

**EDGEWATER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

August 1, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND 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 25, 2024

Board of Supervisors
Edgewater East Community Development District

Dear Board Members:

ATTENDEES:

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

NOTE: Meeting Location

The Board of Supervisors of the Edgewater East Community Development District will hold Public Hearings and a Regular Meeting on August 1, 2024 at 9:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, by the Edgewater East Community Development District on Lands Recently Added Within the Boundaries of the District
 - A. Presentation of Second Amendment to Master Special Assessment Methodology Report
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - B. Affidavit/Proof of Publication
 - C. Mailed Notice to Property Owner(s)
 - D. Consideration of Resolution 2024-13, Amending Resolution 2020-32; Providing for the Continued Authorization of an Improvement Plan Benefitting the 2023 New Lands; Providing an Estimated Cost of Improvements Benefitting the 2023 New Lands; Equalizing, Approving, Confirming, and Levying Debt Assessments on the 2023 New Lands; Providing for the Continuing Application of Resolution 2020-32; and Providing for Severability, Conflicts and an Effective Date

4. Consideration of Resolution 2024-14, Supplementing Resolution 2022-10 to Reflect the Addition of Approximately 3.24 Acres of Land to Assessment Area Two; Allocating Assessments to the New 3.24 Acres; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of an Amended and Restated Notice of Series 2022 Special Assessments; Providing for Conflicts, Severability and an Effective Date
 - A. Presentation of First Amendment to Supplemental Engineer's Report for Assessment Area Two
 - B. Presentation of First Amendment to Second Supplemental Special Assessment Methodology Report for Assessment Area Two
5. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
8. Acceptance of Unaudited Financial Statements as of June 30, 2024
9. Approval of July 10, 2024 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

- Memorandum: Second Amended and Restated Interlocal Agreement with Osceola County and City of Saint Cloud
- B. District Engineer: *Hanson, Walter & Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 5, 2024 at 9:00 AM

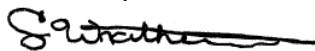
○ QUORUM CHECK

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

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

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

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3A

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Second Amendment to the Master Special Assessment Methodology Report

June 20, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Second Amendment to the Master Special Assessment Methodology Report (the "Second Amendment Report") was developed to provide an amendment to the First Amendment to the Master Special Assessment Methodology Report (the "First Amendment Report") dated February 10, 2022 related to the development plan changes and expansion of the boundaries of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida. Please note that the First Amendment Report was developed to provide an amendment to the Master Special Assessment Methodology Report (the "Master Report") dated August 26, 2020.

1.2 Scope of the Second Amendment Report

This Second Amendment Report presents the revised calculations of special assessments related to the bonds (the "Master Assessment Lien") proposed in the First Amendment Report and necessary for funding the public capital infrastructure improvements described in the Engineer's Report dated August 26, 2020 (the "Engineer's Report") as supplemented by the First Amendment to the Engineer's Report dated January 6, 2022 (the "First Amendment to the Engineer's Report") and further supplemented by the Second Amendment to the Engineer's Report dated June 6, 2024 (the "Second Amendment to the Engineer's Report"), all prepared by Hanson, Walter & Associates, Inc. (the "District Engineer"). This Second Amendment Report specifically presents the revised apportionment of the special assessments related to the aforementioned bonds to the revised development plan and newly expanded boundaries of the District.

2.0 Development Plan Changes

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. The original development plan at the time of writing of the Master Report envisioned the development of a total of 3,548 residential units, which number has been updated prior to the most recent expansion of the boundaries of the District to 4,304.

2.2 Development Plan Changes

At the time of writing of the Master Report, the development plan envisioned that the District, once all then contemplated boundary expansions were completed would contain a total of 3,548 residential units. At the time of writing of this Second Amendment Report, the development plan envisions a total of 4,339 residential units. Table 1 in the *Appendix* illustrates the product types and total unit numbers as envisioned in the original and revised development plans.

3.0 District Boundary Expansion

3.1 Overview

After the completion of the most recent boundary amendment, which added a total of approximately 3.24 +/- acres (the “2023 New Lands”) to the District, the land area within the District was expanded from approximately 1,386.834 +/- acres to a total of approximately 1,390.074 +/- acres.

3.2 Assessment Area Two Expansion

At the time of writing of the Master Report, the boundary of Assessment Area Two consisted of approximately 585.3122 +/- acres. On December 13, 2021 Osceola County adopted Ordinance No. 2021-86 which expanded the boundaries of Assessment Area Two by approximately 97.518 +/- acres. Further, on December 18, 2023, Osceola County adopted Ordinance No. 2023-15 which expanded the boundaries of Assessment Area Two by the 2023 New Lands parcel with approximately 3.24 +/- acres bringing the size of Assessment Area Two to a total of approximately 686.0702 +/- acres.

4.0 Assessment Apportionment

4.1 Overview

Due to the development plan for a total of 3,548 residential units and District boundaries encompassing only a total of approximately 1,284.715 +/- acres, the Master Assessment Lien associated with the cost of funding public capital infrastructure improvements (the Capital Improvement Program, described in the Engineer’s Report and estimated by the District Engineer at a total of \$141,959,165) was initially levied only on the 3,548 residential units and approximately 1,284.715 +/- acres. Following the initial expansion of

the District's boundaries in 2021, the development plan for the District was modified to a total of 4,305 residential units and the Master Assessment Lien was initially levied on such 4,305 residential units and approximately 1,386.834 +/- acres.

As the development plan for the lands contained within the boundaries of the District as well as the boundaries themselves have changed since the adoption by the District of the Engineer's Report, the Master Report, and the First Amendment Report, and as it was always the District's intention that once boundary amendments are complete, the District will conduct public hearings to reapportion its Master Assessment Lien, it is now appropriate to do so.

4.2 Assessment Apportionment

The Second Amendment to the Engineer's Report does not identify any changes to the public capital infrastructure improvements that may be needed due to the change of the development plan and the latest expansion of District's boundaries. Consequently, Table 2 in the *Appendix* illustrates the allocation of special benefit resulting from the provision by the District of the public infrastructure improvements that comprise the Capital Improvement Program and are estimated at \$141,959,165 under the original and the most recently revised development plans utilizing the ERU benefit allocation methodology developed in the Master Report. Further, Table 3 in the *Appendix* illustrates the apportionment of the Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000, under the original and revised development plans in accordance with the ERU benefit allocation methodology developed in the Master Report.

4.3 Assigning Debt

The land within the 2023 New Lands parcel has not yet been platted. As the land within the 2023 New Lands parcel was outside the boundaries of the District at the time that the Master Assessment Lien was levied, now that the 2023 New Lands parcel is within the boundaries of the District and the 2023 New Lands parcel benefits from the provision by the District of the public infrastructure improvements that are part of the Capital Improvement Program, it is proper for the District to apportion part of the Master Assessment Lien to the land contained within the 2023 New Lands parcel. Table 4 in the *Appendix* illustrates the apportionment of the Master Assessment Lien to residential units that are projected to be developed within the 2023 New Lands parcel as described in the Second Amendment to the Engineer's Report.

Nevertheless, as the land within the 2023 New Lands parcel has not yet been platted and the precise location of the planned residential units by parcel cannot be determined, the Master Assessment Lien for 2023 New Lands parcel will initially be levied on an equal per gross acre basis within the 2023 New Lands parcel.

Consequently, the amount of the Master Assessment Lien attributable to the 2023 New Lands parcel will initially be equal to \$1,221,319.91 and such Master Assessment Lien will be initially levied on the approximately 3.24 +/- gross acres within the 2023 New Lands parcel at the rate of \$376,950.59 per acre.

The Master Assessment Lien will continue to be levied on an equal acre basis until either platting, at which time Master Assessment Lien will be assigned to platted units on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 4 or the appropriate table in the applicable supplemental assessment methodology for bonds issued by the District and secured by assessment lien levied on the specific parcel, or when unplatted land is sold to another developer or builder, the Master Assessment Lien will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer.

4.4 True-Up Mechanism

The assessment methodology described herein is based on conceptual information that may change throughout the development period. As development occurs, it is possible that the development plan may change again. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Master Assessment Lien on a unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this Second Amendment Report.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to the levels shown in Table 4 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land

within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to less than the levels in shown in Table 4 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Master Assessment Lien for all units within the 2023 New Lands parcel will be lowered if that state persists at the conclusion of platting of all land within the 2023 New Lands parcel, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are more than the levels shown in the Table 4 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Master Assessment Lien plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Master Assessment Lien on the unplatted or unsold land within the 2023 New Lands parcel. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the developer and/or landowners, which will be binding on assignees.

4.5 Assessment Roll

The Master Assessment Lien in the principal amount of \$1,221,319.91 is proposed to be initially levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.0 Appendix

Table 1

Edgewater East

Community Development District

Original Development Plan

Product Type	Total Number of Units
Single Family 1*	1,402
Single Family 2**	641
Multi Family***	1,505
Total	3,548

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Revised Development Plan

Product Type	Total Number of Units
Single Family 1	1,707
Single Family 2	729
Multi Family	1,903
Total	4,339

Table 2

Edgewater East

Community Development District

Original Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$79,353,791.83
Single Family 2	641	1.00	641.00	\$22,675,544.12
Multi Family	1,505	0.75	1,128.75	\$39,929,829.05
Total	3,548		4,012.95	\$141,959,165.00

Revised Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,707	1.60	2,731.20	\$79,329,480.90
Single Family 2	729	1.00	729.00	\$21,174,279.28
Multi Family	1,903	0.75	1,427.25	\$41,455,404.81
Total	4,339		4,887.45	\$141,959,165.00

Table 3

Edgewater East

Community Development District

Original Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,402	\$79,353,791.83	\$106,264,050.14	\$75,794.61	\$6,108.02	\$6,567.76
Single Family 2	641	\$22,675,544.12	\$30,365,217.61	\$47,371.63	\$3,817.51	\$4,104.85
Multi Family	1,505	\$39,929,829.05	\$53,470,732.25	\$35,528.73	\$2,863.13	\$3,078.64
Total	3,548	\$141,959,165.00	\$190,100,000.00			

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
Single Family 2	729	\$21,174,279.28	\$28,354,847.62	\$38,895.54	\$3,134.45	\$3,370.38
Multi Family	1,903	\$41,455,404.81	\$55,513,657.43	\$29,171.65	\$2,350.84	\$2,527.78
Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Table 4

Edgewater East

Community Development District

2023 New Lands Expansion Parcel (Assessment Area Two) Master Assessment Lien Apportionment

Product Type	Total Number of Units	Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Unit	Total Annual Debt Service*	Annual Debt Service per Unit*
Single Family 1	4	\$248,931.45	\$62,232.86	\$21,570.42	\$5,392.60
Single Family 2	7	\$272,268.77	\$38,895.54	\$23,592.65	\$3,370.38
Multi Family	24	\$700,119.69	\$29,171.65	\$60,666.80	\$2,527.78
Total	35	\$1,221,319.91		\$105,829.87	

* Included costs of collection and early payment discount allowance

Exhibit A

Master Assessment Lien in the amount of \$1,221,319.91 is proposed to be levied over the area described below:

LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3B

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

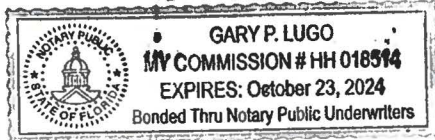
STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JULY 4, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this



Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/4/24

EDGEWATER
EAST CDD

LAST PUBLICATION: 7/4/24

NOTICE OF
BOUNDARY AMENDMENT
ASSESSMENT HEARING



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY ADDED WITHIN THE BOUNDARIES OF THE DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THEEDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY ADDED WITHIN THE BOUNDARIES OF THE DISTRICT

NOTICE OF REGULAR MEETING OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) of the Edgewater East Community Development District (“District”) will hold public hearings on **August 1, 2024 at 9:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741**, to consider the adoption of an assessment roll, the imposition of special assessments to secure bonds on benefited lands recently added within the boundaries of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. It is anticipated that the public hearings and meeting will take place at the location above.

The District is located entirely within Osceola County, Florida, and is generally located west of the Florida Turnpike, east of Lake Tohopekaliga, north of Gator Bay Slough, and on each side of Kissimmee Park Road. An approximate 3.24 acres of land have recently been added within the boundaries of the District (“2023 New Lands”). The District and the area to be assessed, the 2023 New Lands, are geographically depicted below and in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by a *First Amendment to Engineer’s Report* dated January 6, 2022, and a *Second Amendment to Engineer’s Report* dated June 6, 2024, prepared by Hanson, Walter & Associates, Inc. (“Capital Improvement Plan”). The public hearings are being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed, the 2023 New Lands, and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (“Improvements”) are currently expected to include, but are not limited to, boulevard roads, residential roads, alleys, stormwater management facilities, sanitary sewer pumping stations, amenities, entry features and signage improvements and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager’s Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$141,959,165.

