



**BLUEWATERS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 9, 2026  
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**  
March 9, 2026  
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 10, 2025 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
  - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 14
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57932	IPL0276266	Legal Ad - IPL0276266		1.0	82.0L

ATTENTION: Bluewaters Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**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**
- 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  
 IPL0276266  
 Oct 3 2025

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.

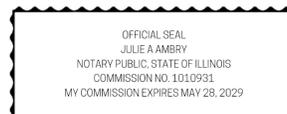
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE**

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BLUEWATERS community development district

www.bluewaterscdd.org  
IPL0276266  
Oct 3 2025

**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 10, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 10, 2025, Regular Board Meeting of the Bluewaters Community Development District (the “District”) to order at 6:26 p.m. at the Somerset Academy Silver Palms Cafeteria Room located at 23255 SW 115th Avenue, Miami, Florida 33032.

**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 October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Vice Chairperson Lorna Burnett and Supervisors Lazaro Mederos and Patricia Figueroa 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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

The following items were added to the agenda:

- New Business: Discussion Regarding Outlets in the Medians

**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. June 23, 2025, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the June 23, 2025, Regular Board Meeting & Public Hearing and asked if there were any corrections and/or revisions. There being no changes, a **motion** was made by Mr. Mederos, seconded by Ms. Burnett and passed unanimously approving the minutes June 23, 2025, Regular Board Meeting & Public Hearing, as presented.

**G. OLD BUSINESS**

**1. Update Regarding SW 112<sup>th</sup> Avenue Traffic Light**

Mr. Jerez advised that the traffic light for SW 112<sup>th</sup> Avenue & SW 242<sup>nd</sup> Street had been approved by the Florida Department of Transportation. However the funding has not been released with no set timeline for that. Mr. Jerez will keep track of the project and advise the Board accordingly.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Mr. Silva presented Resolution No. 2025-06, entitled:

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$443,806 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Mederos, seconded by Mr. Burnett and unanimously passed adopting Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

**2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report**

Resolution No. 2025-07 was presented, entitled:

Mr. Silva presented Resolution No. 2025-07, entitled:

**RESOLUTION 2025-07**

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

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all the goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Mederos, seconded by Ms. Burnett and unanimously passed accepting Resolution No. 2025-07, as presented, further adopting the Bluewaters Community Development District’s Goals and Objectives Annual Report, further authorizing the posting of same on the District website.

**3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website**

Mr. Silva presented the County Interlocal Access Agreement (the “ILA”) discussed during the October 13, 2025, Regular Board Meeting, regarding access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District

provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel had prepared a resolution to adhere to the County's request

#### **4. Consider Resolution No. 2025-08 – Interlocal Access Agreement and Authorized Signatories**

Mr. Silva presented Resolution No. 2025-08, entitled:

##### **RESOLUTION NO. 2025-08**

**A RESOLUTION OF THE BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Rodney Mejia as Chairperson, and Lorna Burnett as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Mederos, seconded by Ms. Burnett and unanimously passed approving and adopting Resolution No. 2025-08; thereby authorizing Armando Silva as District Manager, Rodney Mejia as Chairperson, and Lorna Burnett as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

#### **5. Discussion Regarding Electrical Outlets in the Medians**

Mr. Silva advised that District staff had noticed the outlets installed in the medians seemed to have been knocked over by the landscaping company. District Staff instructed Elighting to review and repair the outlets, if there was any damage.

#### **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Ms. Fernandez-Perez presented the 2025 Legislative Update memo by Billing, Cochran, Lyles, Mauro & Ramsey and briefly went over the updates.

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

Ms. Burnett requested District staff look into an additional pothole located on SW 109<sup>TH</sup> Avenue and have the palms and trees trimmed that are blocking the street lights.

#### **K. 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 6:54 pm.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2026-01**

**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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2026 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 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 9<sup>th</sup> day of March, 2026.

**ATTEST:**

**BLUEWATERS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Bluewaters  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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

