

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 2, 2022**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**Edgewater East Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

May 26, 2022

Board of Supervisors  
Edgewater East Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on June 2, 2022, at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-13, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
  - Discussion/Process: Sale and Use of Impact Fee Credits
4. Update: Executed Agreements with Property Owners for the Clay Whaley Road Expansions
5. Acceptance of Unaudited Financial Statements as of April 30, 2022
6. Approval of May 5, 2022 Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Hanson, Walter & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: July 7, 2022 at 9:00 A.M.

○ QUORUM CHECK

Noah Breakstone	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kevin Mays	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Justin Onorato	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kevin Kramer	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bobby Wanas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

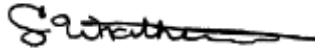
8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 782 134 6157**

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2022-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING 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 Edgewater East Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); 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 EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 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: \_\_\_\_\_, 2022

HOUR: 9:00 A.M.

LOCATION: Offices of Hanson, Walter & Associates, Inc.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741

**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 Osceola 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 2<sup>ND</sup> DAY OF JUNE, 2022.**

**ATTEST:**

**EDGEWATER EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2022/2023 Proposed Budget

**Exhibit A:** FY 2022/2023 Proposed Budget

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**



**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
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**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 40,495
Allowable discounts (4%)	-				(1,620)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	38,875
Assessment levy: off-roll	-	-	-	-	114,681
Landowner contribution	132,790	29,630	107,801	137,431	-
Uncoded revenue	-	15,205	-	15,205	-
Total revenues	<u>132,790</u>	<u>44,835</u>	<u>107,801</u>	<u>152,636</u>	<u>153,556</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/admin/recording	48,000	24,239	23,761	48,000	48,000
Legal	50,000	19,063	30,937	50,000	50,000
Engineering	7,500	600	6,900	7,500	7,500
Audit	5,000	-	5,000	5,000	6,500
Arbitrage rebate calculation	750	-	750	750	1,500
Dissemination agent	1,000	500	500	1,000	2,000
Trustee - Series 2021	5,250	5,725	-	5,725	5,725
Trustee - Series 2022	-	-	-	-	5,725
DSF accounting - Series 2021	5,500	2,750	2,750	5,500	5,500
DSF accounting - Series 2022	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	32	468	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	283	6,117	6,400	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,175	-	5,175	5,500
Contingencies/bank charges	500	26	474	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser and tax collector	-	-	-	-	810
Total expenditures	<u>132,790</u>	<u>59,623</u>	<u>78,217</u>	<u>137,840</u>	<u>153,550</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,788)	29,584	14,796	6
Fund balance - beginning (unaudited)	-	1,603,299	1,588,511	1,603,299	1,618,095
Committed					
Impact fee collections	-	1,618,095	1,618,095	1,618,095	1,618,095
Unassigned	-	(29,584)	-	-	6
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 1,588,511</u>	<u>\$ 1,618,095</u>	<u>\$ 1,618,095</u>	<u>\$ 1,618,101</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures**

**Professional & administrative**

Management/admin/recording \$ 48,000

**Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 50,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 7,500

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 6,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 1,500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 2,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee - Series 2021 5,725

Annual fee for the service provided by trustee, paying agent and registrar.

Trustee - Series 2022 5,725

DSF accounting - Series 2021 5,500

DSF accounting - Series 2022 5,500

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages, etc.

Legal advertising 6,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year.

