



**BLUE LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
JUNE 11, 2024  
3:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.bluelakecdd.org](http://www.bluelakecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
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**AGENDA**  
**BLUE LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
WildBlue Social Building  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913  
**REGULAR BOARD MEETING**  
**June 11, 2024**  
**3:00 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. May 14, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Update by Gurley Fant Construction Litigation Attorney’s Research.....Page 7
  - 2. Update on Cummins Cederberg Lake Bank Repair Report
  - 3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 10
- I. Administrative Matters
  - 1. Manager’s Report
    - Financials.....Page 21
  - 2. Engineer’s Report
  - 3. Attorney’s Report
- J. Board Members Comments
- K. Adjourn

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold a Regular Board Meeting in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 3:00 p.m. on June 11, 2024.

The purpose of the meeting is to address any business to properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the Districts website or by contacting the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 prior to the date of the meeting.

From time to time one or two Supervisors may 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.

Said meeting 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 this 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 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 this meeting should contact the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

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

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

[www.bluelakecdd.org](http://www.bluelakecdd.org)

PUBLISH: NAPLES DAILY NEWS 05/31/24

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 14, 2024**

**A. CALL TO ORDER**

The May 14, 2024, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 1:00 p.m. in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33966.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Naples Daily News* on May 3, 2024, as legally required.

**C. CONSIDER RESIGNATION**

Mr. Ernst announced that he would be resigning effective June 1, 2024.

A **motion** was made by Mr. Edwards, seconded by Mr. Ernst and passed unanimously accepting Mr. Ernst’s resignation from the Board, effective June 1, 2023.

Ms. Meneely suggested that since Mr. Ernst’s seat, Seat #4, was one of the two seats going to general election this November, it may be prudent to accept resumes from residents and appoint someone to fill the vacancy, which expires in November 2024. This way the person could run as an incumbent and there would be some continuity in the Board. After discussion, it was the consensus of the Board for Ms. Meneely to send the HOA a vacancy announcement and accept resumes with a deadline date of July 1, 2024. It was discussed that preference would be given to those residents who were planning on qualifying for one of the open seats in the general election.

**D. ESTABLISH A QUORUM**

It was determined that the attendance of the following Board Members constituted a quorum:

Chairman	Chris Hasty	Present
Vice Chairman	Scott Edwards	Present
Supervisor	Tommy Dean	Absent
Supervisor	Vacant	
Supervisor	Barry Ernst	Present

Also present were the following Staff Members:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Wes Haber (via phone)	Kutak Rock LLP
District Engineer	Carl Barraco & Frank Savage (via phone)	Barraco and Associates, Inc.

Also present were the following District residents: Steven Hamburger, Janine Black, Lena Arnold, James Towgood, F M Proctor, Jim Carr, Mark Rapponotti, Matt Robbins, Paul & Jn Kwiat, Elaine Drake, Jim Spalding, Robert, Kudnik, Rick Nelson, Rom Stuble, Wally Barfett, John Reis, Paul Thell, Donald Bobrow, Chris Reeth, Gina Goodrich, Tom & Patrice Kurz, Chad Culvahouse, Tom Juszczak, B Collen, John & Jeanne Hadginikitas, Stephanie Vitrano, Dar Pazdernik and Linda Jones.

Present via phone were: Amy Leah, Greg Miholic and others.

#### **E. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

#### **F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Mr. Towgood asked if the lake had been deeded to the CDD. Ms. Meneely responded that it had not and Mr. Edwards continued that eventually it would be. Mr. Haber added that the plat dedication gave maintenance obligation to the District and he was having the litigation attorney look into the issue.

Mr. Bobrow asked if the damage in the preserve would be replanted and Ms. Meneely responded that it would not, as it needs to remain in its natural condition.

J Kwiat asked when the fence damage would be fixed and Ms. Meneely went over the deficit in funding, noting that the most damaged areas had been fixed but the majority of the fence funds had been used to hire the engineer designing the lake bank repairs.

Ms. Goodrich asked why the District was operating in a deficit and Ms. Meneely went over the history, including the newness of the District, the storm and unanticipated maintenance expenses and the lack of any reserves to cover those expenses.