The District intends to impose assessments on benefited lands, the 2023 New Lands, within the District in the manner set forth in the District’s *Master Assessment Methodology Report*, dated August 26, 2020, *First Amendment to Master Special Assessment Methodology Report* dated February 10, 2022, a proposed *Second Amendment to Master Special Assessment Methodology Report* dated June 20, 2024, the *Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two* dated February 9, 2022, and a *Preliminary Amendment to Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two*, dated June 20, 2024, all as amended and supplemented from time to time, and prepared by Wrathell, Hunt and Associates, LLC (“Assessment Report”), which are on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District’s assessments have been and will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$190,100,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The District expects to collect sufficient revenues to retire no more than \$1,221,319.91 on the 2023 New Lands in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Revised Master Assessment Lien Apportionment

	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Product Type						
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
Single Family 2	729	\$21,174,279.28	\$28,354,847.62	\$38,895.54	\$3,134.45	\$3,370.38
Multi Family	1,903	\$41,455,404.81	\$55,513,657.43	\$29,171.65	\$2,350.84	\$2,527.78
Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

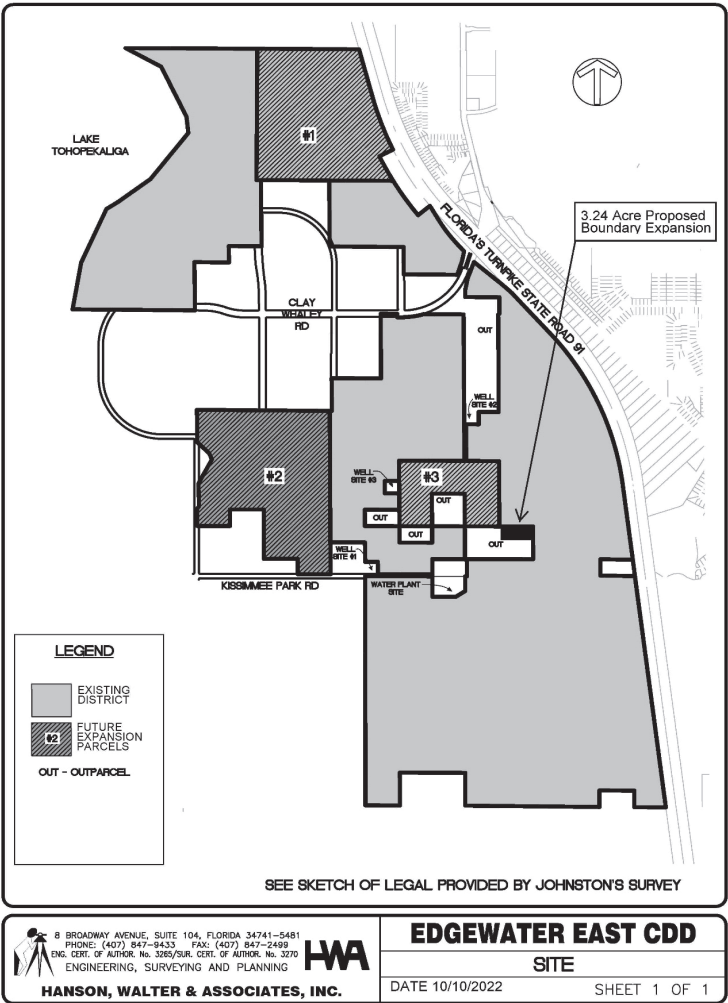
Also, on **August 1, 2024 at 9:00 a.m. at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]

WHEREAS, approximately 3.24 acres of land (“2023 New Lands”) were recently added within the boundaries of the Edgewater East Community Development District (the “District”) pursuant to Ordinance No. 2023-15 adopted by the Osceola County Board of County Commissioners on December 18, 2023; and

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2020-26, 2020-27 and 2020-32 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by that *First Amendment to the Engineer’s Report* dated January 6, 2022, and that *Second Amendment to the Engineer’s Report* dated June 6, 2024, attached hereto as composite **Exhibit A** and incorporated herein by reference; and

WHEREAS, the 2023 New Lands benefit from the District’s improvement plan; and

WHEREAS, the District has previously determined it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the 2023 New Lands, the amount of those benefits, and that special assessments will be made against the 2023 New Lands in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated August 26, 2020, as amended by that *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022, and as set forth in *Preliminary Second Amendment to the Master Special Assessment Methodology Report* dated June 20, 2024, attached hereto as composite **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied on the 2023 New Lands will not exceed the benefit to the 2023 New Lands.

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

1. Assessments shall be levied against the 2023 New Lands to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$141,959,165 (the “Estimated Cost”).
4. The Assessments will defray approximately \$190,100,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve. The Assessments against the 2023 New Lands will defray approximately \$1,221,319.91, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the 2023 New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied against the 2023 New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed against the 2023 New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, inclusive of the 2023 New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of June, 2024.

ATTEST:

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

/s/ Ernesto Torres

Secretary/Assistant Secretary

/s/ Kevin Mays

Chair /Vice Chair, Board of Supervisors

Exhibit A: *Engineer’s Report*, dated August 26, 2020; *First Amendment to the Engineer’s Report* dated January 6, 2022; *Second Amendment to the Engineer’s Report* dated June 6, 2024

Exhibit B: *Master Special Assessment Methodology Report*, dated August 26, 2020; *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022; *Preliminary Second Amendment to Master Special Assessment Methodology Report* dated June 20, 2024

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

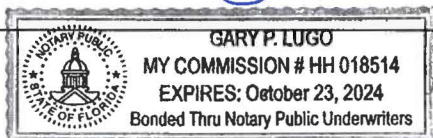
JULY 11, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me

by Pamela Bikowicz, who is
personally known to me this

Pamela B.



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/11/24
EDGEWATER
EAST CDD

LAST PUBLICATION: 7/11/24

PUBLIC HEARING
SPECIAL ASSESSMENTS
ADOPTION OF ASSESSMENT ROLL
NOTICE OF REGULAR
MEETING



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com

You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY ADDED WITHIN THE BOUNDARIES OF THE DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THEEDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ON LANDS RECENTLY ADDED WITHIN THE BOUNDARIES OF THE DISTRICT

NOTICE OF REGULAR MEETING OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) of the Edgewater East Community Development District (“District”) will hold public hearings on **August 1, 2024 at 9:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741**, to consider the adoption of an assessment roll, the imposition of special assessments to secure bonds on benefited lands recently added within the boundaries of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. It is anticipated that the public hearings and meeting will take place at the location above.

The District is located entirely within Osceola County, Florida, and is generally located west of the Florida Turnpike, east of Lake Tohopekaliga, north of Gator Bay Slough, and on each side of Kissimmee Park Road. An approximate 3.24 acres of land have recently been added within the boundaries of the District (“2023 New Lands”). The District and the area to be assessed, the 2023 New Lands, are geographically depicted below and in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by a *First Amendment to Engineer’s Report* dated January 6, 2022, and a *Second Amendment to Engineer’s Report* dated June 6, 2024, prepared by Hanson, Walter & Associates, Inc. (“Capital Improvement Plan”). The public hearings are being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed, the 2023 New Lands, and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (“Improvements”) are currently expected to include, but are not limited to, boulevard roads, residential roads, alleys, stormwater management facilities, sanitary sewer pumping stations, amenities, entry features and signage improvements and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager’s Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$141,959,165.

The District intends to impose assessments on benefited lands, the 2023 New Lands, within the District in the manner set forth in the District’s *Master Assessment Methodology Report*, dated August 26, 2020, *First Amendment to Master Special Assessment Methodology Report* dated February 10, 2022, a proposed *Second Amendment to Master Special Assessment Methodology Report* dated June 20, 2024, the *Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two* dated February 9, 2022, and a *Preliminary Amendment to Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two*, dated June 20, 2024, all as amended and supplemented from time to time, and prepared by Wrathell, Hunt and Associates, LLC (“Assessment Report”), which are on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District’s assessments have been and will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$190,100,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The District expects to collect sufficient revenues to retire no more than \$1,221,319.91 on the 2023 New Lands in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost	Total Master Assessment Lien	Master Assessment Lien Apportionment	Annual Debt Service per Unit*	Annual Debt Service per Unit**
		Allocation	Apportionment	per Unit		
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
Single Family 2	729	\$21,174,279.28	\$28,354,847.62	\$38,895.54	\$3,134.45	\$3,370.38
Multi Family	1,903	\$41,455,404.81	\$55,513,657.43	\$29,171.65	\$2,350.84	\$2,527.78
Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

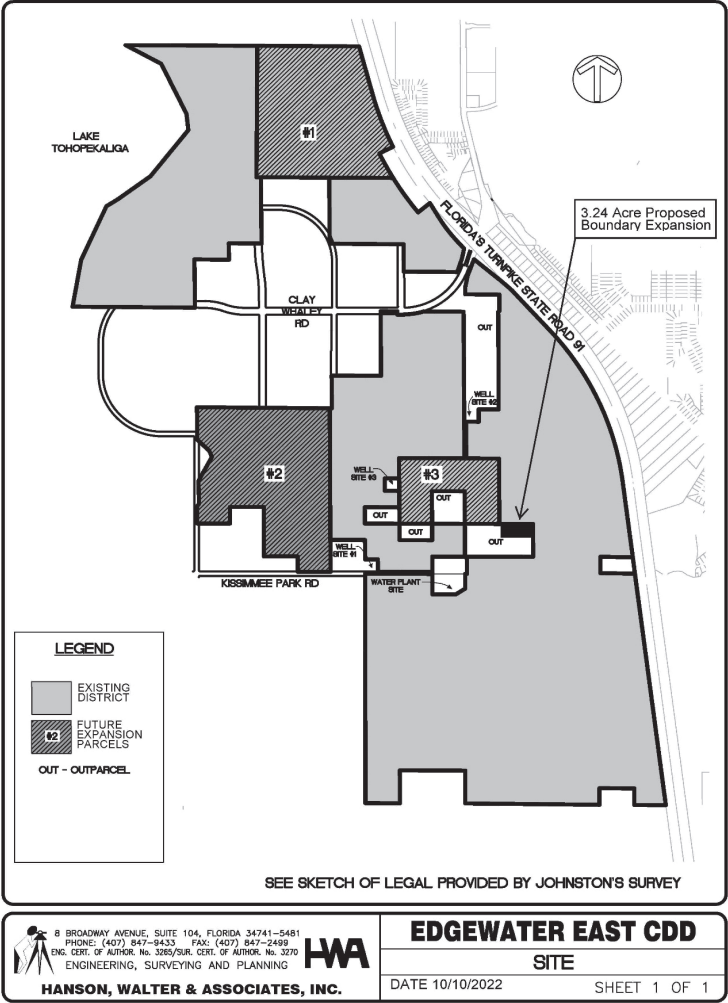
Also, **on August 1, 2024 at 9:00 a.m. at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

[2023 BOUNDARY AMENDMENT – ADDITION OF 3.24 ACRES]

WHEREAS, approximately 3.24 acres of land (“2023 New Lands”) were recently added within the boundaries of the Edgewater East Community Development District (the “District”) pursuant to Ordinance No. 2023-15 adopted by the Osceola County Board of County Commissioners on December 18, 2023; and

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2020-26, 2020-27 and 2020-32 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated August 26, 2020, as amended by that *First Amendment to the Engineer’s Report* dated January 6, 2022, and that *Second Amendment to the Engineer’s Report* dated June 6, 2024, attached hereto as composite **Exhibit A** and incorporated herein by reference; and

WHEREAS, the 2023 New Lands benefit from the District’s improvement plan; and

WHEREAS, the District has previously determined it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the 2023 New Lands, the amount of those benefits, and that special assessments will be made against the 2023 New Lands in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated August 26, 2020, as amended by that *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022, and as set forth in *Preliminary Second Amendment to the Master Special Assessment Methodology Report* dated June 20, 2024, attached hereto as composite **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied on the 2023 New Lands will not exceed the benefit to the 2023 New Lands.

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

- Assessments shall be levied against the 2023 New Lands to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$141,959,165 (the “Estimated Cost”).
- The Assessments will defray approximately \$190,100,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve. The Assessments against the 2023 New Lands will defray approximately \$1,221,319.91, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid, including the Assessments against the 2023 New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied against the 2023 New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed against the 2023 New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, inclusive of the 2023 New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of June, 2024.