**Website**

Hosting & maintenance 705

ADA compliance 210

Property appraiser and tax collector 810

Total expenditures \$ 153,550

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE)  
FISCAL YEAR 2023**

	Fiscal Year 2021				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 1,183,594
Allowable discounts (4%)	-				(47,344)
Assessment levy: net	-	\$ -	\$ -	\$ -	1,136,250
Special assessment: off-roll	1,112,579	657,127	455,452	1,112,579	-
Total revenues	<u>1,112,579</u>	<u>657,169</u>	<u>455,452</u>	<u>1,112,579</u>	<u>1,136,250</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	395,000	-	395,000	395,000	405,000
Interest	807,559	448,644	358,915	807,559	707,955
Total debt service	<u>1,202,559</u>	<u>448,644</u>	<u>753,915</u>	<u>1,202,559</u>	<u>1,112,955</u>
<b>Other fees &amp; charges</b>					
Property Appraiser and Tax Collector	-	-	-	-	23,672
Total other fees & charges	-	-	-	-	23,672
Total expenditures	<u>1,202,559</u>	<u>448,644</u>	<u>753,915</u>	<u>1,202,559</u>	<u>1,136,627</u>
Excess/(deficiency) of revenues over/(under) expenditures	(89,980)	208,525	(298,463)	(89,980)	(377)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(37)	-	(37)	-
Total other financing sources/(uses)	-	(37)	-	(37)	-
Fund balance:					
Net increase/(decrease) in fund balance	(89,980)	208,488	(298,463)	(90,017)	(377)
Beginning fund balance (unaudited)	1,565,814	1,571,237	1,571,237	1,571,237	1,481,220
Ending fund balance (projected)	<u>\$1,475,834</u>	<u>\$1,779,725</u>	<u>\$1,272,774</u>	<u>\$1,481,220</u>	<u>1,480,843</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,112,580)
Principal and Interest expense - November 1, 2023					(348,915)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 19,348</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 (ASSESSMENT AREA ONE) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/1/2022			353,977.50	353,977.50	19,500,000.00
5/1/2023	405,000.00	2.500%	353,977.50	758,977.50	19,095,000.00
11/1/2023			348,915.00	348,915.00	19,095,000.00
5/1/2024	420,000.00	2.500%	348,915.00	768,915.00	18,675,000.00
11/1/2024			343,665.00	343,665.00	18,675,000.00
5/1/2025	430,000.00	2.500%	343,665.00	773,665.00	18,245,000.00
11/1/2025			338,290.00	338,290.00	18,245,000.00
5/1/2026	440,000.00	2.500%	338,290.00	778,290.00	17,805,000.00
11/1/2026			332,790.00	332,790.00	17,805,000.00
5/1/2027	450,000.00	3.100%	332,790.00	782,790.00	17,355,000.00
11/1/2027			325,815.00	325,815.00	17,355,000.00
5/1/2028	465,000.00	3.100%	325,815.00	790,815.00	16,890,000.00
11/1/2028			318,607.50	318,607.50	16,890,000.00
5/1/2029	480,000.00	3.100%	318,607.50	798,607.50	16,410,000.00
11/1/2029			311,167.50	311,167.50	16,410,000.00
5/1/2030	495,000.00	3.100%	311,167.50	806,167.50	15,915,000.00
11/1/2030			303,495.00	303,495.00	15,915,000.00
5/1/2031	510,000.00	3.100%	303,495.00	813,495.00	15,405,000.00
11/1/2031			295,590.00	295,590.00	15,405,000.00
5/1/2032	530,000.00	3.600%	295,590.00	825,590.00	14,875,000.00
11/1/2032			286,050.00	286,050.00	14,875,000.00
5/1/2033	550,000.00	3.600%	286,050.00	836,050.00	14,325,000.00
11/1/2033			276,150.00	276,150.00	14,325,000.00
5/1/2034	570,000.00	3.600%	276,150.00	846,150.00	13,755,000.00
11/1/2034			265,890.00	265,890.00	13,755,000.00
5/1/2035	590,000.00	3.600%	265,890.00	855,890.00	13,165,000.00
11/1/2035			255,270.00	255,270.00	13,165,000.00
5/1/2036	610,000.00	3.600%	255,270.00	865,270.00	12,555,000.00
11/1/2036			244,290.00	244,290.00	12,555,000.00
5/1/2037	635,000.00	3.600%	244,290.00	879,290.00	11,920,000.00
11/1/2037			232,860.00	232,860.00	11,920,000.00
5/1/2038	655,000.00	3.600%	232,860.00	887,860.00	11,265,000.00
11/1/2038			221,070.00	221,070.00	11,265,000.00
5/1/2039	680,000.00	3.600%	221,070.00	901,070.00	10,585,000.00
11/1/2039			208,830.00	208,830.00	10,585,000.00
5/1/2040	705,000.00	3.600%	208,830.00	913,830.00	9,880,000.00
11/1/2040			196,140.00	196,140.00	9,880,000.00
5/1/2041	730,000.00	3.600%	196,140.00	926,140.00	9,150,000.00
11/1/2041			183,000.00	183,000.00	9,150,000.00
5/1/2042	760,000.00	4.000%	183,000.00	943,000.00	8,390,000.00
11/1/2042			167,800.00	167,800.00	8,390,000.00
5/1/2043	790,000.00	4.000%	167,800.00	957,800.00	7,600,000.00
11/1/2043			152,000.00	152,000.00	7,600,000.00
5/1/2044	825,000.00	4.000%	152,000.00	977,000.00	6,775,000.00