Mr. Miholic asked about the health of the lakes, noting that Solitude was hired to maintain them. Ms. Meneely responded that Solitude maintains on a monthly basis and the reports were available. Mr. Miholic asked about posting them to the website and Ms. Meneely responded, as previously noted in past meetings, ADA issues are why only required material is posted to the website.

#### **G. APPROVAL OF MINUTES**

##### **1. April 9, 2024, Regular Board Meeting**

The minutes of the April 9, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Ernst, seconded by Mr. Edwards and passed unanimously approving the minutes of the April 9, 2024, Regular Board Meeting, as presented.

#### **H. OLD BUSINESS**

There were no Old Business items to come before the Board.

#### **I. NEW BUSINESS**

##### **1. Update on Lake Bank Repair Project**

Mr. Barraco advised that Cederberg Cummins was still working on the report and had preliminary options. He noted that a meeting took place with Lee County to discuss permitting and meetings with SFWMD had been set up to review the options and limitations. Mr. Hasty stated that preliminary options have been created for Wild Blue that would be applicable to Vista Blue. He added that Wild Blue was about a week ahead of Vista Blue and residents can attend a May 25<sup>th</sup> presentation in Wild Blue to view the options, as they are loosely applicable to this District. Mr. Edwards added that there were about 6 or 7 options being presented that go from simple regrading to concrete cap rebuilds.

Dr. Hamburger asked about private dock repairs and Mr. Edwards responded to be careful with those, as they will need to be responsible for the cost of removing if they impede the District's repairs to the lake banks.

J Hadginikitas asked about the approach of hurricane season, further damage and debris in the lake. Mr. Hasty responded that since the CDD has no funding, the HOA is setting up strict guidelines and more erosion would likely take place. However, he pointed out that as the area was a mine, the deviations to the original retaining wall were made to keep the shoreline as stable as it was as a mine, since strict codes would have required destabilization of the bank.

## **2. Construction Litigation Attorney's Research Presentation**

Mr. Haber advised that the letter from construction Litigation Attorney Gurley Fant was not yet complete and he anticipated it being ready for the next meeting. He further stated that the attorney was willing to attend the meeting and present his findings to the Board. Mr. Haber indicated that in the initial review, the sea wall is a latent defect and allows for the greater amount of time regarding the statute of limitations.

Mr. Robbins asked about the scope of the report and Mr. Haber stated that it was focused on the statute of limitations and the timeframes on latent versus patent defects. He continued that it would give guidance on rights being preserved and could be retained if additional counsel is needed.

Mr. Reis asked about a tolling agreement and Mr. Haber responded that he had raised it to the litigation attorney who stated that there has to be a willingness on both sides to have such an agreement. Mr. Hasty added that he has pushed the request again to the developer.

## **3. Discussion Regarding Hypothetical Bonding Options**

Mr. Hasty advised that there were questions from Dr. Hamburger on hypothetical assessment options so the chart in the agenda gives such an assessment. Ms. Meneely pointed out that all would be contingent on the ongoing interest rates at the time. Mr. Hasty continued that he has asked for funding help from the developer and they have not said no and were looking into it.

## **4. Consider Resolution No. 2024-02 – Canvassing 2022 Landowner Election**

Resolution No. 2024-02 was presented, entitled:

### **RESOLUTION 2024-02**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING**

**THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS  
HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Miholic asked about the landowner election and if they own the most land, why they are not responsible for paying for the repairs of the retaining wall? Mr. Haber stated that he would bring it up to the litigation counsel. Mr. Haber stated that the landowner elections were not a floating situation, as there were landowner elections initially, then in 2020, 2022 and now in 2024. Mr. Haber referred to Chapter 190 of the Florida Statutes, which govern special districts and elections.

A **motion** was made by Mr. Edwards, seconded by Mr. Ernst and passed unanimously adopting Resolution No. 2024-02, as presented.

**5. Consider Resolution No. 2024-03 – Setting the 2024 Landowners' Election**

Resolution No. 2024-03 was presented, entitled:

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR  
PUBLICATION; ESTABLISHING FORMS FOR THE  
LANDOWNER ELECTION; AND PROVIDING FOR  
SEVERABILITY AND AN EFFECTIVE DATE.**

Mr. Hasty pointed out that the resolution needed to be amended to reflect Seat #5 as being up for election, not Seat #3, as indicated.