ATTEST:

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

/s/ Ernesto Torres

Secretary/Assistant Secretary

/s/ Kevin Mays

Chair /Vice Chair, Board of Supervisors

Exhibit A: *Engineer’s Report*, dated August 26, 2020; *First Amendment to the Engineer’s Report* dated January 6, 2022; *Second Amendment to the Engineer’s Report* dated June 6, 2024

Exhibit B: *Master Special Assessment Methodology Report*, dated August 26, 2020; *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022; *Preliminary Second Amendment to Master Special Assessment Methodology Report* dated June 20, 2024

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3C

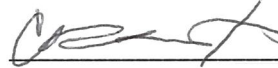
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Edgewater East Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Edgewater East Community Development District.
4. I do hereby certify that on July 1, 2024, and in the regular course of business, I caused the letter attached hereto as **Exhibit A**, to be sent notifying the affected landowner in the Edgewater East Community Development District of its rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of debt special assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 1st day of July 2024, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copy of Mailed Notice

9589 0710 5270 1017 1732 65

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- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

JUN 01 2024
Postmark Here

Postage

Total

Sent To

Street

City, State

**EDGEWATER PROPERTY
HOLDINGS LLC
300 ATLANTIC STREET, SUITE 1110
STAMFORD, CT 06901**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1017 1732 58

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- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

JUN 01 2024

Postmark Here

Postage

Total Postage

Sent To

Street and

City, State

**BEAZER HOMES, LLC
151 SOUTH HALL LANE, SUITE 200
MAITLAND, FL 32746**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

JUN 01 2024

Postmark Here

Postage

Total Postage

Sent To

Street and

City, State

**EDGEWATER PROPERTY
HOLDINGS LLC
401 E LAS OLAS BLVD STE 1870
FORT LAUDERDALE, FL 33301**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Edgewater East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

Via First Class U.S. Mail

July 1, 2024
BEAZER HOMES, LLC
151 SOUTHHALL LANE, SUITE 200
MAITLAND, FL 32746

RE:*Edgewater East Community Development District (“District”)*
Notice of Hearings on Debt Special Assessments
See attached Legal Description (“2023 New Lands”)

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS

DATE:	August 1, 2024
TIME:	9:00 a.m.
LOCATION:	Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room Kissimmee, Florida 34741

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) on approximately 3.24 acres of land recently added within the boundaries of the District (“2023 New Lands”) and adoption of an assessment roll to secure existing Series 2022 Bonds and proposed future bonds benefitting lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments on the 2023 New Lands. The 2023 New Lands consist of approximately 3.24 acres located within Assessment Area Two identified on the attached legal description.

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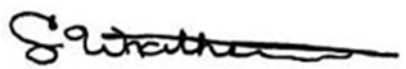
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Craig Wrathell
District Manager

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Summary of Proposed Debt Assessments

- Proposed Debt Assessments and Total Revenue.** The proposed Debt Assessments and Total Revenue for the Assessments for the District is as follows:

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
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Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

The proposed Debt Assessments and Total Revenue for the Assessments for the 2023 New Lands is as follows:

Table 4

Edgewater East

Community Development District

2023 New Lands Expansion Parcel (Assessment Area Two) Master Assessment Lien Apportionment

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Total	35	\$1,221,319.91		\$105,829.87	

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CONTAINING 3.24 ACRES, MORE OR LESS.

Edgewater East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

Via First Class U.S. Mail and Email

July 1, 2024
EDGEWATER PROPERT HOLDINGS LLC
C/O BTI LAND LLC
401 E LAS OLAS BLVD STE 1870
FORT LAUDERDALE, FL 33301

RE: *Edgewater East Community Development District ("District")*
Notice of Hearings on Debt Special Assessments
See attached Legal Description ("2023 New Lands")

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS

DATE:	August 1, 2024
TIME:	9:00 a.m.
LOCATION:	Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room Kissimmee, Florida 34741

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**") on approximately 3.24 acres of land recently added within the boundaries of the District ("**2023 New Lands**") and adoption of an assessment roll to secure existing Series 2022 Bonds and proposed future bonds benefitting lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments on the 2023 New Lands. The 2023 New Lands consist of approximately 3.24 acres located within Assessment Area Two identified on the attached legal description.

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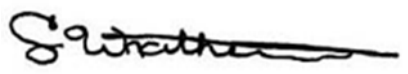
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

Via First Class U.S. Mail and Email

July 1, 2024

Edgewater Property Holdings LLC
c/o Westport Capital Partners
300 Atlantic Street, Suite 1110
Stamford, CT 06901

RE: *Edgewater East Community Development District (“District”)*
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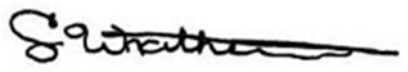
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SECOND AMENDMENT TO ENGINEER'S REPORT DATED AUGUST 26, 2020
TO REFLECT THE 2023 BOUNDARY AMENDMENT AND ASSOCIATED UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

June 6, 2024

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

SECOND AMENDMENT TO ENGINEER'S REPORT

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). The Engineer's Report was amended by that First Amendment to Engineer's Report dated January 6, 2022 ("First Amendment"). This Second Amendment documents the addition of lands to the District as well identifies the specific number of units to be developed on such lands.

A. New Lands.

Since the adoption of the original Engineer's Report and First Amendment, an additional 3.24 acres of land ("New Lands") have been added to the District by way of a boundary amendment approved by Ordinance 2023-15 of the Osceola County Board of County Commissioners.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

The New Lands are located entirely within Assessment Area Two. The New Lands are anticipated to include four single-family 1 units, seven single-family 2 units and twenty-four multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and to Assessment Area Two.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Second Amendment to the Master Special Assessment Methodology Report

June 20, 2024



Provided by:

Wrathell, Hunt and Associates, LLC
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1.0 Introduction

1.1 Purpose

This Second Amendment to the Master Special Assessment Methodology Report (the "Second Amendment Report") was developed to provide an amendment to the First Amendment to the Master Special Assessment Methodology Report (the "First Amendment Report") dated February 10, 2022 related to the development plan changes and expansion of the boundaries of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida. Please note that the First Amendment Report was developed to provide an amendment to the Master Special Assessment Methodology Report (the "Master Report") dated August 26, 2020.

1.2 Scope of the Second Amendment Report

This Second Amendment Report presents the revised calculations of special assessments related to the bonds (the "Master Assessment Lien") proposed in the First Amendment Report and necessary for funding the public capital infrastructure improvements described in the Engineer's Report dated August 26, 2020 (the "Engineer's Report") as supplemented by the First Amendment to the Engineer's Report dated January 6, 2022 (the "First Amendment to the Engineer's Report") and further supplemented by the Second Amendment to the Engineer's Report dated June 6, 2024 (the "Second Amendment to the Engineer's Report"), all prepared by Hanson, Walter & Associates, Inc. (the "District Engineer"). This Second Amendment Report specifically presents the revised apportionment of the special assessments related to the aforementioned bonds to the revised development plan and newly expanded boundaries of the District.

2.0 Development Plan Changes

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. The original development plan at the time of writing of the Master Report envisioned the development of a total of 3,548 residential units, which number has been updated prior to the most recent expansion of the boundaries of the District to 4,304.

2.2 Development Plan Changes

At the time of writing of the Master Report, the development plan envisioned that the District, once all then contemplated boundary expansions were completed would contain a total of 3,548 residential units. At the time of writing of this Second Amendment Report, the development plan envisions a total of 4,339 residential units. Table 1 in the *Appendix* illustrates the product types and total unit numbers as envisioned in the original and revised development plans.

3.0 District Boundary Expansion

3.1 Overview

After the completion of the most recent boundary amendment, which added a total of approximately 3.24 +/- acres (the “2023 New Lands”) to the District, the land area within the District was expanded from approximately 1,386.834 +/- acres to a total of approximately 1,390.074 +/- acres.

3.2 Assessment Area Two Expansion

At the time of writing of the Master Report, the boundary of Assessment Area Two consisted of approximately 585.3122 +/- acres. On December 13, 2021 Osceola County adopted Ordinance No. 2021-86 which expanded the boundaries of Assessment Area Two by approximately 97.518 +/- acres. Further, on December 18, 2023, Osceola County adopted Ordinance No. 2023-15 which expanded the boundaries of Assessment Area Two by the 2023 New Lands parcel with approximately 3.24 +/- acres bringing the size of Assessment Area Two to a total of approximately 686.0702 +/- acres.

4.0 Assessment Apportionment

4.1 Overview

Due to the development plan for a total of 3,548 residential units and District boundaries encompassing only a total of approximately 1,284.715 +/- acres, the Master Assessment Lien associated with the cost of funding public capital infrastructure improvements (the Capital Improvement Program, described in the Engineer’s Report and estimated by the District Engineer at a total of \$141,959,165) was initially levied only on the 3,548 residential units and approximately 1,284.715 +/- acres. Following the initial expansion of

the District's boundaries in 2021, the development plan for the District was modified to a total of 4,305 residential units and the Master Assessment Lien was initially levied on such 4,305 residential units and approximately 1,386.834 +/- acres.

As the development plan for the lands contained within the boundaries of the District as well as the boundaries themselves have changed since the adoption by the District of the Engineer's Report, the Master Report, and the First Amendment Report, and as it was always the District's intention that once boundary amendments are complete, the District will conduct public hearings to reapportion its Master Assessment Lien, it is now appropriate to do so.

4.2 Assessment Apportionment

The Second Amendment to the Engineer's Report does not identify any changes to the public capital infrastructure improvements that may be needed due to the change of the development plan and the latest expansion of District's boundaries. Consequently, Table 2 in the *Appendix* illustrates the allocation of special benefit resulting from the provision by the District of the public infrastructure improvements that comprise the Capital Improvement Program and are estimated at \$141,959,165 under the original and the most recently revised development plans utilizing the ERU benefit allocation methodology developed in the Master Report. Further, Table 3 in the *Appendix* illustrates the apportionment of the Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000, under the original and revised development plans in accordance with the ERU benefit allocation methodology developed in the Master Report.

4.3 Assigning Debt

The land within the 2023 New Lands parcel has not yet been platted. As the land within the 2023 New Lands parcel was outside the boundaries of the District at the time that the Master Assessment Lien was levied, now that the 2023 New Lands parcel is within the boundaries of the District and the 2023 New Lands parcel benefits from the provision by the District of the public infrastructure improvements that are part of the Capital Improvement Program, it is proper for the District to apportion part of the Master Assessment Lien to the land contained within the 2023 New Lands parcel. Table 4 in the *Appendix* illustrates the apportionment of the Master Assessment Lien to residential units that are projected to be developed within the 2023 New Lands parcel as described in the Second Amendment to the Engineer's Report.

Nevertheless, as the land within the 2023 New Lands parcel has not yet been platted and the precise location of the planned residential units by parcel cannot be determined, the Master Assessment Lien for 2023 New Lands parcel will initially be levied on an equal per gross acre basis within the 2023 New Lands parcel.

Consequently, the amount of the Master Assessment Lien attributable to the 2023 New Lands parcel will initially be equal to \$1,221,319.91 and such Master Assessment Lien will be initially levied on the approximately 3.24 +/- gross acres within the 2023 New Lands parcel at the rate of \$376,950.59 per acre.

The Master Assessment Lien will continue to be levied on an equal acre basis until either platting, at which time Master Assessment Lien will be assigned to platted units on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 4 or the appropriate table in the applicable supplemental assessment methodology for bonds issued by the District and secured by assessment lien levied on the specific parcel, or when unplatted land is sold to another developer or builder, the Master Assessment Lien will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer.

4.4 True-Up Mechanism

The assessment methodology described herein is based on conceptual information that may change throughout the development period. As development occurs, it is possible that the development plan may change again. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Master Assessment Lien on a unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this Second Amendment Report.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to the levels shown in Table 4 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land

within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to less than the levels in shown in Table 4 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Master Assessment Lien for all units within the 2023 New Lands parcel will be lowered if that state persists at the conclusion of platting of all land within the 2023 New Lands parcel, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are more than the levels shown in the Table 4 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Master Assessment Lien plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Master Assessment Lien on the unplatted or unsold land within the 2023 New Lands parcel. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the developer and/or landowners, which will be binding on assignees.