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 (ASSESSMENT AREA ONE) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/1/2044			135,500.00	135,500.00	6,775,000.00
5/1/2045	855,000.00	4.000%	135,500.00	990,500.00	5,920,000.00
11/1/2045			118,400.00	118,400.00	5,920,000.00
5/1/2046	890,000.00	4.000%	118,400.00	1,008,400.00	5,030,000.00
11/1/2046			100,600.00	100,600.00	5,030,000.00
5/1/2047	925,000.00	4.000%	100,600.00	1,025,600.00	4,105,000.00
11/1/2047			82,100.00	82,100.00	4,105,000.00
5/1/2048	965,000.00	4.000%	82,100.00	1,047,100.00	3,140,000.00
11/1/2048			62,800.00	62,800.00	3,140,000.00
5/1/2049	1,005,000.00	4.000%	62,800.00	1,067,800.00	2,135,000.00
11/1/2049			42,700.00	42,700.00	2,135,000.00
5/1/2050	1,045,000.00	4.000%	42,700.00	1,087,700.00	1,090,000.00
11/1/2050			21,800.00	21,800.00	1,090,000.00
5/1/2051	1,090,000.00	4.000%	21,800.00	1,111,800.00	-
<b>Total</b>	<b>19,500,000.00</b>		<b>13,051,125.00</b>	<b>32,551,125.00</b>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA ONE)  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 1,930,402
Interest		2	-	2	-
Total revenues	-	2	-	2	1,930,402
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	640,000
Interest	-	-	241,590	241,590	1,298,094
Total debt service	-	-	241,590	241,590	1,938,094
<b>Other fees &amp; charges</b>					
Costs of issuance	-	224,190	-	224,190	-
Underwriter's discount	-	678,500	-	678,500	-
Total other fees & charges	-	902,690	-	902,690	-
Total expenditures	-	902,690	241,590	1,144,280	1,938,094
Excess/(deficiency) of revenues over/(under) expenditures	-	(902,688)	(241,590)	(1,144,278)	(7,692)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	3,729,452	-	3,729,452	-
Total other financing sources/(uses)	-	3,729,452	-	3,729,452	-
Fund balance:					
Net increase/(decrease) in fund balance	-	2,826,764	(241,590)	2,585,174	(7,692)
Beginning fund balance (unaudited)	-	-	-	-	2,585,174
Ending fund balance (projected)	\$ -	\$ 2,826,764	\$ (241,590)	\$ 2,585,174	2,577,482
Use of fund balance:					
Debt service reserve account balance (required)					(1,930,400)
Principal and Interest expense - November 1, 2023					(639,447)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 7,635</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 (ASSESSMENT AREA TWO) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2022			241,589.67	241,589.67	33,925,000.00
11/1/2022			649,046.88	649,046.88	33,925,000.00
5/1/2023	640,000.00	3.000%	649,046.88	1,289,046.88	33,285,000.00
11/1/2023			639,446.88	639,446.88	33,285,000.00
5/1/2024	660,000.00	3.000%	639,446.88	1,299,446.88	32,625,000.00
11/1/2024			629,546.88	629,546.88	32,625,000.00
5/1/2025	680,000.00	3.000%	629,546.88	1,309,546.88	31,945,000.00
11/1/2025			619,346.88	619,346.88	31,945,000.00
5/1/2026	700,000.00	3.000%	619,346.88	1,319,346.88	31,245,000.00
11/1/2026			608,846.88	608,846.88	31,245,000.00
5/1/2027	720,000.00	3.000%	608,846.88	1,328,846.88	30,525,000.00
11/1/2027			598,046.88	598,046.88	30,525,000.00
5/1/2028	745,000.00	3.375%	598,046.88	1,343,046.88	29,780,000.00
11/1/2028			585,475.00	585,475.00	29,780,000.00
5/1/2029	770,000.00	3.375%	585,475.00	1,355,475.00	29,010,000.00
11/1/2029			572,481.25	572,481.25	29,010,000.00
5/1/2030	795,000.00	3.375%	572,481.25	1,367,481.25	28,215,000.00
11/1/2030			559,065.63	559,065.63	28,215,000.00
5/1/2031	825,000.00	3.375%	559,065.63	1,384,065.63	27,390,000.00
11/1/2031			545,143.75	545,143.75	27,390,000.00
5/1/2032	850,000.00	3.375%	545,143.75	1,395,143.75	26,540,000.00
11/1/2032			530,800.00	530,800.00	26,540,000.00
5/1/2033	885,000.00	4.000%	530,800.00	1,415,800.00	25,655,000.00
11/1/2033			513,100.00	513,100.00	25,655,000.00
5/1/2034	920,000.00	4.000%	513,100.00	1,433,100.00	24,735,000.00
11/1/2034			494,700.00	494,700.00	24,735,000.00
5/1/2035	960,000.00	4.000%	494,700.00	1,454,700.00	23,775,000.00
11/1/2035			475,500.00	475,500.00	23,775,000.00
5/1/2036	995,000.00	4.000%	475,500.00	1,470,500.00	22,780,000.00
11/1/2036			455,600.00	455,600.00	22,780,000.00
5/1/2037	1,035,000.00	4.000%	455,600.00	1,490,600.00	21,745,000.00
11/1/2037			434,900.00	434,900.00	21,745,000.00
5/1/2038	1,080,000.00	4.000%	434,900.00	1,514,900.00	20,665,000.00
11/1/2038			413,300.00	413,300.00	20,665,000.00
5/1/2039	1,125,000.00	4.000%	413,300.00	1,538,300.00	19,540,000.00
11/1/2039			390,800.00	390,800.00	19,540,000.00
5/1/2040	1,170,000.00	4.000%	390,800.00	1,560,800.00	18,370,000.00
11/1/2040			367,400.00	367,400.00	18,370,000.00
5/1/2041	1,215,000.00	4.000%	367,400.00	1,582,400.00	17,155,000.00
11/1/2041			343,100.00	343,100.00	17,155,000.00
5/1/2042	1,265,000.00	4.000%	343,100.00	1,608,100.00	15,890,000.00
11/1/2042			317,800.00	317,800.00	15,890,000.00
5/1/2043	1,320,000.00	4.000%	317,800.00	1,637,800.00	14,570,000.00
11/1/2043			291,400.00	291,400.00	14,570,000.00
5/1/2044	1,370,000.00	4.000%	291,400.00	1,661,400.00	13,200,000.00
11/1/2044			264,000.00	264,000.00	13,200,000.00
5/1/2045	1,430,000.00	4.000%	264,000.00	1,694,000.00	11,770,000.00



