EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

July 10, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

July 3, 2024

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Time

Board of Supervisors
Edgewater East Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on July 10, 2024 at 2:30 p.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. Review/Ranking of Proposals for Off-Site Force Main Construction

4. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

5. Consideration of Resolution 2024-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023

6. Consideration of Special Warranty Deed

7. Acceptance of Unaudited Financial Statements as of May 31, 2024

8. Approval of Minutes
   - A. June 6, 2024 Regular Meeting
   - B. June 20, 2024 Special Meeting

9. 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: August 1, 2024 at 9:00 AM at *Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741* [Boundary Amendment Assessment Hearing, Adoption of FY2025 Budget]

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KEVIN MAYS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JUSTIN ONORATO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROBERT WANAS	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. 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.

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

Sincerely,

Craig Wrathell
District Manager

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

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EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Edgewater East Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Edgewater East Community Development District, Osceola County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

June 19, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Edgewater East Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of most recent fiscal year resulting in a net position balance of $6,881,720.
- The change in the District's total net position in comparison with the prior fiscal year was $7,504,430, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of $9,038,018, a decrease of ($12,557,683) in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2023	2022
Current and other assets	$ 12,733,067	$ 23,850,659
Capital assets, net of depreciation	51,355,541	32,361,654
Total assets	64,088,608	56,212,313
Current liabilities	4,518,684	3,090,812
Long-term liabilities	52,688,204	53,744,211
Total liabilities	57,206,888	56,835,023
Net position		
Net investment in capital assets	3,567,777	(3,841,704)
Restricted	3,280,034	3,221,600
Unrestricted	33,909	(2,606)
Total net position	$ 6,881,720	$ (622,710)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023	2022
Revenues:		
Program revenues		
Charges for services	$ 3,546,846	$ 1,112,580
Operating grants and contributions	149,769	139,122
Capital grants and contributions	6,267,345	77,553
Total revenues	9,963,960	1,329,255
Expenses:		
General government	173,824	114,750
Interest	1,982,823	1,500,126
Maintenance and operations	302,883	-
Bond issuance costs	-	914,140
Total expenses	2,459,530	2,529,016
Change in net position	7,504,430	(1,199,761)
Net position - beginning	(622,710)	577,051
Net position - ending	$ 6,881,720	$ (622,710)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was $2,459,530. The costs of the District's activities were funded by program revenues which are comprised of assessments, Developer contributions, impact fee revenues, and investment earnings. In total, expenses decreased from the prior year as a result of bond issuance costs incurred in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had $51,355,541 invested in capital assets for its governmental activities. No depreciation has been taken as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had $52,380,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The Districts operations are expected to increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Edgewater East Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33481.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Governmental Activities
ASSETS	
Cash	$ 10,298
Other receivable	94,977
Due from Developer	1,255,989
Prepaids	705
Restricted assets:	
Investments	11,371,098
Capital assets:	
Nondepreciable	51,355,541
Total assets	64,088,608
LIABILITIES	
Accounts payable	56,796
Contracts and retainage payable	3,617,253
Due to Developer	21,000
Accrued interest payable	823,635
Non-current liabilities:	
Due within one year	1,080,000
Due in more than one year	51,608,204
Total liabilities	57,206,888
NET POSITION	
Net investment in capital assets	3,567,777
Restricted for debt service	3,280,034
Unrestricted	33,909
Total net position	$ 6,881,720

See notes to the financial statements

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 173,824	$ 173,824	$ -	$ -	$ -
Maintenance and operations	302,883	330,033	-	6,267,345	6,294,495
Interest	1,982,823	3,042,989	149,769	-	1,209,935
Total governmental activities	2,459,530	3,546,846	149,769	6,267,345	7,504,430
	Change in net position				7,504,430
	Net position - beginning				(622,710)
	Net position - ending				$ 6,881,720