4.5 Assessment Roll

The Master Assessment Lien in the principal amount of \$1,221,319.91 is proposed to be initially levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.0 Appendix

Table 1

Edgewater East

Community Development District

Original Development Plan

Product Type	Total Number of Units
Single Family 1*	1,402
Single Family 2**	641
Multi Family***	1,505
Total	3,548

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Revised Development Plan

Product Type	Total Number of Units
Single Family 1	1,707
Single Family 2	729
Multi Family	1,903
Total	4,339

Table 2

Edgewater East

Community Development District

Original Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$79,353,791.83
Single Family 2	641	1.00	641.00	\$22,675,544.12
Multi Family	1,505	0.75	1,128.75	\$39,929,829.05
Total	3,548		4,012.95	\$141,959,165.00

Revised Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,707	1.60	2,731.20	\$79,329,480.90
Single Family 2	729	1.00	729.00	\$21,174,279.28
Multi Family	1,903	0.75	1,427.25	\$41,455,404.81
Total	4,339		4,887.45	\$141,959,165.00

Table 3

Edgewater East

Community Development District

Original Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,402	\$79,353,791.83	\$106,264,050.14	\$75,794.61	\$6,108.02	\$6,567.76
Single Family 2	641	\$22,675,544.12	\$30,365,217.61	\$47,371.63	\$3,817.51	\$4,104.85
Multi Family	1,505	\$39,929,829.05	\$53,470,732.25	\$35,528.73	\$2,863.13	\$3,078.64
Total	3,548	\$141,959,165.00	\$190,100,000.00			

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
Single Family 2	729	\$21,174,279.28	\$28,354,847.62	\$38,895.54	\$3,134.45	\$3,370.38
Multi Family	1,903	\$41,455,404.81	\$55,513,657.43	\$29,171.65	\$2,350.84	\$2,527.78
Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Table 4

Edgewater East

Community Development District

2023 New Lands Expansion Parcel (Assessment Area Two) Master Assessment Lien Apportionment

Product Type	Total Number of Units	Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Unit	Total Annual Debt Service*	Annual Debt Service per Unit*
Single Family 1	4	\$248,931.45	\$62,232.86	\$21,570.42	\$5,392.60
Single Family 2	7	\$272,268.77	\$38,895.54	\$23,592.65	\$3,370.38
Multi Family	24	\$700,119.69	\$29,171.65	\$60,666.80	\$2,527.78
Total	35	\$1,221,319.91		\$105,829.87	

* Included costs of collection and early payment discount allowance

Exhibit A

Master Assessment Lien in the amount of \$1,221,319.91 is proposed to be levied over the area described below:

LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3D

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-32; PROVIDING FOR THE CONTINUED AUTHORIZATION OF AN IMPROVEMENT PLAN BENEFITTING THE 2023 NEW LANDS; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS BENEFITTING THE 2023 NEW LANDS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING DEBT ASSESSMENTS ON THE 2023 NEW LANDS; PROVIDING FOR THE CONTINUING APPLICATION OF RESOLUTION 2020-32; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

[2023 BOUNDARY AMENDMENT - ADDITION OF 3.24 ACRES]

WHEREAS, the Edgewater East Community Development District (the “District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the “Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements; hardscape, landscape and irrigation systems; environmental conservation and mitigation and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively,

the “Project”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District continue to provide the Project, the nature and location of which was initially described in Resolution 2020-26, and is shown in the *Engineer’s Report for the Edgewater East Community Development District*, dated August 26, 2020, as amended by that *First Amendment to Engineer’s Report* dated January 6, 2022, and that *Second Amendment to Engineer’s Report* dated June 6, 2024 (collectively the “Engineer’s Report,” attached as **Composite Exhibit A** hereto and incorporated herein by this reference) and for which the plans and specifications are on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records’ Offices”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments and other revenues which the District may establish.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment Bonds or Bond Anticipation Notes, as may be applicable, in one or more series (collectively, the “Bonds”).

(g) By Resolution 2020-26, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2020-26 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2020-26, said Resolution 2020-26 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2020-26, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-27, fixing the time and place of a public hearing

at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements constituting the Project, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 26, 2020, at the time and place specified in Resolution 2020-27 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) On August 26, 2020, the District, after due notice and public hearing, adopted Resolution 2020-32, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(n) On December 18, 2023, the Osceola County Board of County Commissioners adopted Ordinance No. 2023-15, which added approximately 3.24 acres within the boundaries of the District ("2023 New Lands").

(o) On June 20, 2024, the District adopted Resolution 2024-10 by which the Board determined to defray the costs Project by making Assessments on the 2023 New Lands. Resolution 2024-10 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(p) As directed by Resolution 2024-10, said Resolution 2024-10 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(q) As directed by Resolution 2024-10, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(r) On June 20, 2024, as required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-11, fixing the time and place of a public hearing at which owners of the property to be assessed within the 2023 New Lands and other persons interested therein may appear before the Board and be heard as to (1) the propriety and

advisability of making the infrastructure improvements constituting the Project, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel within the 2023 New Lands and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, Florida Statutes.

(s) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(t) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

i. that the estimated costs of the Project are as specified in the Engineer's Report, which Engineer's Report is adopted and approved, and that the amount of such costs is reasonable and proper as it relates to the 2023 New Lands; and

ii. it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby within the 2023 New Lands using the method determined by the Board set forth in the *Master Assessment Methodology Report* dated August 26, 2020 as amended by that *First Amendment to the Master Special Assessment Methodology Report* dated February 10, 2022, and the *Second Amendment to the Master Special Assessment Methodology Report* dated June 20, 2024 (collectively the "Assessment Report," attached hereto as **Composite Exhibit B** and incorporated herein by this reference) for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "Assessments"); and

iii. the Assessment Report is hereby approved, adopted and confirmed, including as it relates to the 2023 New Lands; and

iv. it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, including the 2023 New Lands, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B; and

v. that the costs of the Project are fairly and reasonably apportioned to the properties specifically benefitted as set forth in Exhibit B, including the 2023 New Lands; and

vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project, including those within the

2023 New Lands, are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. CONTINUED AUTHORIZATION OF DISTRICT PROJECT. That construction of the Project initially described in Resolution No. 2020-26, and more specifically identified and described in Composite Exhibit A attached hereto, continues to be authorized and approved and the proper officers, employees and/or agents of the District continue to be authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property, including the 2023 New Lands, are set forth in Exhibit A and Exhibit B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS ON THE 2023 NEW LANDS. The Assessments on the parcels specially benefited by the Project, including parcels within the 2023 New Lands, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in Exhibit B attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel, including parcels within the 2023 New Lands, shown on such final assessment roll and interest, collection costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims, except liens and claims imposed by the federal government.

SECTION 6. CONFIRMATION OF CONTINUING APPLICATION OF RESOLUTION 2020-32. Unless expressly amended herein, the provisions of Resolution 2020-32 shall continue in full force and effect and shall be applicable to the assessments levied through this resolution on the 2023 New Lands.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 1st day of August, 2024.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Composite Exhibit A: *Engineer's Report*, dated August 26, 2020;
 First Amendment to Engineer's Report, dated January 6, 2022;
 Second Amendment to Engineer's Report dated June 6, 2024

Composite Exhibit B: *Master Special Assessment Methodology Report*, dated August 26,
 2020;
 First Amendment to Master Special Assessment Methodology Report,
 dated February 10, 2022;
 Second Amendment to Master Special Assessment Methodology
 Report, dated June 20, 2024

Composite Exhibit A

Engineer's Report, dated August 26, 2020

ENGINEER'S REPORT
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:
HANSON, WALTER & ASSOCIATES, INC.
8 Broadway, Suite 104
Kissimmee, Florida 34741

August 26, 2020

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Edgewater East Community Development District.

2. GENERAL SITE DESCRIPTION

Edgewater is a mixed-use development established in the Osceola County Comprehensive Plan and a portion of Edgewater is served by the Edgewater East Community Development District. The development is in unincorporated Osceola County, Florida, lying in Sections 16, 17, 20, 21, 22, 27 and 28, Township 26 South and Range 30 east. More particularly as shown in **Exhibit 2.1** of the attached Appendix. The general location of the development is east of Lake Tohopekaliga, west of the Florida Turnpike, north of Gator Bay Slough and on each side of Kissimmee Park Road.

As noted in **Exhibit 2.2**, the District's boundaries include approximately 1284.72 acres of land located in Osceola County, Florida.

The District is within the City of St. Cloud Utility Service Area. The City will provide potable water, wastewater disposal and reclaimed water services to the development. Capacity for these utilities is available from St. Cloud Public Utilities.

A water plant owned and operated by the City of St. Cloud is in the northwest corner of ED-6. Potable Water connections will be made from water mains in both Kissimmee Park Road and Old Canoe Creek Road. An 18" and 24" water main currently exist within the Kissimmee Park Road Right of way. The mains continue north and cross the Florida Turnpike at Kissimmee Park Road, where they connect to existing city mains in Old Canoe Creek Road.

Wastewater from the development will be collected in gravity sewer mains that will be serviced by onsite lift stations that will pump the wastewater into a force main that will connect into either an existing force main in Old Canoe Creek Road east of Kissimmee Park Road or into a force main in West New Nolte Drive that will be brought to the site in coordination with the proposed Turnpike Interchange project at ED-1. There does exist a 6" force Main in Kissimmee Park road Right of way, however this main has little to no available capacity.

Reclaimed water will be secured from the City of St. Cloud via a connection to the existing main in Old Canoe Creek Road. The City will be constructing a reclaim Booster Pump Station in the near future to improve servicing the Development among other projects anticipated in the future.

Existing Utilities are shown in **Exhibit 2.3** of the Appendix.

The District is located within South Florida Water Management District Lake Tohopekaliga Basin. Conveyances to Lake Tohopekaliga will be via an FDOT outfall ditch (ED-1 and ED-2), the WPA Canal (ED-3, ED-4, ED-5, ED-7 and a portion of ED-6) and Gator Bay Slough (a portion of ED-6). The existing Drainage conditions are depicted in **Exhibit 2.4** of the Appendix.

3. PROPOSED EDGEWATER PROJECT PURPOSE AND SCOPE OF THE REPORT

The purpose of this report is to provide a description of the public infrastructure improvements (“Capital Improvement Plan” or “CIP”) to be constructed and or acquired by the District, and to provide an apportionment of the categories of costs for the CIP. A corresponding assessment methodology will be developed by the District’s methodology consultant. The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 3,548 residential units.

The proposed site plan for the District is attached as **Exhibit 3.1** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

TABLE 3.1
LAND USE SUMMARY

Type of Use	ED-1	ED-2	ED-3	ED-4	ED-5	ED-6	ED-7	Total Project Area +/-
Residential*	249.27	84.94	0	252.37	171.49	505.05	0	1263.12
Open Space**	0	5.50	0	6.00	5.20	4.90	0	21.60
Total Area	249.27	90.44	0	258.37	176.69	509.95	0	1284.72
% of Total Area	19%	7%	0%	20%	14%	40%	0%	

* Residential areas include a minimum of 20% open space which may include wetlands, stormwater ponds or green spaces.

** Open Space represents Neighborhood Centers that will contain recreation and other uses in accordance with the Land Development Code.

TABLE 3.2
PRODUCT TYPE SUMMARY

Type of Use	ED-1	ED-2	ED-3	ED-4	ED-5	ED-6	ED-7	Total
Single Family 1*	167	139	0	609	0	487	0	1402
Single Family 2**	0	139	0	150	219	133	0	641
Multi Family***	310	133	0	350	579	133	0	1505
Total	477	411	0	1109	798	753	0	3548

- * Single Family 1 represents detached product with lot width 50 ft. wide or greater
- ** Single Family 2 represents detached product with lot width under 50 ft.
- *** Multi Family represents all attached product

Please note that the District may be expanded in the future to include additional lands depicted in this report as Expansion Parcels. While the public infrastructure improvements that are part of the District's CIP may in the future serve and benefit the lands within the Expansion Parcels, at present time the public infrastructure improvements' purpose is to serve and benefit the lands contained within the current boundaries of the District, as their provision as described herein is required for the development of lands contained within the current boundaries of the District. If, in the future, the boundaries of the District are expanded to include any or all of the Expansion Parcels, the costs of the CIP will be apportioned among all benefitted lands within the then boundaries of the District, to include the Expansion Parcels and such apportionment of the costs will be addressed in a supplement to this report and a supplement to the assessment methodology.

The CIP infrastructure includes the following Master Infrastructure, which is intended to serve all lands in the District:

Roadway Improvements:

The CIP includes framework roads within the District. Framework roads shall include Multi-Modal roadways, Boulevards and Avenues as defined in the Osceola County approved concept plan and within the Comprehensive Plan Map Series TRN Maps. **Exhibit 3.2** in the Appendix identifies the Multimodal street as well as the Boulevards and Avenues to service the area. The responsibility for improving the framework roads is limited to the ownership limits of the CDD. Roadways will consist of 4-lane divided and 2-lane divided and undivided typical sections with one roundabout on the north end of the Multimodal corridor to better distribute traffic generated from a future Turnpike interchange. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, inlets, culverts, striping and signage and sidewalks within rights-of-way. All roads will be designed in accordance with FDOT and Osceola County standards.

Internal roadways may be financed by the District, and may be dedicated to Osceola County for ownership, operation, and maintenance.

Impact fee credits may be available in the form of mobility fee credits based upon a negotiated mobility fee agreement with Osceola County, Florida. If the property is annexed into the City of St. Cloud, the impact fee credits would have to be negotiated with the City of St. Cloud in an Annexation Agreement. Osceola County currently provides for credits for all improvements and land dedication that exceeds the specific needs of the project. To the extent the District funds improvements which generate impact fee credits or mobility fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed per law.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipes, Bio swale, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Lake Tohopekaliga via three drainage systems (FDOT out fall ditch, Gator Bay Slough and the WPA Canal. The stormwater system will be designed consistent with the criteria established by the

South Florida Water Management District (SFWMD) and Osceola County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Kissimmee Park Road and Old Canoe Creek Road.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite force mains of varying diameter and onsite lift stations. The offsite force main connection will be made at Old Canoe Creek Road and West New Nolte Road.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community and will consist of varying main sizes dependent on demand. An offsite reclaim connection will be made at Old Canoe Creek Road.