**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 (ASSESSMENT AREA TWO) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/1/2045			235,400.00	235,400.00	11,770,000.00
5/1/2046	1,485,000.00	4.000%	235,400.00	1,720,400.00	10,285,000.00
11/1/2046			205,700.00	205,700.00	10,285,000.00
5/1/2047	1,550,000.00	4.000%	205,700.00	1,755,700.00	8,735,000.00
11/1/2047			174,700.00	174,700.00	8,735,000.00
5/1/2048	1,610,000.00	4.000%	174,700.00	1,784,700.00	7,125,000.00
11/1/2048			142,500.00	142,500.00	7,125,000.00
5/1/2049	1,675,000.00	4.000%	142,500.00	1,817,500.00	5,450,000.00
11/1/2049			109,000.00	109,000.00	5,450,000.00
5/1/2050	1,745,000.00	4.000%	109,000.00	1,854,000.00	3,705,000.00
11/1/2050			74,100.00	74,100.00	3,705,000.00
5/1/2051	1,815,000.00	4.000%	74,100.00	1,889,100.00	1,890,000.00
11/1/2051			37,800.00	37,800.00	1,890,000.00
5/1/2052	1,890,000.00	4.000%	37,800.00	1,927,800.00	-
<b>Total</b>	<b>33,925,000.00</b>		<b>24,797,683.49</b>	<b>58,722,683.49</b>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

**Assessment Area One, Post-Expansion, On-roll assessments**

<b>Product</b>	<b>Units</b>	<b>FY 2023 O&amp;M Assessment per Unit</b>	<b>FY 2023 DS Assessment per Unit</b>	<b>FY 2023 Total Assessment per Unit</b>	<b>FY 2022 Total Assessment per Unit</b>
Single Family 1	553	\$ 37.74	\$ 1,303.12	\$ 1,340.86	\$ 1,275.49
Single Family 2	197	37.74	1,042.50	1,080.24	\$ 1,020.39
Multi Family	323	37.74	797.51	835.25	780.60
<b>Total</b>	<b>1,073</b>				

**Assessment Area Two, Post-Expansion, Off-roll assessments**

<b>Product</b>	<b>Units</b>	<b>FY 2023 O&amp;M Assessment per Unit</b>	<b>FY 2023 DS Assessment per Unit</b>	<b>FY 2023 Total Assessment per Unit</b>	<b>FY 2022 Total Assessment per Unit</b>
Single Family 1	727	\$ 35.48	\$ 1,224.94	\$ 1,260.42	\$ 1,275.49
Single Family 2	404	35.48	979.96	1,015.44	\$ 1,020.39
Multi Family	859	35.48	749.67	785.15	780.60
<b>Total</b>	<b>1,990</b>				

**Future Phase(s), Off-roll assessments**

<b>Product</b>	<b>Units</b>	<b>FY 2023 O&amp;M Assessment per Unit</b>	<b>Not Applicable</b>	<b>FY 2023 Total Assessment per Unit</b>	<b>FY 2022 Total Assessment per Unit</b>
Single Family 1	455	\$ 35.48	n/a	\$ 35.48	n/a
Single Family 2	121	35.48	n/a	35.48	n/a
Multi Family	666	35.48	n/a	35.48	n/a
<b>Total</b>	<b>1,242</b>				

**From:** Kevin Kramer <[kkramer@btipartners.com](mailto:kkramer@btipartners.com)>  
**Sent:** Wednesday, October 6, 2021 1:43 PM  
**To:** Shawn Hindle <[SHindle@HansonWalter.com](mailto:SHindle@HansonWalter.com)>  
**Cc:** Craig Wrathell <[wrahellc@whhassociates.com](mailto:wrahellc@whhassociates.com)>; Lou Ann Kuehlke <[LouAnnK@hgslaw.com](mailto:LouAnnK@hgslaw.com)>;  
Stephanie Schackmann <[schackmanns@whhassociates.com](mailto:schackmanns@whhassociates.com)>; Jeffrey Pinder  
<[pinderj@whhassociates.com](mailto:pinderj@whhassociates.com)>; Eckert Michael <[meckert@hgslaw.com](mailto:meckert@hgslaw.com)>  
**Subject:** RE: Edgewater East CDD - Sale and Use of Impact Fee Credits

Shawn,

On the call early this week related to this email you asked for land value of our recent builder closing so you can include R/W land value in the mobility fee credit agreement. See below.