See notes to the financial statements

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 10,298	$ -	$ -	$ 10,298
Investments	-	4,109,394	7,261,704	11,371,098
Due from Developer	-	-	1,255,989	1,255,989
Other receivable	94,977	-	-	94,977
Due from other funds	5,725	-	-	5,725
Prepaid items	705	-	-	705
Total assets	$ 111,705	$ 4,109,394	$ 8,517,693	$ 12,738,792
LIABILITIES				
Liabilities:				
Accounts payable	$ 56,796	$ -	$ -	$ 56,796
Contracts and retainage payable	-	-	3,617,253	3,617,253
Due to Developer	21,000	-	-	21,000
Due to other funds	-	5,725	-	5,725
Total liabilities	77,796	5,725	3,617,253	3,700,774
FUND BALANCES				
Nonspendable:				
Prepaid items	705	-	-	705
Restricted for:				
Debt service	-	4,103,669	-	4,103,669
Capital projects	-	-	4,900,440	4,900,440
Unassigned	33,204	-	-	33,204
Total fund balances	33,909	4,103,669	4,900,440	9,038,018
Total liabilities and fund balances	$ 111,705	$ 4,109,394	$ 8,517,693	$ 12,738,792

See notes to the financial statements

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

Fund balance - governmental funds		$ 9,038,018
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets	51,355,541	
Accumulated depreciation	-	51,355,541
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(823,635)	
Original issue premium	(308,204)	
Bonds payable	(52,380,000)	(53,511,839)
Net position of governmental activities		$ 6,881,720

See notes to the financial statements

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 503,857	$ 3,042,989	$ -	$ 3,546,846
Developer contributions	-	-	3,894,408	3,894,408
Interest	-	149,769	553,815	703,584
Impact fees	-	-	1,816,308	1,816,308
Miscellaneous	-	-	2,814	2,814
Total revenues	503,857	3,192,758	6,267,345	9,963,960
EXPENDITURES				
Current:				
General government	173,824	-	-	173,824
Maintenance and operations	293,518	-	-	293,518
Debt service:				
Principal	-	1,045,000	-	1,045,000
Interest	-	2,006,049	-	2,006,049
Capital outlay	-	-	19,003,252	19,003,252
Total expenditures	467,342	3,051,049	19,003,252	22,521,643
Excess (deficiency) of revenues over (under) expenditures	36,515	141,709	(12,735,907)	(12,557,683)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(95,494)	95,494	-
Total other financing sources (uses)	-	(95,494)	95,494	-
Net change in fund balances	36,515	46,215	(12,640,413)	(12,557,683)
Fund balances - beginning	(2,606)	4,057,454	17,540,853	21,595,701
Fund balances - ending	$ 33,909	$ 4,103,669	$ 4,900,440	$ 9,038,018

See notes to the financial statements

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	$	(12,557,683)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		18,993,887
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,045,000
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		11,007
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		12,219
Change in net position of governmental activities	$	7,504,430

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Edgewater East Community Development District ("District") was created June 15, 2020 by Ordinance 2020-49 of the Board of County Commissioners of Osceola County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with BTI Partners ("Developer").

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments
The District's investments were held as follows at September 30,2022

	Amortized	Credit Risk	Maturities
First American Government Obligations Fund Class Y	$11,371,098	S&P AAAm	Weighted average of the fund portfolio: 24 days
	$11,371,098		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Transfer in	Transfer Out
Debt service	$ -	$ 95,494
Capital projects	95,494	-
Total	$ 95,494	$ 95,494

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 32,361,654	$ 18,993,887	$ -	$ 51,355,541
Total capital assets, not being depreciated	32,361,654	18,993,887	-	51,355,541
Governmental activities capital assets, net	$32,361,654	$ 18,993,887	$ -	$ 51,355,541

The Capital Improvement Program ("CIP") intended to serve the District has been estimated at a total cost of approximately $88,739,165 for master improvements and $53,220,000 for Neighborhood Infrastructure. The estimated cost of the Area One Project is approximately $22,950,000 and $55,723,430 for Area Two Project. The infrastructure will include roadways, stormwater management, utilities, landscape, undergrounding of conduit and environmental conservation. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds. Upon completion, the infrastructure is to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021 Area 1