The water and reclaim distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to City of St. Cloud for operation and maintenance. All mains will be designed and constructed in compliance with the City of St. Cloud and the Florida Department of Environmental Protection Standards.

The project will require extension of existing mains to the site, in addition to creating additional looped connections of mains on site that will both serve the proposed development and provide for expansion of the City infrastructure to service future developments. Mains or improvements that are increased in size to service development above the specific needs of the District improvements will be eligible for impact fee credits via an upside agreement with the City of St. Cloud. To the extent the District funds improvements which generate impact fee credits, the District shall receive the credits and can sell or transfer such credits as allowed by law. Distribution of the impact fee credits received may be handled pursuant to separate agreements between the District and a developer.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. Landscaping will consist of sod, shrubs, ground cover, trees and plants. The irrigation system will consist of spray and rotating heads providing irrigation coverage to the landscaped areas. Moreover, hardscaping will consist of entry features, benches, trashcans, accent pavement, etc. Existing vegetation will be utilized wherever possible.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the

requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Individual neighborhood HOA's may enter into an agreement with the CDD for the purpose of maintaining entry features, to include but not necessarily be limited to signage, landscape, accent lighting, hardscape, and irrigation.

Street Lights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Orlando Utility Commission (OUC) in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by OUC and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the District may elect to construct amenity parks within the development and will construct a linear park with bio swale adjacent to Cross Prairie Parkway. The District may or may not also finance additional amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned, and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association of District for ownership, operation, and maintenance.

Environmental Conservation/Mitigation

There are approximately 50 acres of potential forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require wetland mitigation. The District will be responsible for the funding, design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Neighborhood Infrastructure

The Master Infrastructure described herein only allows for the development of pods of land ("Neighborhoods"). It does not include all the public infrastructure needed to create residential properties within the Neighborhoods. Thus, in order for the residential lands to be fully developed, there is a need for additional public infrastructure in addition to the Master Infrastructure.

Each Neighborhood will require certain components of public infrastructure in order for people to live in a residence ("Neighborhood Infrastructure"). This public infrastructure will include:

- Streets;
- Street signage and signalization;
- street lighting;

- sidewalks and multi-use paths;
- storm water management facilities;
- drainage improvements, including but not limited to curbs, gutters, inlets, and pipes;
- potable water lines;
- sanitary sewer lines and lift stations;
- landscaping;
- irrigation;
- hardscaping;
- boat lifts;
- other public infrastructure permitted by section 190.012, F.S.; and
- associated professional fees and permit fees.

The cost of the Neighborhood Infrastructure is best estimated by reviewing the typical per lot or per residence cost incurred to develop a neighborhood. In Osceola County and after the costs associated with the Master Infrastructure are accounted for, the typical cost of Neighborhood Infrastructure is \$15,000 per residential unit. There are currently five Neighborhoods within the District with a specific number of units planned for development. They are set forth below with the associated costs for each's Neighborhood Infrastructure.

<u>Neighborhood</u>	<u>Number of Units</u>	<u>Total Neighborhood Infrastructure Costs</u>
ED-1	477	\$ 7,155,000
ED-2	411	\$ 6,165,000
ED-4	1109	\$16,635,000
ED-5	798	\$11,970,000
ED-6	753	\$11,295,000

The total cost for Neighborhood Infrastructure is \$53,220,000, although each Neighborhood will only receive special benefit from the Neighborhood Infrastructure serving it.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying architectural and legal fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Currently utility offsite improvements are limited to utility main extensions and looping to bring reclaimed water and wastewater to the development and to provide a looped connection of the water main to the City of St. Cloud water system in Old Canoe Creek Road. The mains would be eligible for impact fee credits for upsizing and the water main extension. To the extent the District funds improvements which generate impact fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed by law.

The only offsite road improvements that are currently contemplated would be a portion of Kissimmee Park Road and a portion of Clay Whaley Road would be considered off-site improvements that are eligible for mobility fee credits at Osceola County. To the extent the

District funds improvements which generate mobility fee credits, the District shall receive the credits and then can sell or transfer such credits as allowed by law. In addition, all framework roads that are constructed above and beyond the needs of the Development would be eligible for mobility fee credits. This process is a negotiation with staff and will require the preparation of a mobility fee agreement to be approved by the Osceola County Board of County Commissioners.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

All the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

The following table, Table 3.3, shows who will finance, own and operate the various improvements of the CIP:

TABLE 3.3

<u>Facility Description</u>	<u>Ownership</u>	<u>O&M Entity</u>
Roadways	County	County
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Reclaim)	COSC	COSC
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	OUC	OUC
Undergrounding of Conduit	OUC	OUC
Recreational Amenities	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Master Improvements	County/COSC	County/COSC

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP will be obtained by the developer or the CDD or their professional prior to commencing construction, and include the following (as needed):

- SFWMD ERP (General, Individual and Master Conceptual)
- SFWMD ERP Modifications as necessary
- SFWMD Consumptive Use
- USACOE SAJ 90
- USACOE
- USFWS
- Osceola County Site Development Plan (SDP)
- FDEP NPDES
- COSC Utility Construction Permits.
- FDEP Potable Water
- FDEP Wastewater
- FDOT (potential for roadways at new interchange and Clay Whaley Re-alignment)

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5.1 shown below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5.1 are reasonable and consistent with market pricing, both for the CIP.

TABLE 5.1

<u>Facility Description</u>	<u>CIP Costs</u>
Roadways	\$27,462,600
Stormwater Management	\$11,063,960
Utilities (Water, Sewer, Reclaim)	\$11,182,004
Hardscape/Landscape/Irrigation/Trails	\$7,905,550
Undergrounding of Conduit	\$7,164,600
Environmental Conservation/Mitigation	\$7,500,000
Professional Services	\$8,393,254
Contingency (10%)	\$8,067,197
<i>TOTAL</i>	\$88,739,165

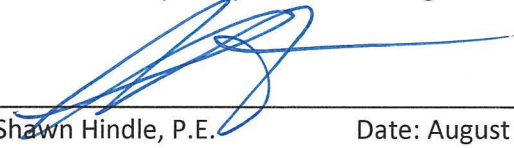
* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

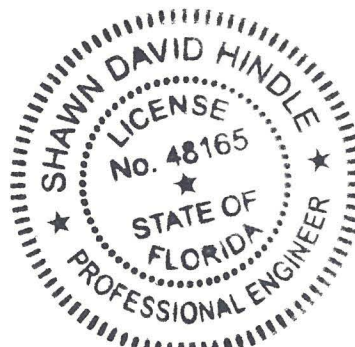
The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in Osceola County Florida and FDOT Basis of Estimates Cost Area 7. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the CIP is feasible; and (3) that the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 3548 residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.


Shawn Hindle, P.E.
FL License No. 48165

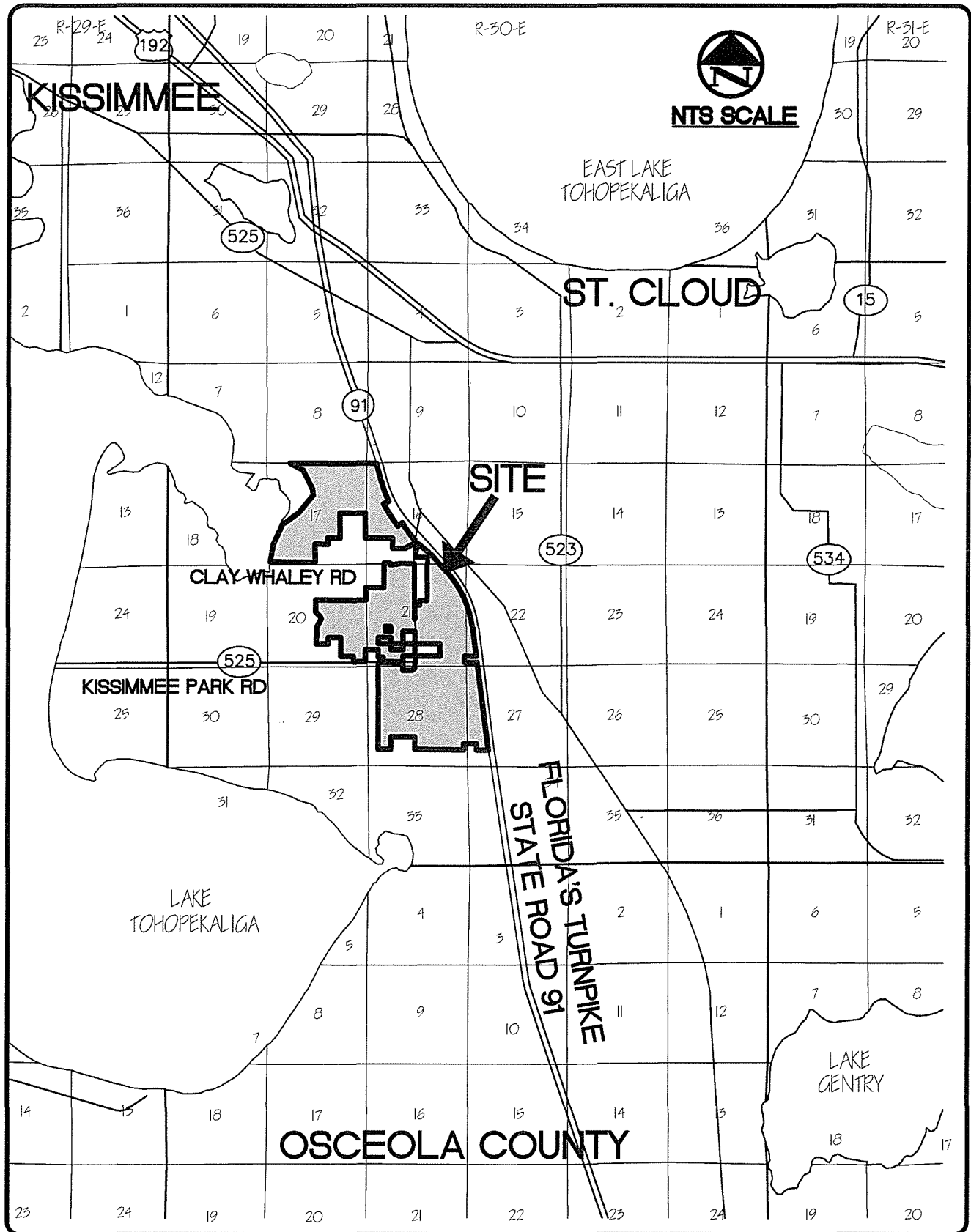
Date: August 26, 2020



APPENDIX

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Exhibit 2.3	Existing Utilities
Exhibit 2.4	Existing Drainage Map
Exhibit 3.1	Proposed Site Plan
Exhibit 3.2	Proposed Framework Streets



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 ENGINEERING, SURVEYING AND PLANNING