- \$16,546,030 / 108.94 acres gross area = **\$151,882 / acres gross (gross area includes preserved wetlands)**
- \$16,546,030 / 97.24 acres net of wetlands = **\$170,157 / acres net (excludes preserved wetlands)**

Let me know if you need anything else.

**Kevin Kramer**  
321-422-9294  
[kkramer@btipartners.com](mailto:kkramer@btipartners.com)

**From:** Michael Eckert <[MichaelE@hgslaw.com](mailto:MichaelE@hgslaw.com)>  
**Sent:** Sunday, October 3, 2021 4:59 PM  
**To:** Craig Wrathell <[wrahellc@whhassociates.com](mailto:wrahellc@whhassociates.com)>; Heidi Boyles <[Heidi.Boyles@gmlaw.com](mailto:Heidi.Boyles@gmlaw.com)>  
**Cc:** Shawn Hindle ([SHindle@HansonWalter.com](mailto:SHindle@HansonWalter.com)) <[SHindle@hansonwalter.com](mailto:SHindle@hansonwalter.com)>; Kevin Kramer <[kkramer@btipartners.com](mailto:kkramer@btipartners.com)>; Lou Ann Kuehlke <[LouAnnK@hgslaw.com](mailto:LouAnnK@hgslaw.com)>; Stephanie Schackmann <[schackmanns@whhassociates.com](mailto:schackmanns@whhassociates.com)>; Jeffrey Pinder <[pinderj@whhassociates.com](mailto:pinderj@whhassociates.com)>  
**Subject:** RE: Edgewater East CDD - Sale and Use of Impact Fee Credits

To assist with our call tomorrow, I put together a very general outline of the process in the agreement. Please review and let me know of any questions or concerns during the call. Thanks.

Mike

### **Sale of Credits Process**

#### **Step 1**

District Engineer notifies the Developer and District Manager in writing the value of Credits obtained from the City or County [section 5.1] **ENGINEER**

#### **Step 2**

Developer notifies District Manager in writing of the intent to purchase Credits, either by Developer or Developer's Assignee [section 5.1] **DEVELOPER OR DEVELOPER'S COUNSEL**

#### **Step 3**

Developer or Developer's Assignee pays District Manager for the Credits at face value. [section 5.1] [DEVELOPER OR DEVELOPER'S COUNSEL](#)

#### Step 4

District Manager deposits monies received for purchase of impact fees into a separate bank account maintained by the District ("Credit Account"). [section 5.1] [DISTRICT MANAGER](#)

### **Use of Revenues from Credits and Payment for Oversizing Items of Work**

#### Step 1

When an Application for Payment is received by District Manager from a Contractor, District Manager prepares a payment Requisition for the Trustee. [section 4] [DISTRICT MANAGER](#)

#### Step 2

If the Application for Payment includes any amounts for Oversizing Items of Work, the District Manager shall pay the Contractor the amount for the Oversizing Items of Work on the Application for Payment from the Credit Account. That amount paid by the District Manager from the Credit Account shall not be included on the Requisition to the Trustee [section 4] [DISTRICT MANAGER](#)

*or*

If the Credit Account has monies, but not enough to pay for the Oversizing Items of Work on the Application for Payment in full, the District Manager shall pay balance of the Credit Account to the Contractor and shall include the remaining costs due for the Oversizing Items of Work in the Requisition submitted to the Trustee. [section 4] [DISTRICT MANAGER](#)

*or*

If the Credit Account has no funds, the District Manager shall include the costs due for the Oversizing Items of Work on the Requisition submitted to the Trustee. [section 4] [DISTRICT MANAGER](#)

#### Step 3

If the Credit Account has not had sufficient funds to pay for the Oversizing Items of Work on an Application for Payment(s) and therefore the Construction Fund has been used to pay for the Oversizing Items of Work, but funds are later deposited into the Credit Account from the sale of Credits, the District Manager shall pay such funds to the Trustee and instruct the Trustee to deposit the funds into the Bond Construction Fund to the extent the Construction Fund was used to pay for Oversizing Items of Work. [section 4] [DISTRICT MANAGER](#)

#### Step 4

Upon the earlier of 60 days following completion of the Project or when the Developer starts paying under the Completion Agreement, the Developer shall pay to the Trustee for deposit into the Construction Account all funds used from the Construction Account to pay for the Oversizing Items of Work that have not been reimbursed from the Credit Account. [section 4] [DEVELOPER / DISTRICT MANAGER](#)

### Step 5

Any funds advanced by the Developer for the Oversizing Items of Work before all the Credits have been sold by the District are treated as prepayment for purchase of the Credits. [section 5.2] [DEVELOPER / DISTRICT MANAGER](#)

### Step 6

Once all Credits have been sold and all monies in the Credit Account have been expended, the Developer shall be responsible to pay for any Oversizing Items of Work appearing on an Application for Payment. [Completion Agreement] [DEVELOPER / DISTRICT MANAGER](#)

