

Bluewaters
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	93,085
MAINTENANCE ASSESSMENTS	148,319
DEBT ASSESSMENTS	302,048
OTHER REVENUES	0
INTEREST INCOME	1,560
TOTAL REVENUES	\$ 545,012
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 180,020
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,060
TOTAL EXPENDITURES	\$ 269,080
REVENUES LESS EXPENDITURES	\$ 275,932
BOND PAYMENTS	(283,925)
BALANCE	\$ (7,993)
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,869)
DISCOUNTS FOR EARLY PAYMENTS	(21,738)
EXCESS/ (SHORTFALL)	\$ (40,600)
CARRYOVER FROM PRIOR YEAR	40,600
NET EXCESS/ (SHORTFALL)	\$ -

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
REVENUES				
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
TOTAL REVENUES	\$ 564,728	\$ 544,994	\$ 545,012	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 151,903	\$ 173,520	\$ 180,020	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,333	\$ 89,686	\$ 89,060	
TOTAL EXPENDITURES	\$ 227,236	\$ 263,206	\$ 269,080	
REVENUES LESS EXPENDITURES	\$ 337,492	\$ 281,788	\$ 275,932	
BOND PAYMENTS	(287,781)	(283,925)	(283,925)	2027 P & I Payments Less Interest
BALANCE	\$ 49,711	\$ (2,137)	\$ (7,993)	
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
EXCESS/ (SHORTFALL)	\$ 24,031	\$ (34,750)	\$ (40,600)	
CARRYOVER FROM PRIOR YEAR	0	34,750	40,600	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 24,031	\$ -	\$ -	

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
Total Revenues	\$ 291,977	\$ 284,925	\$ 285,175	
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
Total Expenditures	\$ 258,258	\$ 284,925	\$ 285,175	
Excess/ (Shortfall)	\$ 33,719	\$ -	\$ -	

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		

Bluewaters Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 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>
Total	\$ 1,301.10	\$ 1,143.32	\$ 1,143.27	\$ 1,143.06

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 476

Prepayments 1

Billed for Debt 475