A **motion** was made by Mr. Ernst, seconded by Mr. Edwards and passed unanimously adopting Resolution No. 2024-03, as amended.

**J. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

**• Financials**

Ms. Meneely went over the financials, including the deficit. There were no questions from the Board.

Ms. Meneely requested that the Board consider changing the meeting time to 3:00 p.m., as requested by Mr. Dean and which also appeared to be more convenient for all involved.

A motion was made by Mr. Edwards, seconded by Mr. Hasty and passed unanimously changing the meeting start time to 3:00 p.m. and advertising accordingly, effective immediately.

**2. Engineer's Report**

Mr. Savage stated he was asked to go over the original certification phases. He indicated that there were five different phases with the first being January 28, 2020, for the areas that were damaged by Hurricane Ian.

Dr. Hamburger opined, irrespective of Hurricane Ian, there may be future remediation of additional phases if the design is found to be poor.

### **3. Attorney's Report**

Mr. Haber had nothing further to report.

### **K. BOARD MEMBER COMMENTS**

Mr. Edwards stated that the report concerning the mitigation areas was received from Passarella and just a small area needs to be treated. Ms. Meneely stated that she had sent the contractor a request for a proposal that morning to cover that area.

### **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Ernst, seconded by Mr. Edwards and passed unanimously adjourning the Regular Board Meeting at 2:45 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair



David E. Gurley <sup>1♦</sup>  
Michael A. Fant Jr. <sup>2\*</sup>  
Alex L. Gurley  
Christopher C. Fiore

*Of Counsel:*

Alfredo Fernandez-Martinez <sup>3♦</sup>  
(Admitted In Puerto Rico Only)  
Clayton C. Cannon <sup>1\*\*</sup>  
(Admitted In Texas Only)



*Additional Jurisdictions:*

<sup>1</sup> Texas  
<sup>2</sup> Alabama  
<sup>3</sup> Commonwealth of Puerto Rico  
♦ U.S. District Court for the  
District of Puerto Rico

\* \*\*



June 10, 2024

**Via Electronic Mail**

Blue Lake Community Development District  
c/o Chris Hasty, Chairman  
chrishastycdd@gmail.com

**Re:           *Blue Lake Community Development District/Preliminary opinion as to  
statute of limitations for claims based on alleged defects in retaining wall  
and littoral shelf at Blue Lake.***

Dear Mr. Hasty,

As you are aware, Blue Lake Community Development District (the “CDD”) has asked this firm to provide an opinion regarding the statute of limitations for claims based on alleged defects in the design and construction of the retaining wall and littoral shelf at Blue Lake. Specifically, we have been asked to opine on whether the recently alleged defects which certain parties now argue resulted in the wall’s failure during Hurricane Ian are likely to be construed as patent or latent for purposes of determining when the four-year statute of limitations begins to run. *See* § 95.11(3)(b), Fla. Stat. (providing that the statute of limitations for a patent defect runs “from the date the authority having jurisdiction issues a temporary certificate of occupancy, a certificate of occupancy, or a certificate of completion . . . whichever date is earliest”, whereas the statute of limitations for a latent defect runs “from the time the defect is discovered or should have been discovered with the exercise of due diligence”).

As part of our analysis in response to the CDD’s request, we have reviewed the following documents:

- The retaining wall damage documents (application for repair funding and diagrams showing dates of retaining wall certificates of compliance and areas of damage) and master engineer’s report provided by the CDD;
- The Vista Blue Phase I-IV development order plans, maintenance and ownership maps, and permit documents accessible as of the date of this correspondence on the following websites: <https://sfwmd.gov> and <https://leegov.com>;
- The CDD meeting minutes dated October 30, 2018 through May 14, 2024 provided by the CDD;
- Pre-hurricane photographs of the littoral shelf and email correspondence from John Reis, received from the CDD’s District Counsel on April 28, 2024 and March 13, 2024, and additional emails from residents provided by the District Counsel and CDD on April 8, 2024;

- Acquisition and completion agreements and plats provided by the CDD's District Counsel; and,
- The expert reports issued by Hans Wilson & Associates, Inc. pertaining to the alleged defects in the retaining wall and littoral shelf. The expert report issued by MKA International, Inc. regarding the WildBlue CDD whose retaining wall and littoral shelf are similarly designed and constructed.