**From:** Craig Wrathell <[wraithellc@whhassociates.com](mailto:wraithellc@whhassociates.com)>

**Sent:** Friday, October 1, 2021 12:49 PM

**To:** Heidi Boyles <[Heidi.Boyles@gmlaw.com](mailto:Heidi.Boyles@gmlaw.com)>; Michael Eckert <[MichaelE@hgslaw.com](mailto:MichaelE@hgslaw.com)>

**Cc:** Shawn Hindle ([SHindle@HansonWalter.com](mailto:SHindle@HansonWalter.com)) <[SHindle@hansonwalter.com](mailto:SHindle@hansonwalter.com)>; Kevin Kramer. P.E. ([kkramer@btipartners.com](mailto:kkramer@btipartners.com)) <[kkramer@btipartners.com](mailto:kkramer@btipartners.com)>; Lou Ann Kuehlke <[LouAnnK@hgslaw.com](mailto:LouAnnK@hgslaw.com)>; Stephanie Schackmann <[schackmanns@whhassociates.com](mailto:schackmanns@whhassociates.com)>; Jeffrey Pinder <[pinderj@whhassociates.com](mailto:pinderj@whhassociates.com)>; Craig Wrathell <[wraithellc@whhassociates.com](mailto:wraithellc@whhassociates.com)>

**Subject:** RE: Edgewater East CDD - Sale and Use of Impact Fee Credits

#### **Notice: External**

Mike (Jeff & Stephanie I am looping you into this discussion. I think it will be helpful to also have you on the call we are trying to set for Monday.)

I'm open 3pm onward Monday. Thanks Craig

**Craig Wrathell**

**President & Partner**

**Wrathell, Hunt & Associates, LLC**

**2300 Glades Road, Suite 410W**

**Boca Raton, Florida 33431**

**Toll-free: (877)276-0889**

**Phone: (561)571-0010**

**Fax: (561)571-0013**

**[www.whhassociates.com](http://www.whhassociates.com)**

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**



**Wrathell, Hunt and Associates, LLC**

**From:** Heidi Boyles  
**Sent:** Friday, October 01, 2021 8:32 AM  
**To:** Michael Eckert <[MichaelE@hgslaw.com](mailto:MichaelE@hgslaw.com)>  
**Cc:** Craig Wrathell <[wrathehc@whhassociates.com](mailto:wrathehc@whhassociates.com)>; Shawn Hindle ([SHindle@HansonWalter.com](mailto:SHindle@HansonWalter.com)) <[SHindle@hansonwalter.com](mailto:SHindle@hansonwalter.com)>; Kevin Kramer, P.E. ([kkramer@btipartners.com](mailto:kkramer@btipartners.com)) <[kkramer@btipartners.com](mailto:kkramer@btipartners.com)>; Lou Ann Kuehlke <[LouAnnK@hgslaw.com](mailto:LouAnnK@hgslaw.com)>  
**Subject:** Re: Edgewater East CDD - Sale and Use of Impact Fee Credits

I am generally open Monday between 10:30 AM and 2:00 PM and then after 4:30 PM.

Heidi Boyles, Esq.  
Partner  
Greenspoon Marder LLP  
201 East Pine Street  
Suite 500  
Orlando, Florida 32801

Sent from my iPhone. Please excuse any typos.

On Sep 30, 2021, at 5:39 PM, Michael Eckert <[MichaelE@hgslaw.com](mailto:MichaelE@hgslaw.com)> wrote:

Please see attached agreement that was entered into in connection with the bonds. It may be a good idea for us to get on the phone before the board meeting to make sure everyone understands what they need to do to administer this agreement. Please review and pay particular attention to sections 3-5. I am available tomorrow and most of the time Monday after 2:00.

Michael C. Eckert  
.....  
**Hopping Green & Sams, P.A.**

119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

[850.222.7500](tel:850.222.7500) | [hgslaw.com](http://hgslaw.com) [[hgslaw.com](http://hgslaw.com)] | [Bio](#) [[hgslaw.com](http://hgslaw.com)]

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<DOCS-#637264-v1-Executed\_-\_Impact\_Fee\_Agreement\_-\_Edgewater\_East.PDF>

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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2022**