On March 16, 2021, the District issued $19,895,000 of Special Assessment Revenue Bonds, Series 2021. Area 1, consisting of $2,090,000 Term Bonds Series 2021 due on May 1, 2026 with a fixed interest rate of 2.5%, $2,400,000 Term Bonds due in May 1, 2031 with a fixed interest rate of 3.1%, $6,255,000 Term Bonds due May 1, 2041 with a fixed interest rate of 3.6%, and $9,150,000 Term Bonds due May 1, 2051 with a fixed interest rate of 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2021 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022 Area 2

On February 9, 2022, the District issued $33,925,000 of Special Assessment Revenue Bonds, Series 2022. Area 2, consisting of $3,400,000 Term Bonds Series 2022 due on May 1, 2027 with a fixed interest rate of 3.0%, $3,985,000 Term Bonds due in May 1, 2032 with a fixed interest rate of 3.375%, $10,650,000 Term Bonds due May 1, 2042 with a fixed interest rate of 4.0%, and $15,890,000 Term Bonds due May 1, 2052 with a fixed interest rate of 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2021	$ 19,500,000	$ -	$ 405,000	$ 19,095,000	$ 420,000
Plus: bond premium	147,181	-	5,075	142,106	-
Series 2022	33,925,000	-	640,000	33,285,000	660,000
Plus: bond premium	172,030	-	5,932	166,098	-
Total	$ 53,744,211	$ -	$ 1,056,007	$ 52,688,204	$ 1,080,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2024	$ 1,080,000	$ 1,976,724	$ 3,056,724
2025	1,110,000	1,946,424	3,056,424
2026	1,140,000	1,915,274	3,055,274
2027	1,170,000	1,883,274	3,053,274
2028	1,210,000	1,847,724	3,057,724
2029-2033	6,690,000	8,615,751	15,305,751
2034-2038	8,050,000	7,296,520	15,346,520
2039-2043	9,760,000	5,618,480	15,378,480
2044-2048	11,905,000	3,519,600	15,424,600
2049-2052	10,265,000	981,400	11,246,400
Total	$ 52,380,000	$ 35,601,171	$ 87,981,171

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund portions of the construction project. In connection with that agreement, Developer contributions to the capital projects fund were $3,894,408, which includes a receivable of $1,255,989 as of September 30, 2023. The Developer has also provided the District with a general reserve for operations of $21,000 which will be repaid to the Developer at a later date.

NOTE 8 – DEVELOPER TRANSACTIONS (Continued)

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District collected a total of $1,816,308 of impact fees from the Developer during the current fiscal year.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 12 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2023, the District had open contracts for various construction projects. The contracts totaled approximately $20.7 million, of which approximately $9.7 million was uncompleted at September 30, 2023.

NOTE 13 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of $90,000 of the Series 2022 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 503,857	$ 503,857	$ -
Total revenues	503,857	503,857	-
EXPENDITURES			
Current:			
General government	152,740	173,824	(21,084)
Maintenance and operations	351,105	293,518	57,587
Total expenditures	503,845	467,342	36,503
Excess (deficiency) of revenues over (under) expenditures	$ 12	36,515	$ 36,503
Fund balance - beginning		(2,606)	
Fund balance - ending		$ 33,909	

See notes to required supplementary information

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to w hom nonemployee compensation w as paid in the last month of the District's fiscal year being reported.	1
Employee compensation	$0
Independent contractor compensation	$139,612
Construction projects to begin on or after October 1; (>$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $139,611.57 Debt service - $749.67-1,224.94
Special assessments collected	$3,546,846
Outstanding Bonds:	see Note 7 for details

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Edgewater East Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Edgewater East Community Development District, Osceola County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 19, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown & Associates

June 19, 2024

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Edgewater East Community Development District
Osceola County, Florida

We have examined Edgewater East Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Edgewater East Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 19, 2024

Grau & Associates
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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Edgewater East Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Edgewater East Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 19, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 19, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Edgewater East Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Edgewater East Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 19, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Statements for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Financial Statements for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 10th day of July, 2024.