In addition to our review of the documents listed above, on February 28, 2024, we interviewed the following persons:

- Carl Barraco and Frank Savage of Barraco and Associates, Inc.
- Hans Wilson and Jack Walter of Hans Wilson & Associates, Inc.

Under Florida law, a defect in the design or construction of an improvement to real property is considered patent if . . . “the defective nature of the [work] is obvious to [the plaintiff] with the exercise of reasonable care”, whereas a defect is considered latent if it is “not apparent by use of one’s ordinary senses from a casual observation of the premises or hidden from the knowledge as well as from the sight and . . . not discoverable by the exercise of reasonable care.” *See Saltponds Condo. Ass’n, Inc. v. McCoy*, 972 So. 2d 230, 232 (Fla. 3d DCA 2007). In essence, patent defects are open and obvious, whereas latent defects are “hidden or concealed” and “not discoverable by reasonable and customary inspection.” *See Alexander v. Suncoast Builders, Inc.*, 837 So. 2d 1056, 1058 (Fla. 3d DCA 2002).

Here, with respect to the retaining wall, based on our review of the documents listed above, the aforementioned interviews, and the applicable law, it does not appear that the alleged defects could reasonably be construed as open and obvious prior to the CDD learning of the allegations by way of certain engineers’ opinions first received after Hurricane Ian. There is nothing in the documentation we have reviewed, or from the interviews we have conducted, to suggest that the alleged defects were readily observable by the CDD, that the CDD could have discovered the alleged defects by reasonable and customary inspection, or that the CDD had any knowledge of the alleged defects prior to the hurricane.

Likewise, with respect to the littoral shelf, based on our review of the documents listed above, the aforementioned interviews, and the applicable law, it does not appear that the alleged defects could reasonably be construed as open and obvious prior to the CDD learning of the allegations by way of certain engineers’ opinions first received after Hurricane Ian. As noted above, we have been provided with certain photographs of the littoral shelf that predate the hurricane. These photographs appear to show erosion of the littoral shelf in a few isolated locations. Mr. Barraco has indicated that in his professional opinion as district engineer for the CDD, these photographs depict the anticipated erosion of the littoral shelf related to “natural events” rather than a defect in the design or construction of the littoral shelf.

Therefore, we believe the alleged defects in the retaining wall and littoral shelf are likely to be construed as latent, and that the statute of limitations to bring claims based on said defects will run “from the time the [alleged defects] [were] discovered or should have been discovered with the exercise of due diligence”, i.e., from the date Hurricane Ian impacted Blue Lake,

September 28, 2022 or, later, when the CDD was made aware of certain engineers' opinions criticizing the design and construction of the retaining wall and littoral shelf.

Please be advised that our opinion is solely based upon the above-referenced information which we have been advised constitutes all relevant information available on this issue. We have not been presented with the opportunity to do an exhaustive review and analysis of every aspect of the design or the construction of the retaining wall and littoral shelf. Therefore, should additional information which would impact this opinion be made available to us, we reserve the right to amend or supplement this opinion. Please let us know if you have any questions or would like to discuss any aspect of our opinion.

Very truly yours,

**GURLEY ♦ FANT**

By: David E. Gurley  
David E. Gurley

cc: Wesley Haber, District Counsel, wesley.haber@kutakrock.com; Kathleen Meneely, District Manager, kmeneely@sdsinc.org

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Blue Lake Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

**DATE:** \_\_\_\_\_, 2024  
**HOUR:** 1:00 p.m.  
**LOCATION:** WildBlue Social Building  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF June, 2024.**

ATTEST:

**BLUE LAKE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

# Blue Lake Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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**PROPOSED BUDGET**  
**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	581,132
Developer Contribution - O&M	0
Debt Assessments	663,697
Interest Income	480
<b>TOTAL REVENUES</b>	<b>\$ 1,245,309</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	12,000
Payroll Taxes (Employer)	960
Management	30,576
Legal	40,000
Assessment Roll	4,000
Audit Fees	4,100
Arbitrage Rebate Fee	650
Insurance	13,610
Legal Advertisements	6,000
Miscellaneous	2,000
Postage	700
Office Supplies	1,050
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Deficit Funding (FY 2022/2023)	41,373
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 162,244</b>
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Inspections	40,000
Mitigation Monitoring	138,500
Lake Maintenance	60,000
Flow Way Inspection Certification	5,000
Vista Dry Retention Area	0
Detention Area Maintenance	36,000
Miscellaneous Maintenance	55,000
Maintenance Reserve	50,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 384,500</b>
<b>TOTAL EXPENDITURES</b>	<b>546,744</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 698,565</b>
Bond Payments	(623,875)
<b>BALANCE</b>	<b>\$ 74,690</b>
County Appraiser & Tax Collector Fee	(24,897)
Discounts For Early Payments	(49,793)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	256,717	466,833	581,132	Expenditures Less Interest/.94
Developer Contribution - O&M	0	0	0	Developer Contribution - O&M
Debt Assessments	661,919	663,697	663,697	Bond Payments/.94
Interest Income	3,924	240	480	Interest Projected At \$40 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 922,560</b>	<b>\$ 1,130,770</b>	<b>\$ 1,245,309</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	0	0	12,000	Turnover To Resident Board Anticipated
Payroll Taxes (Employer)	0	0	960	Projected At 8% Of Supervisor Fees
Management	28,824	29,688	30,576	CPI Adjustment (Capped At 3%)
Legal	11,653	14,000	40,000	Additional Legal Services Anticipated
Assessment Roll	4,000	4,000	4,000	As Per Contract
Audit Fees	3,900	4,000	4,100	\$100 Increase From 2023/2024 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,134	6,700	13,610	FY 2023/2024 Expenditure Was \$12,219
Legal Advertisements	5,727	3,500	6,000	\$2,500 Increase From 2023/2024 Budget
Miscellaneous	1,727	950	2,000	\$1,050 Increase From 2023/2024 Budget
Postage	677	300	700	\$400 Increase From 2023/2024 Budget
Office Supplies	865	1,050	1,050	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,031	4,050	4,050	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2023/2024 Budget
Deficit Funding (FY 2022/2023)	0	0	41,373	Fiscal Year 2022/2023 Operating Deficit Was \$41,373.
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 69,363</b>	<b>\$ 70,063</b>	<b>\$ 162,244</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	32,111	29,500	40,000	Additional Engineering Services Anticipated
Mitigation Monitoring	131,722	138,500	138,500	No Change From 2023/2024 Budget
Lake Maintenance	48,005	60,000	60,000	No Change From 2023/2024 Budget
Flow Way Inspection Certification	2,500	5,000	5,000	No Change From 2023/2024 Budget
Vista Dry Retention Area	0	45,000	0	Line Item Eliminated
Detention Area Maintenance	32,768	36,000	36,000	No Change From 2023/2024 Budget
Miscellaneous Maintenance	0	55,000	55,000	No Change From 2023/2024 Budget
Maintenance Reserve	0	0	50,000	Maintenance Reserve
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 247,106</b>	<b>\$ 369,000</b>	<b>\$ 384,500</b>	
<b>TOTAL EXPENDITURES</b>	<b>316,469</b>	<b>439,063</b>	<b>546,744</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 606,091</b>	<b>\$ 691,707</b>	<b>\$ 698,565</b>	
Bond Payments	(635,676)	(623,875)	(623,875)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ (29,585)</b>	<b>\$ 67,832</b>	<b>\$ 74,690</b>	
County Appraiser & Tax Collector Fee	(1,036)	(22,611)	(24,897)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(35,689)	(45,221)	(49,793)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (66,310)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	BUDGET	BUDGET	BUDGET	COMMENTS
Interest Income	20,687	100	500	Projected Interest For 2024/2025
NAV Tax Collection	635,676	623,875	623,875	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 656,363</b>	<b>\$ 623,975</b>	<b>\$ 624,375</b>	
<b>EXPENDITURES</b>				
Principal Payments	205,000	210,000	220,000	Principal Payment Due In 2025
Interest Payments	422,163	411,313	403,238	Interest Payment Due In 2025
Bond Redemption	-	2,662	1,137	Estimated Excess Debt Collections
Transfer To Construction Fund	9,657	0	0	Transfer To Construction Fund
<b>Total Expenditures</b>	<b>\$ 636,820</b>	<b>\$ 623,975</b>	<b>\$ 624,375</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 19,543</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2019 Bond Information**