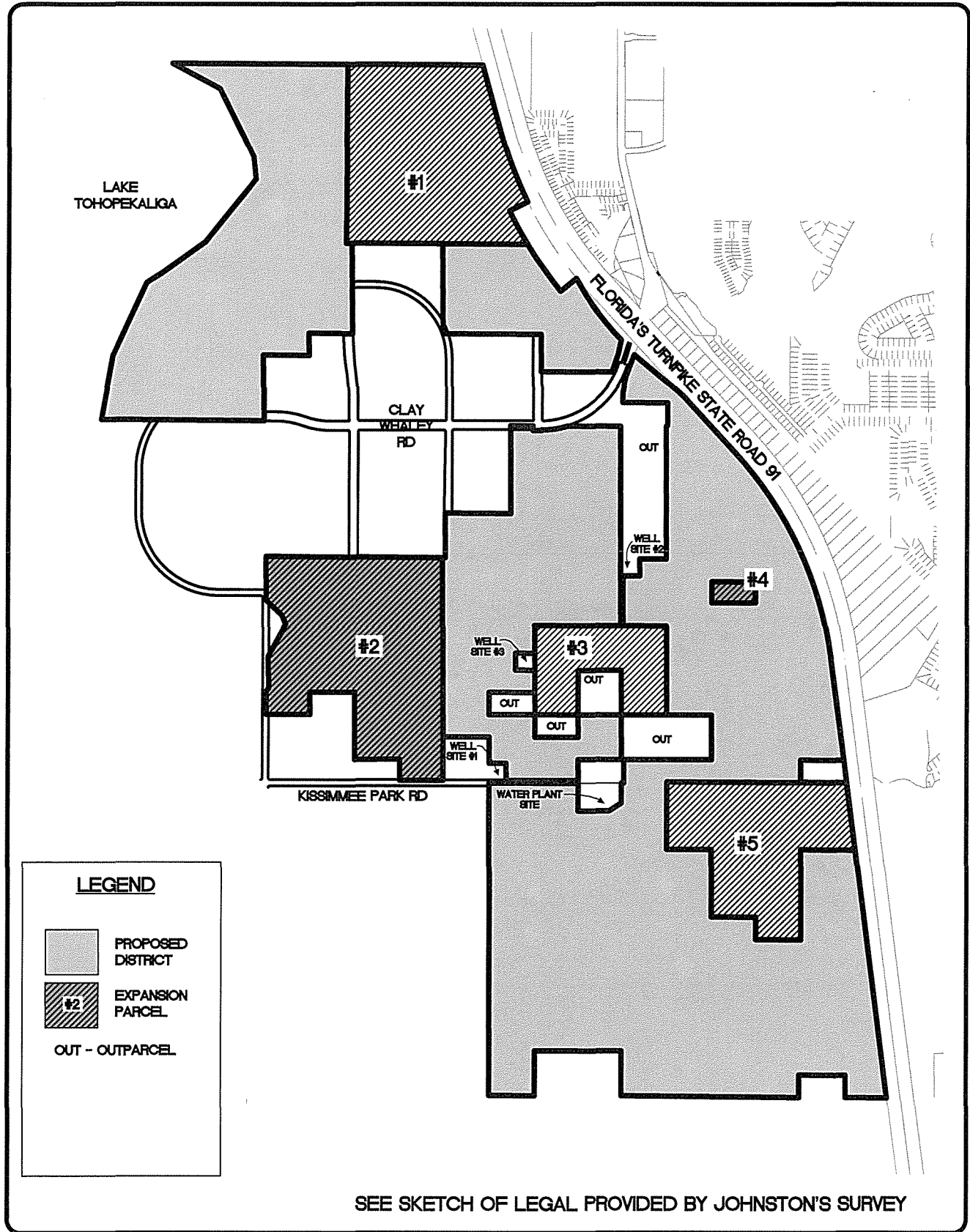
HANSON, WALTER & ASSOCIATES, INC.

EDGEWATER EAST CDD

LOCATION MAP

DATE 01/22/2020

SHEET 1 OF 1



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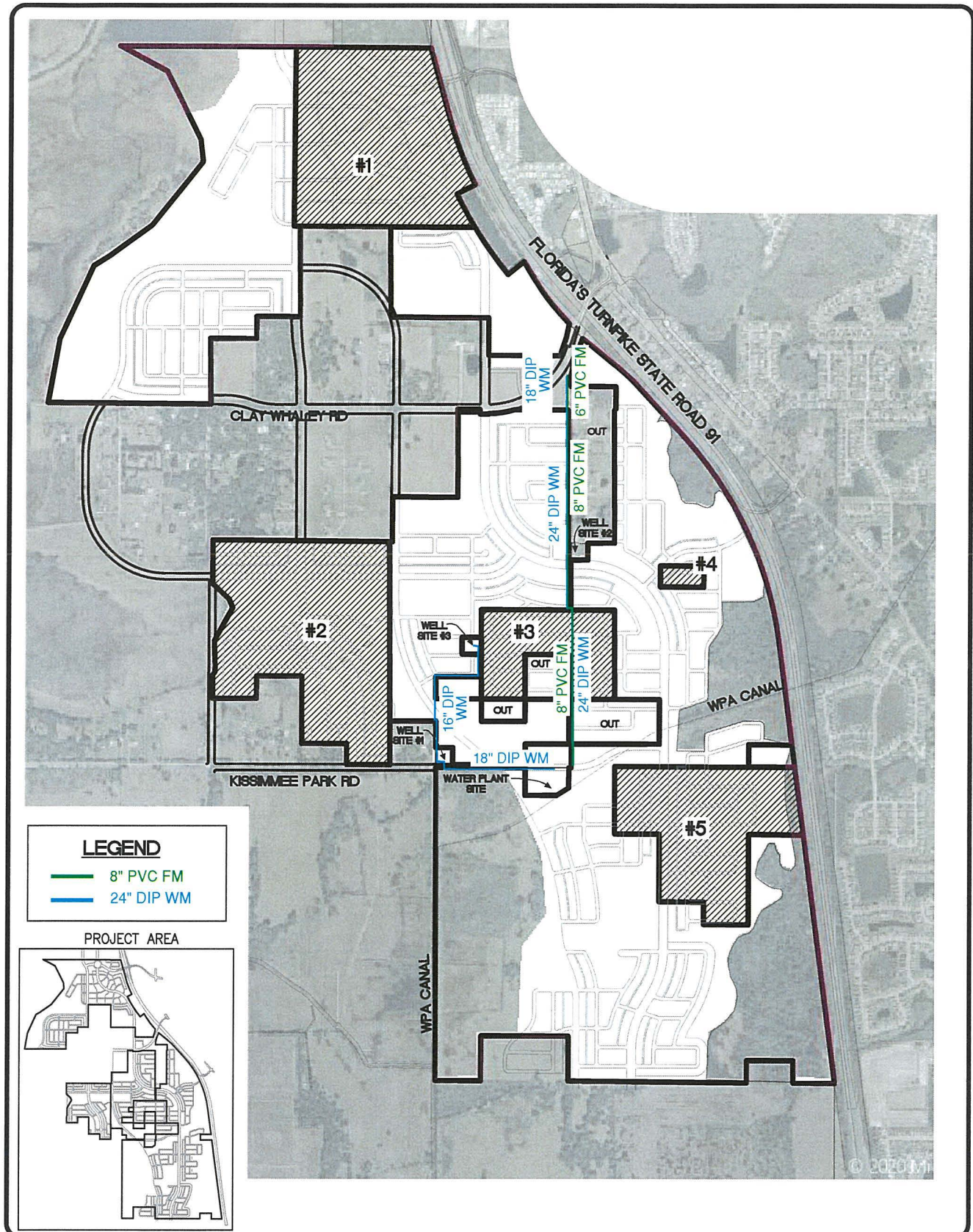
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EDGEWATER EAST CDD

SITE

DATE 01/22/2020

SHEET 1 OF 1



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EDGEWATER EAST CDD

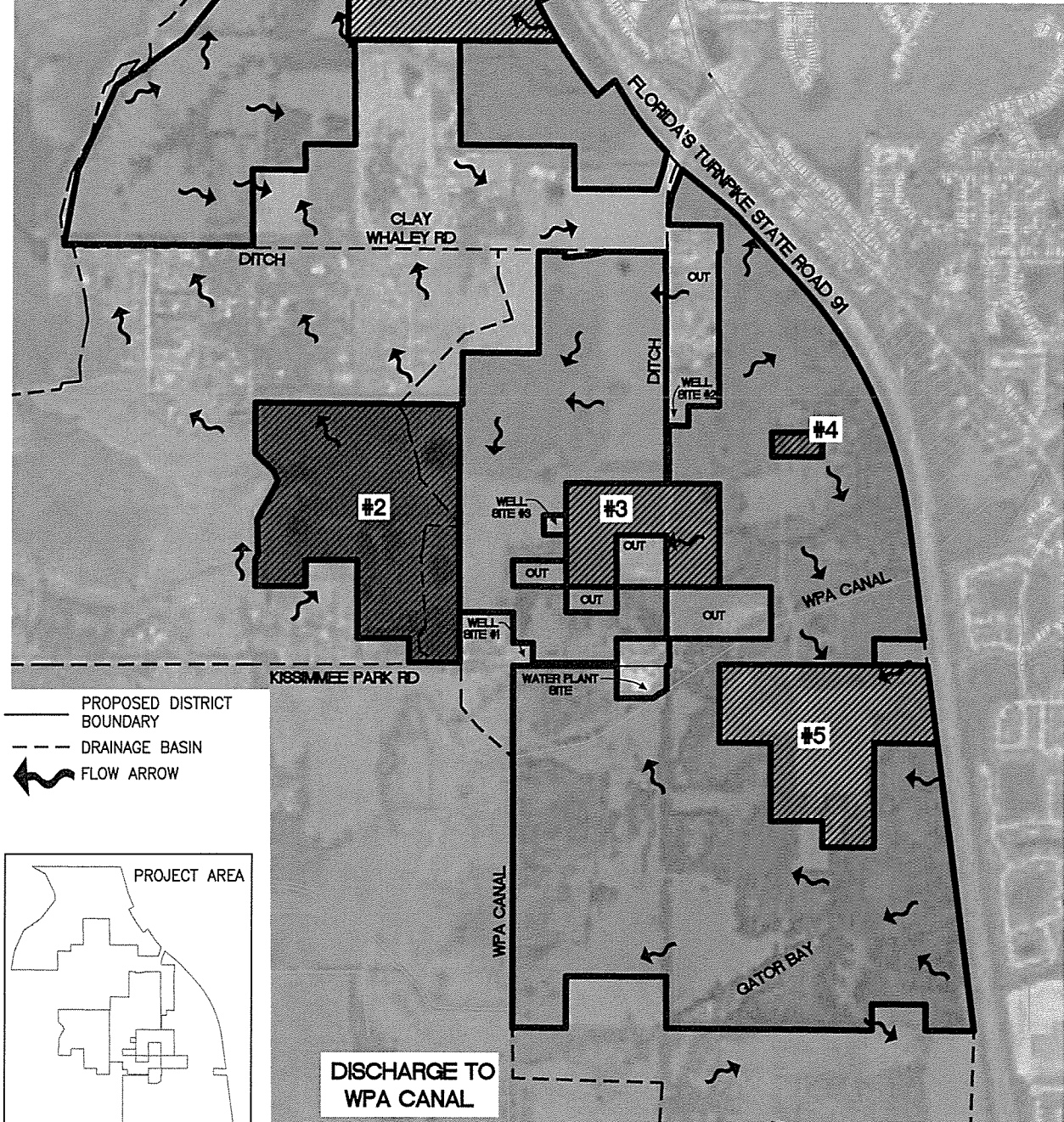
EXISTING TRUNK LINE UTILITIES

DATE 01/22/2020

SHEET 1 OF 1

DISCHARGE TO
LAKE
TOHOPEKALIGA

PRE DEVELOPMENT AREA
DRAINS VIA OVERLAND FLOW
TO EXISTING SWALES AND
ULTIMATELY OUTFALLS TO
LAKE TOHOPEKALIGA



PRE DEVELOPMENT AREA DRAINS VIA OVERLAND FLOW TO EXISTING SWALES
AND ULTIMATELY OUTFALLS TO THE WPA CANAL



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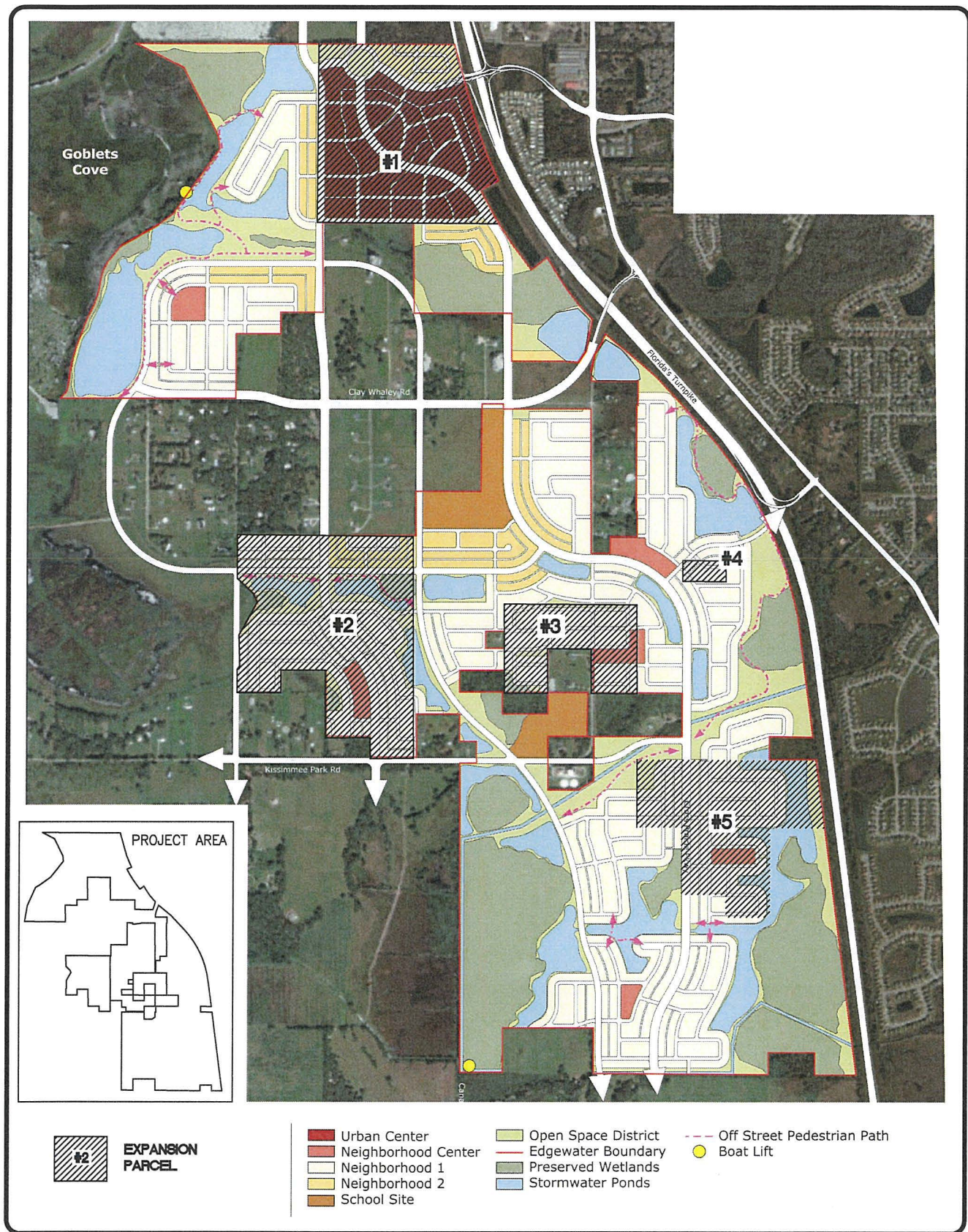
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EDGEWATER EAST CDD