ATTEST:	**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**
___________________________	_________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

6

Prepared by and after
recording return to:
Michael C. Eckert
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed this 17th day of June, 2024, by **JCH CP, LLC,** a Florida limited liability company ("Grantor") whose post office address is 283 Cranes Roost Blvd., Suite 250, Altamonte Springs, FL 32701 to **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes ("Grantee") whose post office address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, all of the following described land in Osceola County, Florida ("Subject Property"):

> Tracts A and B; and PUBLIC R/W Tracts designated as Prairie Preserve Run, Water Willow Way, Rain Shadow Drive, Ranch House Road, and Shady Pines Drive, HAVENFIELD AT CROSS PRAIRIE – PHASE 2, according to the plat thereof as recorded in Plat Book 34, Pages 102-106, of the Public Records of Osceola County, Florida.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all matters of public record.

[Signature page to follow]

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 06/18/2024 10:35:38 AM RECEIPT # 2923253
Rec Fees 18.50 DEED DOC 0.70 EXTRA NAMES
CFN# 2024079896 BK 6618 PG 1794 PAGE 1 OF 2

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered as to all Grantors in the presence of:

Signature
Name: MICHELLE DILLON
Address: 283 Cranes Roost Blvd., Suite 250
Altamonte Springs, FL 32701

Signature
Name: Meredith Gibson Zornek
Address: 283 Cranes Roost Blvd., Suite 250
Altamonte Springs, FL 32701

JCH CP, LLC., a Florida limited liability company

Amanda Caruso, Vice President
June 17, 2024

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 17th day of June, 2024 by Amanda Caruso as Vice President of JCH CP, LLC, a Florida limited liability company, who ☑ is personally known to me or ☐ has produced ____________________ as identification.

Signature of Notary Public
Print Name: ____________________
Notary Public - State of Florida
My Commission Expires: ______________
Commission No: ____________________

(NOTARY SEAL)

MEREDITH GIBSON ZORNEK
MY COMMISSION EXPIRES NOVEMBER 6, 2024
#HH 053208
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
ASSETS						
Cash	$ 725,957	$ -	$ -	$ -	$ -	$ 725,957
Investments						
Revenue	-	249,084	35,362	-	-	284,446
Reserve	-	556,290	1,945,953	-	-	2,502,243
Prepayment	-	-	3,047	-	-	3,047
Construction	-	-	-	51,163	-	51,163
Project infrastructure	-	-	-	-	567,609	567,609
Construction - E2	-	-	-	-	421	421
Construction - E5	-	-	-	-	1	1
Construction - E6N	-	-	-	-	532,137	532,137
Cost of issuance	-	10,779	-	-	-	10,779
Due from Landowner	-	-	-	-	1,909,484	1,909,484
Due from M/I Homes of FL	8,013	-	-	-	-	8,013
Due from debt service fund	5,725	-	-	-	-	5,725
Due from CPF 2022	40,452	-	-	-	-	40,452
Total assets	$ 780,147	$ 816,153	$1,984,362	$ 51,163	$ 3,009,652	$ 6,641,477
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 21,683	$ -	$ -	$ -	$ -	$ 21,683
Contracts payable	-	-	-	-	2,395,288	2,395,288
Retainage payable	-	-	-	-	654,313	654,313
Due to general fund	-	-	5,725	-	40,452	46,177
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	42,683	-	5,725	-	3,090,053	3,138,461
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	8,013	-	-	-	1,909,484	1,917,497
Total deferred inflows of resources	8,013	-	-	-	1,909,484	1,917,497
Fund balances:						
Restricted for:						
Debt service	-	816,153	1,978,637	-	-	2,794,790
Capital projects	-	-	-	51,163	(1,989,885)	(1,938,722)
Unassigned	729,451	-	-	-	-	729,451
Total fund balances	729,451	816,153	1,978,637	51,163	(1,989,885)	1,585,519
Total liabilities, deferred inflows of resources and fund balances	$ 780,147	$ 816,153	$1,984,362	$ 51,163	$ 3,009,652	$ 6,641,477