Original Par Amount =	\$10,400,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.50% - 4.5%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	May 2019		
Maturity Date =	June 2049		
Par Amount As Of 1/1/24 =	\$9,625,000		

## Blue Lake Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 337.66	\$ 599.77	\$ 1,103.63	\$ 1,373.84
<u>Debt Assessment For 50' Single Family Units</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>	<u>\$ 1,330.00</u>
<b>Total For 50' Single Family Units</b>	<b>\$ 1,667.66</b>	<b>\$ 1,929.77</b>	<b>\$ 2,433.63</b>	<b>\$ 2,703.84</b>
O & M Assessment For 60' Single Family Units	\$ 337.66	\$ 599.77	\$ 1,103.63	\$ 1,373.84
<u>Debt Assessment For 60' Single Family Units</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>	<u>\$ 1,596.00</u>
<b>Total For 60' Single Family Units</b>	<b>\$ 1,933.66</b>	<b>\$ 2,195.77</b>	<b>\$ 2,699.63</b>	<b>\$ 2,969.84</b>
O & M Assessment For 75' Single Family Units	\$ 337.66	\$ 599.77	\$ 1,103.63	\$ 1,373.84
<u>Debt Assessment For 75' Single Family Units</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>	<u>\$ 1,995.00</u>
<b>Total For 75' Single Family Units</b>	<b>\$ 2,332.66</b>	<b>\$ 2,594.77</b>	<b>\$ 3,098.63</b>	<b>\$ 3,368.84</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

### Community Information:

50' Single Family Units	182
60' Single Family Units	148
<u>75' Single Family Units</u>	<u>93</u>
Total Units	423

# BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

## Budget Revenue Expense Descriptions

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### REVENUES

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#### ***O&M ASSESSMENTS***

All assessments placed on the tax roll for Operations & Maintenance.

#### ***DEVELOPER CONTRIBUTION - O&M***

#### ***DIRECT BILL ASSESSMENTS***

Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance Assessments.

#### ***DEBT ON ROLL ASSESSMENTS***

Debt Assessments collected via the property tax roll for Bond Debt

#### ***DEBT ASSESSMENTS***

Individual parcels not placed on the tax roll are billed directly by mail for Debt Assessments.

#### ***DEBT PREPAYMENTS / MISCELLANEOUS PAYMENTS***

Debt Assessments used to pay down Bond debt before the required payments by individuals or the District as a whole.

#### ***INTEREST INCOME***

Any interest earned on the general fund balance and any item that does not fall into the other income categories is recorded in this category.

#### ***GENERAL FUND OTHER REVENUES***

This is usually carry over funds from a prior year.

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### EXPENDITURES

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#### ***PAYROLL TAX EXPENSE***

For taxes associated with the payroll to supervisors.

#### ***SUPERVISOR FEES***

Fees paid to supervisors for their service to the District.

#### ***MANAGEMENT***

State statute requires the District to have a manager and pay for his or her services.

#### ***LEGAL***

State statute requires the District to have an attorney and pay for his or her services.

#### ***ASSESSMENT ROLL***

# **BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**

## **Budget Revenue Expense Descriptions**

The cost to prepare the assessment roll and submit it to the county tax collector.

### ***ANNUAL AUDIT***

State statute requires the District to have financial statements audited yearly.

### ***ARBITRAGE REBATE FEE***

This is a bond requirement related to the tax exempt status of the bonds.

### ***INSURANCE***

The District has a liability insurance policy that protects the supervisors and staff acting on the district's behalf.

### ***LEGAL ADVERTISING***

State statute requires the District to advertise meetings in advance.

### ***MISCELLANEOUS***

Any item that does not fit into a category already established.

### ***POSTAGE***

Any packages/letters sent on behalf of the district. Proposals, certified mail, etc. are charged to this category.

### ***OFFICE SUPPLIES***

This is mainly paper and ink cost related to any printed documents for the district.

### ***DUES & SUBSCRIPTIONS***

An annual due is required to pay to the state.

### ***TRUSTEE FEES***

Fees paid to the Bank Trustee responsible for the Bond bank accounts.

### ***CONTINUING DISCLOSURE FEE***

These are reports we have to file with the SEC related to any bonds.