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2022**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 24,515	\$ -	\$ -	\$ -	\$ -	\$ 24,515
Cash - impact fees	1,618,095	-	-	-	-	1,618,095
Investments						
Revenue	-	99,956	-	-	-	99,956
Reserve	-	1,112,580	1,930,411	-	-	3,042,991
Interest	-	358,915	890,642	-	-	1,249,557
Construction	-	-	-	1,844,749	-	1,844,749
Project infrastructure	-	-	-	-	12,865,047	12,865,047
Construction - E2	-	-	-	-	5,767,141	5,767,141
Construction - E5	-	-	-	-	4,358,112	4,358,112
Construction - E6N	-	-	-	-	7,174,208	7,174,208
Cost of issuance	-	10,001	5,725	-	-	15,726
Sinking	-	395,000	-	-	-	395,000
Undeposited funds	-	-	-	770	-	770
Due from Landowner	11,014	-	-	-	-	11,014
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$1,659,349</u>	<u>\$1,976,452</u>	<u>\$2,826,778</u>	<u>\$ 1,845,519</u>	<u>\$30,164,508</u>	<u>\$38,472,606</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 29,587	\$ -	\$ -	\$ -	\$ -	29,587
Contracts payable	-	-	-	2,220,483	103,949	2,324,432
Retainage payable	-	-	-	617,323	-	617,323
Due to general fund	-	-	5,725	-	-	5,725
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>50,587</u>	<u>-</u>	<u>5,725</u>	<u>2,837,806</u>	<u>103,949</u>	<u>2,998,067</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	11,014	-	-	-	-	11,014
Unearned revenue	-	96,748	-	-	-	96,748
Total deferred inflows of resources	<u>11,014</u>	<u>96,748</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>107,762</u>
Fund balances:						
Restricted for:						
Debt service	-	1,879,704	2,821,053	-	-	4,700,757
Capital projects	-	-	-	(992,287)	30,060,559	29,068,272
Unassigned	1,597,748	-	-	-	-	1,597,748
Total fund balances	<u>1,597,748</u>	<u>1,879,704</u>	<u>2,821,053</u>	<u>(992,287)</u>	<u>30,060,559</u>	<u>35,366,777</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,659,349</u>	<u>\$1,976,452</u>	<u>\$2,826,778</u>	<u>\$ 1,845,519</u>	<u>\$30,164,508</u>	<u>\$38,472,606</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 13,799	\$ 59,443	\$ 132,790	45%
Total revenues	<u>13,799</u>	<u>59,443</u>	<u>132,790</u>	45%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/admin/recording	4,000	28,000	48,000	58%
Legal	1,718	20,781	50,000	42%
Engineering	300	900	7,500	12%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	667	1,000	67%
Trustee	-	4,031	5,250	77%
DSF accounting & assessment rolls	458	3,208	5,500	58%
Telephone	17	116	200	58%
Postage	10	40	500	8%
Printing & binding	42	292	500	58%
Legal advertising	355	878	1,500	59%
Annual special district fee	-	175	175	100%
Insurance	-	5,175	5,500	94%
Contingencies/bank charges	-	26	500	5%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>7,067</u>	<u>64,994</u>	<u>132,790</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	6,732	(5,551)	-	
Fund balances - beginning	1,591,016	1,603,299	-	
Fund balances - ending	<u>\$ 1,597,748</u>	<u>\$ 1,597,748</u>	<u>\$ -</u>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 99,977	\$ 757,105	\$ 1,112,579	68%
Interest	8	49	-	N/A
Total revenues	<u>99,985</u>	<u>757,154</u>	<u>1,112,579</u>	68%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	395,000	0%
Interest	-	448,644	807,559	56%
Total debt service	<u>-</u>	<u>448,644</u>	<u>1,202,559</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	99,985	308,510	(89,980)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(6)</u>	<u>(43)</u>	-	N/A
Total other financing sources	<u>(6)</u>	<u>(43)</u>	-	N/A
Net change in fund balances	99,979	308,467	(89,980)	
Fund balances - beginning	1,779,725	1,571,237	1,565,814	
Fund balances - ending	<u><u>\$ 1,879,704</u></u>	<u><u>\$ 1,879,704</u></u>	<u><u>\$ 1,475,834</u></u>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 14	\$ 16
Total revenues	<u>14</u>	<u>16</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>5,725</u>	<u>229,915</u>
Total debt service	<u>5,725</u>	<u>229,915</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,711)	(229,899)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	3,729,452
Underwriter's discount	-	(678,500)
Total other financing sources	<u>-</u>	<u>3,050,952</u>
Net change in fund balances	(5,711)	2,821,053
Fund balances - beginning	<u>2,826,764</u>	-
Fund balances - ending	<u>\$ 2,821,053</u>	<u>\$ 2,821,053</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 10	\$ 258
Total revenues	<u>10</u>	<u>258</u>
<b>EXPENDITURES</b>		
Construction costs	<u>2,277,845</u>	<u>8,781,479</u>
Total expenditures	<u>2,277,845</u>	<u>8,781,479</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,277,835)	(8,781,221)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>6</u>	<u>43</u>
Total other financing sources/(uses)	<u>6</u>	<u>43</u>
Net change in fund balances	(2,277,829)	(8,781,178)
Fund balances - beginning	1,285,542	7,788,891
Fund balances - ending	<u>\$ (992,287)</u>	<u>\$ (992,287)</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 153	\$ 178
Total revenues	153	178
<b>EXPENDITURES</b>		
Construction costs - project infrastructure	233,078	233,978
Construction costs - construction ED-2	5,000	5,000
Construction costs - construction ED-5	-	70,610
Construction costs - construction ED-6N	-	3,541
Total expenditures	238,078	313,129
Excess/(deficiency) of revenues over/(under) expenditures	(237,925)	(312,951)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	30,195,548
Original issue premium	-	177,962
Total other financing sources/(uses)	-	30,373,510
Net change in fund balances	(237,925)	30,060,559
Fund balances - beginning	30,298,484	-
Fund balances - ending	\$ 30,060,559	\$ 30,060,559

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**



**DRAFT**

**MINUTES OF MEETING  
EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on May 5, 2022 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida.