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ -	$ 179,882	$ -	N/A
Assessment levy: off-roll	199,584	822,377	992,733	83%
Total revenues	199,584	1,002,259	992,733	101%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	32,000	48,000	67%
Legal	-	40,122	50,000	80%
Engineering	913	6,538	7,500	87%
Audit	4,000	4,000	6,500	62%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	167	1,333	2,000	67%
Trustee 2021	-	4,031	5,725	70%
Trustee 2022	-	4,031	5,725	70%
DSF accounting & assessment rolls - Series 2021	458	3,667	5,500	67%
DSF accounting & assessment rolls - Series 2022	458	3,667	5,500	67%
Telephone	17	133	200	67%
Postage	34	243	500	49%
Printing & binding	42	333	500	67%
Legal advertising	-	1,321	6,500	20%
Annual special district fee	-	175	175	100%
Insurance	-	5,785	5,750	101%
Contingencies/bank charges	17	127	500	25%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	10,106	109,171	152,990	71%
Field operations				
Accounting	-	-	2,500	0%
Streetlighting	-	27,268	80,114	34%
Repairs & maintenance	-	-	24,386	0%
Electricity	-	-	6,586	0%
Lake maintenance	699	2,097	-	N/A
Landscape maint.				
Maintenance contract	21,018	121,341	542,610	22%
Plant replacement	-	-	17,857	0%
Landscape contingency	-	24,209	8,927	271%
Irrigation	296	4,372	156,774	3%
Total field operations	22,013	179,287	839,754	21%
Other fees & charges				
Tax collector	-	18,260	-	N/A
Total other fees & charges	-	18,260	-	N/A
Total expenditures	32,119	306,718	992,744	31%
Excess/(deficiency) of revenues over/(under) expenditures	167,465	695,541	(11)	
Fund balances - beginning	561,986	33,910	20	
Unassigned	729,451	729,451	9	
Fund balances - ending	$ 729,451	$ 729,451	$ 9	

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 706,467	$ -	N/A
Assessment levy: off-roll	-	267,338	1,112,587	24%
Interest	6,053	48,518	-	N/A
Total revenues	6,053	1,022,323	1,112,587	92%
EXPENDITURES				
Debt Service				
Principal	420,000	420,000	420,000	100%
Interest	348,915	697,830	697,830	100%
Total debt service	768,915	1,117,830	1,117,830	100%
Excess/(deficiency) of revenues over/(under) expenditures	(762,862)	(95,507)	(5,243)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(2,246)	(586,680)	-	N/A
Total other financing sources	(2,246)	(586,680)	-	N/A
Net change in fund balances	(765,108)	(682,187)	(5,243)	
Fund balances - beginning	1,581,261	1,498,340	1,487,480	
Fund balances - ending	$ 816,153	$ 816,153	$ 1,482,237	

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	$ -	$ 1,322,518	$ 1,930,402	69%
Interest	13,484	79,284	-	N/A
Total revenues	13,484	1,401,802	1,930,402	73%
EXPENDITURES				
Debt service				
Principal	660,000	660,000	660,000	100%
Principal prepayment	70,000	90,000	-	N/A
Interest	639,047	1,278,494	1,278,894	100%
Total debt service	1,369,047	2,028,494	1,938,894	105%
Excess/(deficiency) of revenues over/(under) expenditures	(1,355,563)	(626,692)	(8,492)	
Fund balances - beginning	3,334,200	2,605,329	2,570,779	
Fund balances - ending	$ 1,978,637	$ 1,978,637	$ 2,562,287	

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 963	$ 6,669
Total revenues	963	6,669
EXPENDITURES		
Construction costs	-	20,363
Total expenditures	-	20,363
Excess/(deficiency) of revenues over/(under) expenditures	963	(13,694)
OTHER FINANCING SOURCES/(USES)		
Transfer in	2,246	586,680
Transfer out	-	(563,039)
Total other financing sources/(uses)	2,246	23,641
Net change in fund balances	3,209	9,947
Fund balances - beginning	47,954	41,216
Fund balances - ending	$ 51,163	$ 51,163