### ***ENGINEERING/INSPECTIONS***

State statute requires the District to have an engineer and pay for his or her services.

### ***MITIGATION MONITORING***

Exotic mitigation, maintenance and monitoring of Area J by Sandhill

### ***LAKE MAINT - AQUATIC CONTROL MAINTENANCE***

# **BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**

## **Budget Revenue Expense Descriptions**

Maintenance of aquatic vegetation by Solitude

### ***FLOWWAY INSPECTION CERTIFICATION***

Required biennial as process part of zoning special condition

### ***VISTA DRY RETENTION AREA***

Treatment of areas that are designed to hold water on a more permanent basis and release gradually until drained

### ***DETENTION AREA MAINTENANCE***

Removal of exotics in areas that temporarily store stormwater runoff by Solitude

### ***MISCELLANEOUS MAINTENANCE***

Maintenance items not covered by the major Maintenance categories - fencing, littorals, wells

### ***AMORTIZATION SCHEDULES***

This is the fee we are charged by either a trustee or financial advisor if we have to reamortize the bonds due to a prepayment.

### ***PROFESSIONAL FEE & PERMITS***

Permit, survey, etc., cost related to maintenance or construction.

### ***CAPITAL OUTLAY - SMALL***

Small, miscellaneous construction related to district improvements.

### ***COUNTY APPRAISER & TAX COLLECTOR FEE***

Fees charged to the District by the County Appraiser and Tax Collector for collecting the District's NAV Assessments.

### ***DISCOUNTS FOR EARLY PAYMENTS***

4% buffer to cover for all residents you pay early and receive a discount off their property tax bill, which can be up to 4%

Blue Lake  
Community Development District

**Financial Report For  
May 2024**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MAY 2024**

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual May-24</b>	<b>Year To Date Actual 10/1/23 - 5/31/24</b>
<b>REVENUES</b>			
O & M Assessments	466,833	3,268	466,835
Debt Assessments	663,697	4,697	661,941
Other Revenues	240	0	0
Interest Income	0	0	7,474
<b>Total Revenues</b>	<b>\$ 1,130,770</b>	<b>\$ 7,965</b>	<b>\$ 1,136,250</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	0	0	0
Payroll Taxes (Employer)	0	0	0
Management	29,688	2,474	19,792
Legal	14,000	0	3,113
Legal Extraordinary - Retaining Wall	0	0	9,486
Assessment Roll	4,000	0	0
Audit Fees	4,000	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,700	0	12,219
Legal Advertisements	3,500	0	1,211
Miscellaneous	950	500	1,843
Postage	300	58	319
Office Supplies	1,050	29	341
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
<b>Total Administrative Expenditures</b>	<b>70,063</b>	<b>3,061</b>	<b>48,499</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	29,500	2,488	10,725
Mitigation Monitoring	138,500	0	10,797
Lake Maintenance	60,000	3,907	23,809
Flow Way Inspection Certification	5,000	0	0
Vista Dry Retention Area	45,000	0	4,400
Detention Area Maintenance	36,000	2,896	22,496
Miscellaneous Maintenance (Fence Repairs, etc.)	55,000	0	34,397
<b>Total Maintenance Expenditures</b>	<b>369,000</b>	<b>9,291</b>	<b>106,624</b>
<b>Total Expenditures</b>	<b>\$ 439,063</b>	<b>\$ 12,352</b>	<b>\$ 155,123</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 691,707</b>	<b>\$ (4,387)</b>	<b>\$ 981,127</b>
Bond Payments	(623,875)	(4,697)	(636,392)
<b>BALANCE</b>	<b>\$ 67,832</b>	<b>\$ (9,084)</b>	<b>\$ 344,735</b>
County Appraiser & Tax Collector Fee	(22,611)	0	(1,201)
Discounts For Early Payments	(45,221)	0	(42,791)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (9,084)</b>	<b>\$ 300,743</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (9,084)</b>	<b>\$ 300,743</b>

**Note: Operating Fund Balance As Of 9/30/23: (\$41,373.08) - Deficit**

<b>Bank Balance As Of 5/31/24</b>	<b>\$ 270,742.01</b>
<b>Accounts Payable As Of 5/31/24</b>	<b>\$ 11,371.83</b>
<b>Accounts Receivable As Of 5/31/24</b>	<b>\$ -</b>
<b>Available Funds As Of 5/31/24</b>	<b>\$ 259,370.18</b>