PRE-DEVELOPMENT DRAINAGE MAP

DATE 01/22/2020

SHEET 1 OF 1



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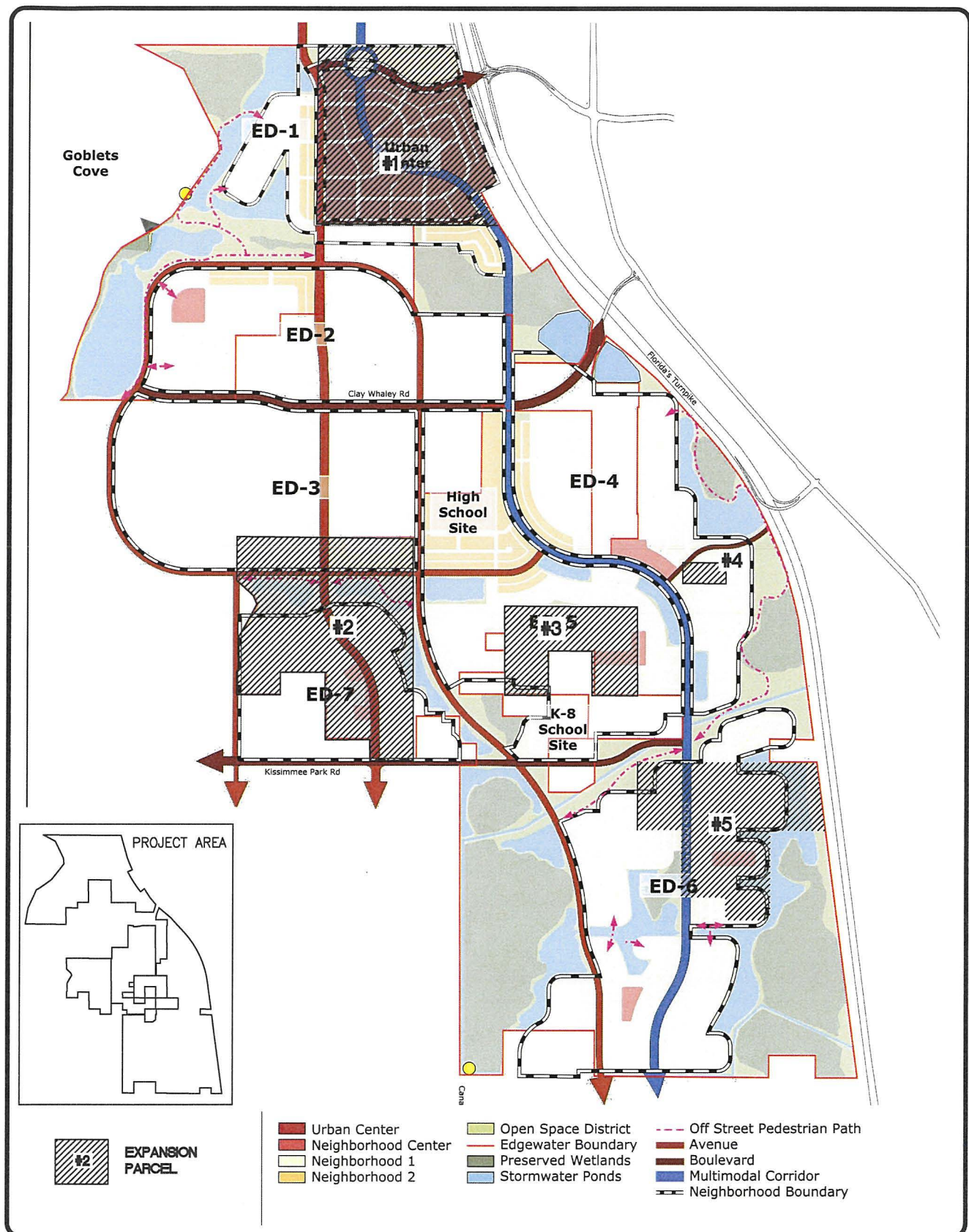
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EDGEWATER EAST CDD

FUTURE LAND USE MAP

DATE 01/22/2020

SHEET 1 OF 1



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EDGEWATER EAST CDD

FRAMEWORK ROADS MAP

DATE 01/22/2020

SHEET 1 OF 1

First Amendment to Engineer's Report, dated January 6, 2022

FIRST AMENDMENT TO ENGINEER'S REPORT DATED AUGUST 26, 2020
TO REFLECT THE 2021 BOUNDARY AMENDMENT AND ADDITIONAL UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

January 6, 2022



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by Shawn D
Hindle
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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

FIRST AMENDMENT TO ENGINEER'S REPORT

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). This Amendment documents the addition of lands to the District as well as an increase on the total number of units planned for the District.

A. New Lands.

Since the adoption of the original Engineer's Report, an additional 102.119 acres of land ("New Lands") have been added to the District by way of a boundary amendment approved by Ordinance 2021-86 of the Osceola County Board of County Commissioners. The New Lands were identified in the original petition to establish the District and it was always planned to add the New Lands to the District's boundaries.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

Approximately 4.601 acres of the New Lands are located in Assessment Area One and are anticipated to include 21 single-family 1 units, 0 single-family 2 units and 18 multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and Assessment Area One.

Approximately 97.518 acres of the New Lands are located in Assessment Area Two and are anticipated to include 207 single-family 1 units, 56 single-family 2 units and 144 multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and to Assessment Area Two.

B. Additional Units.

In addition, the developer has informed the District that it may develop an additional 757 units within the District's boundaries ("Additional Units"). The Additional Units are anticipated to include a total of 333 more single-family 1 units, 81 more single-family 2 units and 343 more multi-family units.

37 less Units are located in Assessment Area One and are anticipated to include 88 less single-family 1 units, 47 more single-family 2 units and 4 more multi-family units.

405 of the Additional Units are located in Assessment Area Two and are anticipated to include 345 more single-family 1 units, 21 less single-family 2 units and 81 more multi-family units.

389 of the Additional Units are located within the areas of the District not within Assessment Area One or Assessment Area Two and are anticipated to include 76 more single-family 1 units, 55 more single-family 2 units and 258 more multi-family units.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Second Amendment to Engineer's Report dated June 6, 2024

SECOND AMENDMENT TO ENGINEER'S REPORT DATED AUGUST 26, 2020
TO REFLECT THE 2023 BOUNDARY AMENDMENT AND ASSOCIATED UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

June 6, 2024



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signed by
Shawn D
Hindle
Date:
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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

SECOND AMENDMENT TO ENGINEER'S REPORT

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). The Engineer's Report was amended by that First Amendment to Engineer's Report dated January 6, 2022 ("First Amendment"). This Second Amendment documents the addition of lands to the District as well identifies the specific number of units to be developed on such lands.

A. New Lands.

Since the adoption of the original Engineer's Report and First Amendment, an additional 3.24 acres of land ("New Lands") have been added to the District by way of a boundary amendment approved by Ordinance 2023-15 of the Osceola County Board of County Commissioners.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

The New Lands are located entirely within Assessment Area Two. The New Lands are anticipated to include four single-family 1 units, seven single-family 2 units and twenty-four multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and to Assessment Area Two.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Composite Exhibit B

Master Special Assessment Methodology Report, dated August 26, 2020

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

August 26, 2020



Provided by:

Wrathell, Hunt and Associates, LLC

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Edgewater East Community Development District (the "District"), located in unincorporated Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Edgewater East Community Development District Engineer's Report prepared by Hanson, Walter & Associates, Inc. (the "District Engineer") and dated August 26, 2020 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and this fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. The land within the District currently consists of approximately 1,284.715 +/- acres and is generally located directly west of the Florida's Turnpike and east of Lake Tohopekaliga. Please note that the District may be expanded in the future to include additional lands located within the Development and referred to in the Engineer's Report and in this Report as the Expansion Parcels.

2.2 The Development Program

The development of land within the District is anticipated to be conducted by Edgewater Property Holdings Florida, LLC and/or its assigns or affiliates (the "Developer"). Based upon the information provided by the Developer, the most current development plan envisions a total of 3,548 residential units, although land use types

and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District. The development of land within the District is planned to be conducted in several phases over a multi-year period.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

According to the District Engineer, the Capital Improvement Plan needed to serve the District is projected to consist of improvements which will provide benefits to all lands within the District (the "Master Infrastructure") and improvements which will provide benefits to lands within only specific neighborhoods within the District (the "Neighborhood Infrastructure").

Please note that the District may be expanded in the future to include Expansion Parcels. While the Master Infrastructure portion of the District's Capital Improvement Plan may in the future serve and benefit the lands within the Expansion Parcels, at present time the Master Infrastructure's purpose is to serve and benefit the lands contained within the current boundaries of the District, as their provision is required for the development of lands contained within the current boundaries of the District. If, in the future, the boundaries of the District are expanded to include any or all of the Expansion Parcels, the costs of the Master Infrastructure portion of the Capital Improvement Plan will be apportioned among all benefitted lands within the then boundaries of the District, to include the Expansion Parcels and such apportionment of the costs will be addressed in a supplement to this Report.

The Master Infrastructure will consist of roadways, stormwater management, utilities (water, sewer, reclaim), hardscape/landscape/irrigation/trails, undergrounding of electrical conduit and environmental conservation/mitigation. At the time of this writing, the total cost of the Master Infrastructure, including applicable costs

of professional services and contingencies, is estimated to total approximately \$88,739,165. The Master Infrastructure will serve and provide benefit to all land uses in the District and it will comprise an interrelated system of improvements, which means all of improvements will serve all lands in the District and each component of Master Infrastructure will be interrelated such that they will reinforce one another.

The Neighborhood Infrastructure will consist of streets, signage/signalization/street lighting, sidewalks/multi-use paths, stormwater management, utilities (water, sewer, reclaim), hardscape/landscape/irrigation, boat lifts and possibly other public infrastructure permitted by Chapter 190, Florida Statutes. At the time of this writing, the total cost of the Neighborhood Infrastructure, including applicable costs of professional services and contingencies, is estimated to total approximately \$53,220,000 or \$15,000 per each residential unit. The Neighborhood Infrastructure will serve and provide benefit to all land uses within that particular neighborhood and it will comprise an interrelated system of improvements within that neighborhood, which means all of improvements within that neighborhood will serve all lands within that neighborhood and each component of Neighborhood Infrastructure will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded and constructed by the Developer and then acquired by the District or funded and constructed directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of

the entire Capital Improvement Plan and fund both the Master Infrastructure and Neighborhood Infrastructure as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$118,750,000 in par amount of Master Infrastructure Special Assessment Revenue Bonds (the "Master Infrastructure Bonds") and approximately \$71,350,000 in par amount of Neighborhood Infrastructure Special Assessment Revenue Bonds (the "Neighborhood Infrastructure Bonds" and together with the Master Infrastructure Bonds, the "Bonds"). Consequently, the Bonds would total approximately \$190,100,000 in par amount.

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$190,100,000 to finance approximately \$141,959,165 (\$88,739,165 in Master Infrastructure and \$53,220,000 in Neighborhood Infrastructure) in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$190,100,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the

Bonds and reserves the right to modify the structure of the Bonds as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 3,548 residential units, although land use types and unit numbers may change throughout the development period.

According to the District Engineer, the Capital Improvement Plan needed to serve the District is projected to consist of Master Infrastructure, which will provide benefits to all lands within the District and Neighborhood Infrastructure, which will provide benefits to lands within only specific neighborhoods within the District.