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year To Date
REVENUES		
Developer contribution	$ -	$ 3,396,623
Interest & miscellaneous	4,282	133,102
Total revenues	4,282	3,529,725
EXPENDITURES		
Construction costs - project infrastructure	-	23,612
Construction costs - construction ED-2	1,121,054	2,674,139
Construction costs - construction ED-5	40,452	2,662,273
Construction costs - construction ED-6N	1,361,151	5,581,850
Total expenditures	2,522,657	10,941,874
Excess/(deficiency) of revenues over/(under) expenditures	(2,518,375)	(7,412,149)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	563,039
Total other financing sources/(uses)	-	563,039
Net change in fund balances	(2,518,375)	(6,849,110)
Fund balances - beginning	528,490	4,859,225
Fund balances - ending	$ (1,989,885)	$ (1,989,885)

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
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MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on June 6, 2024 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Noah Breakstone	Chair
Kevin Kramer	Assistant Secretary
Robert "Bobby" Wanas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:31 a.m. Supervisors Breakstone, Kramer and Wanas were present. Supervisors Onorato and Mays were absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-08, Amending and Restating Resolution 2024-05; Approving Proposed Budget(s) For Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-08. The difference between Resolution 2024-08 versus 2024-05 is that Section 2 includes language for declaring assessments and Section 3 depicts a new meeting location. He distributed and presented the proposed Fiscal Year 2025 budget, which includes the adjustments approved at the last meeting.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2024-08, Amending and Restating Resolution 2024-05; Approving Proposed Budget(s) For Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2024 at 9:00 a.m., at Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170 and 190, Florida Statutes Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Review/Ranking of Proposals for Off-Site Force Main Construction**

This item was deferred to the July 10, 2024 meeting.

FIFTH ORDER OF BUSINESS **Consideration of Doody Calls of Orlando Proposal for Full Services Pet Waste Station Service and Installation Program**

On MOTION by Mr. Breakstone and seconded by Mr. Kramer, with all in favor, the Doody Calls of Orlando Proposal for Full Service Pet Waste Station Service and Installation Program, in a not-to-exceed amount of $132 per visit, totaling $3,432 per year, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Jr. Davis Construction Company Request for Change Orders [ED6-Framework Roadway Phase 1 Civil Work]**

Mr. Wanas presented the following:

A. Request for Change Order 10 R4 Wyes Assembly & Crossing Upsize

The Change Order amount is $93,550 for labor costs; The Toho Water Authority is providing the material to upsize the cross pipe from 12” to 16”.

Discussion ensued regarding asking The Toho Water Authority to execute an Upsize Agreement for reimbursement, the CDD receiving credits and the ability to reuse the 12” pipe on another project without paying for it.

B. RFCO 06.2 Pond I Slopes Credit & Extra Import

The overall Change Order amount is $16,013.68 for extra import material to complete the Pond I reconfiguration.

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction ED6 Framework Roadway Phase 1 Civil Work Change Order 10 R4 Wyes Assembly & Crossing Upsize, in the amount of $93,550, and RFCO 06.2 Pond I Slopes Credit & Extra Import, in the amount of $16,013.68, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Financing Matters**

A. Presentation of Second Amendment to Engineer's Report (Master)

B. Consideration of Resolution 2024-XX, Adopting a Second Amendment to the Engineer's Report to Reflect New Lands Added to the District

C. Presentation of Second Amendment to Master Special Assessment Methodology Report

D. Consideration of Resolution 2024-XX, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

E. Consideration of Resolution 2024-XX, Setting a Public Hearing to Be Held on ____________2024, at 9:00 A.M. at the Offices of Hanson, Walter and Associates, Inc., Located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 3.24 Acres of Land Recently Added Within the Boundaries of the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

F. Consideration of Form of Mailed and Published Notices for Assessment Hearing on New 3.24 Acres

- **Form of Affidavit of Mailing**

G. Consideration of Preliminary First Amendment to Supplemental Engineer's Report for Assessment Area Two

H. Consideration of Preliminary First Amendment to Second Supplemental Special Assessment Methodology Report for Assessment Area Two

These items were deferred. A Special Meeting will be scheduled for the end of June.