**BLUE LAKE CDD  
TAX COLLECTIONS  
2023/2024**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$1,128,776.00	\$466,835.00	\$ 661,941.00	\$466,835.00	\$ 661,941.00	
									\$1,062,698.00	\$438,823.00	\$ 623,875.00	\$438,823.00	\$ 623,875.00	\$ 623,875.00
1		Paid to Lee County Prop Appraiser	11/07/23	Fees			\$ (423.00)		\$ (423.00)			\$ (423.00)		\$ -
2	1	Lee County Tax Collector	11/15/23	NAV Taxes	\$ 2,457.16		\$ (778.32)	\$ (129.00)	\$ 1,549.84	\$ 1,016.26	\$ 1,440.90	\$ 640.99	\$ 908.85	\$ 908.85
3	2	Lee County Tax Collector	11/29/23	NAV Taxes	\$ 197,033.36			\$ (7,881.42)	\$ 189,151.94	\$ 81,492.96	\$ 115,540.40	\$ 78,233.19	\$ 110,918.75	\$ 110,918.75
4	3	Lee County Tax Collector	12/13/23	NAV Taxes	\$ 771,016.07			\$ (30,840.84)	\$ 740,175.23	\$ 318,892.22	\$ 452,123.85	\$ 306,136.43	\$ 434,038.80	\$ 434,038.80
5	4	Lee County Tax Collector	12/28/23	NAV Taxes	\$ 66,700.86			\$ (2,452.37)	\$ 64,248.49	\$ 27,587.46	\$ 39,113.40	\$ 26,573.14	\$ 37,675.35	\$ 37,675.35
6	5	Lee County Tax Collector	01/12/24	NAV Taxes	\$ 27,168.87			\$ (815.08)	\$ 26,353.79	\$ 11,237.02	\$ 15,931.85	\$ 10,899.89	\$ 15,453.90	\$ 15,453.90
7	6	Lee County Tax Collector	02/15/24	NAV Taxes	\$ 26,597.30			\$ (614.25)	\$ 25,983.05	\$ 11,000.60	\$ 15,596.70	\$ 10,746.55	\$ 15,236.50	\$ 15,236.50
8	7	Lee County Tax Collector	03/13/24	NAV Taxes	\$ 5,798.26			\$ (57.99)	\$ 5,740.27	\$ 2,398.16	\$ 3,400.10	\$ 2,374.17	\$ 3,366.10	\$ 3,366.10
9	8	Lee County Tax Collector	04/15/24	NAV Taxes	\$ 24,038.72				\$ 24,038.72	\$ 9,942.37	\$ 14,096.35	\$ 9,942.37	\$ 14,096.35	\$ 14,096.35
10	9	Lee County Tax Collector	05/14/24	NAV Taxes	\$ 7,965.89				\$ 7,965.89	\$ 3,268.44	\$ 4,697.45	\$ 3,268.44	\$ 4,697.45	\$ 4,697.45
11									\$ -					\$ -
12									\$ -					\$ -
13	Int	Lee County Tax Collector		Interest					\$ -					\$ -
14	URE	Lee County Tax Collector		Unused Revenue Fees					\$ -					\$ -
15									\$ -					\$ -
					\$ 1,128,776.49	\$ -	\$ (1,201.32)	\$ (42,790.95)	\$ 1,084,784.22	\$ 466,835.49	\$ 661,941.00	\$ 448,392.17	\$ 636,392.05	\$ 636,392.05

**Assessment Roll**

O&M	466,835.49
Debt	661,941.00
	<u>1,128,776.49</u>

**Collections**

100.00%

Note: \$1,128,776, \$466,833 and \$661,941 are 2023/2024 Budgeted assessments before discounts and fees.  
\$1,062,698, \$438,823 and \$623,875 are 2023/2024 Budgeted assessments after discounts and fees.

\$ 1,128,776.49	
\$ -	\$ 1,084,784.22
\$ (466,835.49)	\$ (448,392.17)
\$ (661,941.00)	\$ (636,392.05)
\$ -	\$ -