SERVICES	18,000	17,316	17,316
PARKING ENFORCEMENT & TOWING EXPENSES	7,500	7,200	7,200
FIELD OPERATIONS	2,520	2,520	2,520
ENGINEERING/INSPECTIONS/OTHER	2,000	2,459	2,459
STORM DRAIN CLEANING - TOWNHOMES	15,000	2,500	0
MAINTENANCE CONTINGENCY (PRESSURE CLEANING, HOLIDAY LIGHTS, ETC.)	11,000	40,000	35,634
TOTAL MAINTENANCE EXPENDITURES	\$ 141,020	\$ 163,769	\$ 151,903
TOTAL EXPENDITURES	\$ 227,996	\$ 243,121	\$ 226,586
REVENUES LESS EXPENDITURES	\$ 316,539	\$ 318,986	\$ 335,375
BOND PAYMENTS	(283,925)	(287,781)	(287,781)
BALANCE	\$ 32,614	\$ 31,205	\$ 47,594
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	\$ 21,914
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,525	\$ 21,914

FUND BALANCE AS OF 9/30/24	\$438,281
FY 2024/2025 ACTIVITY	\$5,525
FUND BALANCE AS OF 9/30/25	\$443,806

Notes

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

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

	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
REVENUES			
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

Notes

Revenue Fund Balance = \$71,925*.

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

* Approximate Amounts

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	