> **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing the Vice Chair to work with District Counsel and Staff to establish a date for a Special Meeting and notice accordingly, was approved.**

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

> **On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.**

NINTH ORDER OF BUSINESS **Approval of May 2, 2024 Regular Meeting Minutes**

> **On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the May 2, 2024 Regular Meeting Minutes, as presented, were approved.**

▪ **City of St. Cloud Impact Fee Credit Agreement**

This item was an addition to the agenda.

Mr. Kramer presented the City of St. Cloud Impact Fee Credit Agreement. Mr. Eckert stated he reviewed the minor changes and believes it is in the best interest of the CDD, as it will provide additional construction funds. He recommended authorizing the Chair or Vice Chair to execute the Agreement. Mr. Kramer stated that an executed original Agreement is due to the City tomorrow for presentation at the City Council Meeting on June 13, 2024.

Asked if the Agreement states that the CDD will receive funds or if it will be converted to Equivalent Resident Units (ERU) credits, Mr. Eckert stated the Agreement is specific to a dollar amount and not tied to ERUs. Mr. Kramer confirmed that the Agreement states the CDD will receive the dollars back that it spent; he has an original Agreement, which he will execute, have notarized and delivered to the City.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the City of St. Cloud Developer Impact Fee Credit Agreement related to Cross Prairie Parkway, in the amount of $3.6 million, in substantial form, and authorizing Mr. Kramer to execute the Agreement, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

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

Mr. Hindle reported the following:

- The County is holding Public Hearings on July 3 and July 10, 2024 regarding the Special Needs Assessment that, if approved, will be implemented on August 11, 2024.
- The Osceola County impact fees will increase to $40,000 for a single-family home, which is much higher than the surrounding Counties.
- He is contacting the Commissioners to stop the fees being paid at issuance of the building permit and instead pay upon issuance of the certificate of occupancy.
- A Resolution will be presented at the County Commission meeting for a 90-day moratorium on conversion from commercial to residential use in Osceola County. Regarding mobility fees, the County removed the incentive to reduce mobility fees in a direct-fee District.

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

- **NEXT MEETING DATE: July 10, 2024 at 2:30 PM**
  - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Member comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:56 a.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

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MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Special Meeting on June 20, 2024 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

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

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Peter Glasscock	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:00 a.m. Supervisors May, Kramer and Wanas were present. Supervisors Onorato and Breakstone were absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS **Consideration of Financing Matters**

Mr. Eckert stated that Items 3A through 3H pertain to levying assessments on the 3.24 acres outlined in the Boundary Amendment; it is also a requirement that the CDD committed to the bond holders. Mr. Eckert presented the following:

A. Presentation of Second Amendment to Engineer's Report (Master) dated June 6, 2024

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Second Amendment to the Engineer's Report (Master) Dated August 26, 2020, to reflect the 2023 Boundary Amendment and Associates Units for the Edgewater East Community Development District, dated June 6, 2024, was approved.**

B. Consideration of Resolution 2024-09, Adopting a Second Amendment to the Engineer's Report Dated August 26, 2020 to Reflect the 2023 Boundary Amendment and Associated Units

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-09, Adopting a Second Amendment to the Engineer's Report Dated August 26, 2020 to Reflect the 2023 Boundary Amendment and Associated Units, was adopted.**

C. Presentation of Second Amendment to Master Special Assessment Methodology Report

Mr. Eckert requested approval of the Report as a Preliminary Second Amendment to the Master Special Assessment Methodology Report.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Preliminary Second Amendment to the Master Special Assessment Methodology Report, was approved.**

D. Consideration of Resolution 2024-10, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution (New 3.24 Acres)

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-10, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall**

Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution (New 3.24 Acres), was adopted.