**Present were:**

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert Wanas	Assistant Secretary

**Also present were:**

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer
Craig Temper	GTI

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called to order at 9:00 a.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-13, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2022-13 and the proposed Fiscal Year 2023 budget.

41 Mr. Mays stated that the Board would like more time to review the proposed budget  
42 and asked to table this item to the next meeting. Mr. Eckert stated it will be necessary to  
43 consider whether the CDD will levy assessments or be Developer-funded by the June meeting.

44 This item was tabled to the June 2, 2022 meeting.  
45

46 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-14,**  
47 **Adopting the Annual Meeting Schedule for**  
48 **Fiscal Year 2022/2023; and Providing for an**  
49 **Effective Date**  
50

51 Mr. Torres presented Resolution 2022-14.  
52

53 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
54 **Resolution 2022-14, Adopting the Annual Meeting Schedule for Fiscal Year**  
55 **2022/2023; and Providing for an Effective Date, was adopted.**  
56

57  
58 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-15,**  
59 **Appointing and Removing Officers of the**  
60 **Edgewater East Community Development**  
61 **District and Providing for an Effective Date**  
62

63 Mr. Torres presented Resolution 2022-15. He stated the purpose of this Resolution is to  
64 add him as an Assistant Secretary and remove Ms. Kristen Suit from the slate of officers.  
65

66 **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor,**  
67 **Resolution 2022-15, Appointing and Removing Officers of the Edgewater East**  
68 **Community Development District and Providing for an Effective Date, was**  
69 **approved.**  
70

71  
72 **SIXTH ORDER OF BUSINESS** **Consideration of Work Product**  
73 **Acquisitions and Approval of**  
74 **Corresponding Requisitions**  
75

76 Mr. Eckert explained that, when the Series 2022 bonds were sold, the CDD entered into  
77 an Acquisition Agreement with the Developer whereby the CDD agreed to acquire work

78 product, real estate and any completed improvements that were part of the CDD’s Capital  
79 Improvement Plan (CIP). He reviewed the Work Product Acquisitions and stated all of the  
80 documents were provided to the Developer.

81

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Work Product Acquisitions and Corresponding Requisitions, were approved.**

82

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86

Asked about the timing of the funding, Mr. Eckert stated funding would occur about 10  
87 days after Staff receives the executed documents from the Developer and the Trustee.

88

**SEVENTH ORDER OF BUSINESS**

**Discussion: Change Orders**

89

90

Mr. Hindle presented the following Change Orders:

91

92

**A. Ratification of Change Order #01 [Jr. Davis Construction Co. Inc.]**

93

**B. Consideration of Change Order Number CO001 [Brightview Landscape Development, Inc.]**

94

95

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction Co., Inc., Change Order #01, in the amount of \$2,963.13, and Brightview Landscape Development, Inc., Change Order No. CO001, in the amount of \$13,687.40, were ratified and/or approved.**

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**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

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104

Mr. Torres presented the Unaudited Financial Statements as of March 31, 2022.

105

106

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

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**NINTH ORDER OF BUSINESS**

**Approval of April 7, 2022 Regular Meeting Minutes**

111

112

113

114 Mr. Torres presented the April 7, 2022 Regular Meeting Minutes.

115

116 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
117 **April 7, 2022 Regular Meeting Minutes, as presented, were approved.**

118

119

120 **TENTH ORDER OF BUSINESS**

**Staff Reports**

121

122 **A. District Counsel: *Kutak Rock, LLP***

123 There was no report

124 **B. District Engineer: *Hanson, Walter & Associates, Inc.***

125 There was no report.

126 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 127 • **NEXT MEETING DATE: June 2, 2022 at 9:00 A.M.**

- 128 ○ **QUORUM CHECK**

129 The next meeting would be held on June 2, 2022.

130

131 **ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

132

133 There were no Board Members' comments or requests.

134

135 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

136

137 There were no public comments.

138

139 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

140

141 There being nothing further to discuss, the meeting adjourned.

142

143 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
144 **meeting adjourned at 9:16 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

#### LOCATION

*offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	9:00 AM
November 4, 2021 <b>CANCELED</b>	Regular Meeting	9:00 AM
December 2, 2021	Regular Meeting	9:00 AM
January 6, 2022	Regular Meeting	9:00 AM
February 3, 2022 <i>rescheduled to February 10, 2022</i>	Regular Meeting	9:00 AM
February 10, 2022	Public Hearings & Regular Meeting	9:00 AM
March 3, 2022	Regular Meeting	9:00 AM
April 7, 2022	Regular Meeting	9:00 AM
May 5, 2022	Regular Meeting	9:00 AM
June 2, 2022	Regular Meeting	9:00 AM
July 7, 2022	Regular Meeting	9:00 AM
August 4, 2022	Regular Meeting	9:00 AM
September 1, 2022	Public Hearing & Regular Meeting	9:00 AM