**PROPOSED BUDGET**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	93,085
MAINTENANCE ASSESSMENTS	148,319
DEBT ASSESSMENTS	302,048
OTHER REVENUES	0
INTEREST INCOME	1,560
<b>TOTAL REVENUES</b>	<b>\$ 545,012</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
AQUATIC MAINTENANCE	6,000
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	80,000
LANDSCAPING UPKEEP	11,000
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	0
HOLIDAY LIGHTING AND DÉCOR	12,000
AT&T WIRELESS SERVICE	2,000
PRESSURE CLEANING	10,000
MAINTENANCE CONTINGENCY	8,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 180,020</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	2,000
PAYROLL TAXES (EMPLOYER)	153
MANAGEMENT	35,232
SECRETARIAL	4,200
LEGAL	10,500
LEGAL/OTHER	2,400
ASSESSMENT ROLL	6,000
AUDIT FEES	3,800
ARBITRAGE REBATE FEE	650
INSURANCE	9,900
LEGAL ADVERTISING	3,000
MISCELLANEOUS	2,500
POSTAGE	375
OFFICE SUPPLIES	525
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,300
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 89,060</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 269,080</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 275,932</b>
BOND PAYMENTS	(283,925)
<b>BALANCE</b>	<b>\$ (7,993)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,869)
DISCOUNTS FOR EARLY PAYMENTS	(21,738)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (40,600)</b>
CARRYOVER FROM PRIOR YEAR	40,600
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	92,522	93,879	93,085	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	149,936	147,627	148,319	Expenditures Less Carryover/.94
DEBT ASSESSMENTS	302,049	302,048	302,048	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	20,221	1,440	1,560	Interest Projected At \$130 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 564,728</b>	<b>\$ 544,994</b>	<b>\$ 545,012</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
AQUATIC MAINTENANCE	3,912	6,000	6,000	No Change From 2025/2026 Budget
ANNUAL LANDSCAPE & IRRIGATION MAINT. SERVICES	81,907	68,000	80,000	\$12,000 Increase From 2025/2026 Budget
LANDSCAPING UPKEEP	0	15,000	11,000	\$4,000 Decrease From 2025/2026 Budget
FPL - IRRIGATION	955	1,000	1,000	No Change From 2025/2026 Budget
IRRIGATION SYSTEM UPKEEP	0	5,000	5,000	No Change From 2025/2026 Budget
COMMUNITY JANITORIAL SERVICES	17,316	18,000	18,000	No Change From 2025/2026 Budget
PARKING ENFORCEMENT & TOWING EXPENSES	7,200	7,500	7,500	No Change From 2025/2026 Budget
FIELD OPERATIONS	2,520	2,520	2,520	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS/OTHER	2,459	2,000	2,000	No Change From 2025/2026 Budget
STORM DRAIN CLEANING - TOWNHOMES	8,500	15,000	15,000	No Change From 2025/2026 Budget
STORM DRAINAGE/CLASS V PERMIT	0	3,500	0	Line Item Eliminated
HOLIDAY LIGHTING AND DÉCOR	10,740	12,000	12,000	No Change From 2025/2026 Budget
AT&T WIRELESS SERVICE	1,792	0	2,000	AT&T Wireless Service
PRESSURE CLEANING	9,340	10,000	10,000	No Change From 2025/2026 Budget
MAINTENANCE CONTINGENCY	5,262	8,000	8,000	\$2,000 Decrease From 2025/2026 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 151,903</b>	<b>\$ 173,520</b>	<b>\$ 180,020</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	2,200	2,000	2,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	168	153	153	Supervisor Fees * 7.65%
MANAGEMENT	33,348	34,308	35,232	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	7,613	11,500	10,500	FY 2025/2026 Expenditure Through Jan 2026 Was \$2,315
LEGAL/OTHER	0	2,400	2,400	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2025/2026 Budget
INSURANCE	8,696	9,200	9,900	Fiscal Year 2024/2025 Expenditure Was \$9,217
LEGAL ADVERTISING	988	4,000	3,000	\$1,000 Decrease From 2025/2026 Budget
MISCELLANEOUS	1,392	2,600	2,500	\$100 Decrease From 2025/2026 Budget
POSTAGE	142	400	375	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	311	550	525	\$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	4,500	4,300	\$200 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	1,000	1,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 75,333</b>	<b>\$ 89,686</b>	<b>\$ 89,060</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 227,236</b>	<b>\$ 263,206</b>	<b>\$ 269,080</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 337,492</b>	<b>\$ 281,788</b>	<b>\$ 275,932</b>	
BOND PAYMENTS	(287,781)	(283,925)	(283,925)	2027 P & I Payments Less Interest
<b>BALANCE</b>	<b>\$ 49,711</b>	<b>\$ (2,137)</b>	<b>\$ (7,993)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,233)	(10,871)	(10,869)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(20,447)	(21,742)	(21,738)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 24,031</b>	<b>\$ (34,750)</b>	<b>\$ (40,600)</b>	
CARRYOVER FROM PRIOR YEAR	0	34,750	40,600	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 24,031</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**BLUEWATERS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,197	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	287,780	283,925	283,925	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 291,977</b>	<b>\$ 284,925</b>	<b>\$ 285,175</b>	
EXPENDITURES				
Principal Payments	168,000	176,000	185,000	Principal Payment Due In 2027
Interest Payments	90,258	107,100	98,075	Interest Payments Due In 2027
Bond Redemption	0	1,825	2,100	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 258,258</b>	<b>\$ 284,925</b>	<b>\$ 285,175</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 33,719</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 1-1-2026 =	\$2,230,000		

# Bluwaters Community Development District Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative	\$ 186.80	\$ 192.25	\$ 197.23	\$ 195.57
Maintenance	\$ 230.20	\$ 315.18	\$ 310.15	\$ 311.60
<u>Debt</u>	<u>\$ 884.10</u>	<u>\$ 635.89</u>	<u>\$ 635.89</u>	<u>\$ 635.89</u>
<b>Total</b>	<b>\$ 1,301.10</b>	<b>\$ 1,143.32</b>	<b>\$ 1,143.27</b>	<b>\$ 1,143.06</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
<u>Prepayments</u>	<u>1</u>
Billed for Debt	475

LAW OFFICES  
**BILLING COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
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February 2, 2026

VIA E-MAIL ONLY– [asilva@sdsinc.org](mailto:asilva@sdsinc.org)

Mr. Armando Silva  
District Manager  
Special District Services  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure  
Bluewaters Community Development District  
Our File: 577.03504**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

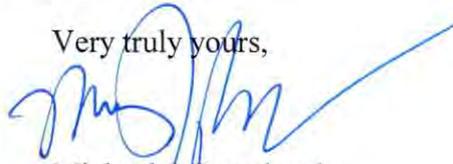
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva  
February 2, 2026  
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)