E. Consideration of Resolution 2024-11, Setting a Public Hearing to Be Held on August 1, 2024, at 9:00 A.M. at the Offices of Hanson, Walter and Associates, Inc., Located at 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 3.24 Acres of Land Recently Added Within the Boundaries of the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes (New 3.24 Acres)

The following changes will be made to Resolution 2024-11:

Title and throughout: Change Public Hearing location to "Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741"

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-11, as amended, Setting a Public Hearing to Be Held on August 1, 2024, at 9:00 A.M., at Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Approximately 3.24 Acres of Land Recently Added Within the Boundaries of the Edgewater East Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes (New 3.24 Acres), was adopted.

F. Consideration of Form of Mailed and Published Notices for Assessment Hearing on New 3.24 Acres

- **Form of Affidavit of Mailing**

Mr. Eckert asked if the 3.24 acres was sold. Mr. Kramer replied affirmatively; he will send him a copy of the deed with the proper name and address for the Mailed Notices.

The following changes will be made to the Mailed Notices:

Property Owner Name and Address: Change to new owner

Location and throughout: Change Public Hearing location to "Hart Memorial Library, Second Floor, Roseada Room, 211 East Darkin Avenue, Kissimmee, Florida 34741"

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Form of Mailed and Published Notices for Assessment Hearing on the New 3.24 Acres, as amended, were approved.

G. Consideration of Preliminary First Amendment to Supplemental Engineer's Report for Assessment Area Two

The Preliminary First Amendment to the Supplemental Engineer's Report adds Assessment Area Two, which secures the assessment for the Series 2022 bonds.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Preliminary First Amendment to the Supplemental Engineer's Report for Assessment Area Two, was approved.

H. Consideration of First Amendment to Second Supplemental Special Assessment Methodology Report for Assessment Area Two

The Report behind Tab 3H is titled First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area Two and is dated June 20, 2024.

Mr. Eckert recommended approval and noted that he is working with District Management regarding his comments about acreage related to the Boundary Amendment; a revised Report will be presented at the August public hearing.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, First Amendment to the Final First Supplemental Special Assessment Methodology Report for Assessment Area Two, dated June 20, 2024, in substantial form, was approved.

FOURTH ORDER OF BUSINESS Consideration of Amended and Restated Disclosure of Public Finance

Mr. Eckert presented the Amended and Restated Disclosure of Public Finance, which was updated to reflect the Boundary Amendment. It will be recorded in the County public record, once executed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Amended and Restated Disclosure of Public Finance, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Change Order with Credit for Owner Direct Purchase [RFCO-14 ODP Mack-Ferguson]**

Mr. Wanas stated that Jr. Davis' figures that will be credited to the CDD match their figures.

> **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, Jr. Davis Construction Company Request for Change Order #14 with Credit for Owner Direct Purchase for JDC Project #2165-ED6 Roadway Construction, was approved.**

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: July 10, 2024 at 2:30 PM**
  - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Member comments or requests.

EIGHTH ORDER OF BUSINESS **Public Comments**

No members of the public were present.

NINTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 9:11 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

[1]Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	9:00 AM
November 2, 2023	Regular Meeting	9:00 AM
December 7, 2023	Regular Meeting	9:00 AM
January 4, 2024	Regular Meeting	9:00 AM
February 1, 2024	Regular Meeting	9:00 AM
March 7, 2024	Regular Meeting	9:00 AM
April 4, 2024	Regular Meeting	9:00 AM
April 11, 2024 CANCELED	Special Meeting	9:00 AM
May 2, 2024	Regular Meeting	9:00 AM
June 6, 2024	Regular Meeting	9:00 AM
June 20, 2024	Special Meeting	9:00 AM
July 4, 2024 *rescheduled to July 10, 2024*	Regular Meeting	9:00 AM
July 10, 2024	Regular Meeting	2:30 PM
August 1, 2024[1]	Regular Meeting	9:00 AM
September 5, 2024	Regular Meeting	9:00 AM