The Master Infrastructure will serve and provide benefit to all land uses in the District and it will comprise an interrelated system of improvements, which means all of improvements will serve all lands in the District and Master Infrastructure will be interrelated such that they will reinforce one another. The Neighborhood Infrastructure will serve and provide benefit to all land uses within that particular neighborhood and it will comprise an interrelated system of improvements within that neighborhood, which means all of improvements within that neighborhood will serve all lands within that neighborhood and Neighborhood Infrastructure will be interrelated such that they will reinforce one another.

By allowing for the land within the entire District and also within each separate neighborhood within the District to be developable, both the Master Infrastructure and the Neighborhood Infrastructure and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category listed in the Engineer's Report and in Table 2 in the *Appendix*, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of Master Infrastructure and Neighborhood Infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use from Master Infrastructure and Neighborhood Infrastructure.

The rationale behind different ERU weights for the Master Infrastructure is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure less than larger units or units with a higher intensity of use, as for instance,

generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may typically produce fewer vehicular trips, and may typically need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure portion of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's improvements.

Similarly, the rationale behind different ERU weights for the Neighborhood Infrastructure is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may typically produce fewer vehicular trips, and may typically need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure portion of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Capital Improvement Plan, separately for the Master Infrastructure funded by the Master Bonds (the "Master Bond Assessments") and separately for the Neighborhood Infrastructure funded by the Neighborhood Bonds (the "Neighborhood Bond Assessments" and together with the Master Bond Assessments, the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

As the land within the District is not yet platted and the precise location of the planned residential units by parcel cannot be determined, the Bond Assessments will initially be levied on all of the gross acre land in the District on an equal per gross acre basis. Consequently, the Bond Assessments will be levied on approximately 1,284.715 +/- gross acres within the District and thus the total bonded debt in the amount of \$190,100,000 will be preliminarily levied on approximately 1,284.715 +/- gross acres at a rate of \$147,970.56 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property;
- e. increased future appreciation.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of a precise numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs within each parcel's assessment area may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$47,371.63 (\$190,100,000 in Bond Assessments divided by 4,012.95 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based

on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per ERU for land that remains unplatted remains equal to \$47,371.63, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted equal less than \$47,371.63 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels will be lowered if that state persists at the conclusion of platting of all land.

If, in contrast, a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted equal more than \$47,371.63 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Bond Assessments per ERU to occur, in accordance with the District's assessment resolution and a true-up agreement to be entered into between the District and the Developer and any assignees.

The owner(s) of the property will be required to immediately remit to the District for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$47,371.63 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$47,371.63. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document

to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Assessment Roll

The Bond Assessments of \$190,100,000 are proposed to be levied over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Edgewater East

Community Development District

Development Plan

Product Type	ED-1 Number of Units	ED-2 Number of Units	ED-3 Number of Units	ED-4 Number of Units	ED-5 Number of Units	ED-6 Number of Units	ED-7 Number of Units	Total Number of Units
Single Family 1*	167	139	0	609	0	487	0	1,402
Single Family 2**	0	139	0	150	219	133	0	641
Multi Family***	310	133	0	350	579	133	0	1,505
Total	477	411	0	1,109	798	753	0	3,548

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Table 2

Edgewater East

Community Development District

Capital Improvement Program

Improvement	Master Infrastructure Costs	Neighborhood Infrastructure Costs	Total CIP Costs
Roadways	\$27,462,600		\$27,462,600
Stormwater Management	\$11,063,960		\$11,063,960
Utilities (Water, Sewer, Reclaim)	\$11,182,004		\$11,182,004
Hardscape/Landscape/Irrigation/Trails	\$7,905,550		\$7,905,550
Undergrounding of Electrical Conduit	\$7,164,600		\$7,164,600
Environmental Conservation/Mitigation	\$7,500,000		\$7,500,000
Professional Services	\$8,393,254		\$8,393,254
Contingency	\$8,067,197		\$8,067,197
Neighborhood Infrastructure		\$53,220,000	\$53,220,000
Total	\$88,739,165	\$53,220,000	\$141,959,165

Table 3

Edgewater East

Community Development District

Preliminary Sources and Uses of Funds

	Master Infrastructure Bonds	Neighborhood Infrastructure Bonds	Total Bonds
Sources			
Bond Proceeds:			
Par Amount	\$118,750,000.00	\$71,350,000.00	\$190,100,000.00
Total Sources	\$118,750,000.00	\$71,350,000.00	\$190,100,000.00
Uses			
Project Fund Deposits:			
Project Fund	\$88,739,165.00	\$53,220,000.00	\$141,959,165.00
Other Fund Deposits:			
Debt Service Reserve Fund	\$9,569,635.42	\$5,749,839.89	\$15,319,475.31
Capitalized Interest Fund	\$16,625,000.00	\$9,989,000.00	\$26,614,000.00
Delivery Date Expenses:			
Costs of Issuance	\$3,812,500.00	\$2,390,500.00	\$6,203,000.00
Rounding	\$3,699.58	\$660.11	\$4,359.69
Total Uses	\$118,750,000.00	\$71,350,000.00	\$190,100,000.00

Table 4

Edgewater East

Community Development District

Master Infrastructure Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Master Infrastructure Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$49,604,329.71
Single Family 2	641	1.00	641.00	\$14,174,561.05
Multi Family	1,505	0.75	1,128.75	\$24,960,274.24
Total	3,548		4,012.95	\$88,739,165.00

Neighborhood Infrastructure Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Neighborhood Infrastructure Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$29,749,462.12
Single Family 2	641	1.00	641.00	\$8,500,983.07
Multi Family	1,505	0.75	1,128.75	\$14,969,554.82
Total	3,548		4,012.95	\$53,220,000.00

Table 5

Edgewater East

Community Development District

Bond Assessment Apportionment

Product Type	Total Number of Units	Master Infrastructure Program Cost Allocation	Total Master Bond Assessments Apportionment	Master Bond Assessments Apportionment per Unit	Annual Master Bond Assessments Debt Service per Unit*	Annual Master Bond Assessments Debt Service per Unit**
Single Family 1	1,402	\$49,604,329.71	\$66,380,094.44	\$47,346.72	\$3,815.50	\$4,102.69
Single Family 2	641	\$14,174,561.05	\$18,968,277.70	\$29,591.70	\$2,384.69	\$2,564.18
Multi Family	1,505	\$24,960,274.24	\$33,401,627.85	\$22,193.77	\$1,788.52	\$1,923.14
Total	3,548	\$88,739,165.00	\$118,750,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Product Type	Total Number of Units	Neighborhood Infrastructure Program Cost Allocation	Total Neighborhood Bond Assessments Apportionment	Neighborhood Bond Assessments Apportionment per Unit	Annual Neighborhood Bond Assessments Debt Service per Unit*	Annual Neighborhood Bond Assessments Debt Service per Unit**
Single Family 1	1,402	\$29,749,462.12	\$39,883,955.69	\$28,447.90	\$2,292.51	\$2,465.07
Single Family 2	641	\$8,500,983.07	\$11,396,939.91	\$17,779.94	\$1,432.82	\$1,540.67
Multi Family	1,505	\$14,969,554.82	\$20,069,104.40	\$13,334.95	\$1,074.62	\$1,155.50
Total	3,548	\$53,220,000.00	\$71,350,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Product Type	Total Number of Units	Total CIP Cost Allocation	Total Bond Assessments Apportionment	Total Bond Assessments Apportionment per Unit	Annual Total Bond Assessments Debt Service per Unit*	Annual Total Bond Assessments Debt Service per Unit**
Single Family 1	1,402	\$79,353,791.83	\$106,264,050.14	\$75,794.61	\$6,108.02	\$6,567.76
Single Family 2	641	\$22,675,544.12	\$30,365,217.61	\$47,371.63	\$3,817.51	\$4,104.85
Multi Family	1,505	\$39,929,829.05	\$53,470,732.25	\$35,528.73	\$2,863.13	\$3,078.64
Total	3,548	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Exhibit "A"

CDD PARCEL – 1

A parcel of land being a portion of the Northeast 1/4 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, AND Government Lots 1 and 2 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, LESS AND EXCEPT that portion of Government Lot 1, in Section 17, Township 26 South, Range 30 East, lying Northwesterly of Canal C-31 a/k/a St. Cloud Canal, AND Lots 67, 68, 69, 70, 74, 75, 76, 77, 78, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106, 107, 108, 117, 118, 119, 120, 121, 122, 123 and 124, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 55, Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 17; thence run N89°41'52"W along the North line of said Section 17, a distance of 1375.99 feet to the Point of Beginning; thence departing said North line, run thence run S00°18'08"W, a distance of 2,641.70 feet to a point on the South line of the Northeast ¼ of said Section 17; thence run S89°40'58"E along said South line, a distance of 84.65 feet; thence departing said South line, run along the Easterly line of the aforesaid Platted Lots the following five (5) courses and distance; thence run S00°34'45"E, a distance of 1,333.22 feet; thence run N89°31'28"W, a distance of 643.27 feet; thence run S00°36'41"E, a distance of 329.96 feet; thence run N89°29'18"W, a distance of 678.18 feet; thence run S00°38'28"E, a distance of 970.25 feet to a point on the North Right of Way line of Clay Whaley Road; thence run N89°30'02"W along said North right of Way line, a distance of 2,405.26 feet to a point on the Meander-Witness line of Lake Tohopekaliga; thence along said Meander-Witness line the following seven (7) courses and distances; thence run N10°10'23"E, a distance of 954.03 feet; thence run N24°40'23"E, a distance of 1,188.07 feet; thence run N58°10'23"E, a distance of 264.02 feet; thence run N54°10'23"E, a distance of 792.05 feet; thence run N38°40'23"E, a distance of 1,188.07 feet; thence run N06°19'37"W, a distance of 330.02 feet; thence run N26°19'37"W, a distance of 1,122.07 feet; thence run N61°49'37"W, a distance of 792.05 feet to a point on the aforesaid North line of Section 17; thence run S89°41'52"E along said North line, a distance of 2,586.89 feet to the Point of Beginning.

Containing 266.3 acres, more or less. (calculated to the Meander-Witness line as shown on the sketch)

Containing 250.5 acres, more or less. (calculated to Elevation 56.5 contour line – Safe Development line of Lake Tohopekaliga)

(these areas also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 2

A parcel of land being a portion of the Southwest 1/4 of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence run N00°31'03"W along the West line of the Southwest 1/4 of said Section 16, a distance of 1328.92 feet to the Point of Beginning; thence continue N00°31'03"W along said West line, a distance of 1,328.82 feet to the Northwest corner of the Southwest 1/4 of said Section 16; thence run S89°35'06"E along the North line of the Southwest 1/4, a distance of 1,258.21 feet to a Point on a non-tangent curve, concave to the Northeast, having a Radius of 6,229.58 feet and a Central Angle of 07°47'11", said point being a point on the Westerly line of property per Stipulated Order of Taking as recorded in Official Records Book 2776, Page 2504, Public Records of Osceola County, Florida; thence along said Westerly line the following seven (7) courses and distances; thence run Southeasterly, along the Arc of said curve, a distance of 846.58 feet (Chord Bearing = S35°19'41"E, Chord = 845.92 feet) to a point; thence run N50°46'44"E, a distance of 298.80 feet; thence run S31°09'21"E, a distance of 340.17 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 2,958.79 feet and a Central Angle of 11°37'31"; thence run Southeasterly, along the Arc of said curve, a distance of 600.34 feet (Chord Bearing = S36°58'07"E, Chord = 599.31 feet) to the Point of Tangency thereof; thence run S42°46'53"E, a distance of 199.38 feet; thence run S11°58'13"W, a distance of 293.39 feet to a Point on a non-tangent curve, concave to the East, having a Radius of 1,296.23 feet and a Central Angle of 00°03'00"; thence run Southerly, along the Arc of said curve, a distance of 1.13 feet (Chord Bearing = S11°18'47"W, Chord = 1.13 feet) to a point on the Westerly line of Road A Connector as recorded in Official Records Book 4249, Page 2879; thence along said Westerly line the following two (2) courses and distances; thence run S23°39'16"W, a distance of 220.82 feet; to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 1,120.00 feet and a Central Angle of 07°52'31"; thence run Southwesterly, along the Arc of said curve, a distance of 153.95 feet (Chord Bearing = S27°35'32"W, Chord = 153.82 feet) to a point on the South line of Pond 9 as recorded in Official Records Book 4249, Page 2879; thence along said South line the following two (2) courses and distances; thence run S89°36'48"W, a distance of 116.36 feet; thence run N50°13'38"W, a distance of 249.11 feet to a point on the North line of the South 19.6176 acres of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence run N89°36'17"W along said North line, a distance of 655.87 feet to a point on the East line of Road A Segment 1 as recorded in Official Records Book 4249, Page 2879; thence run N00°21'47"W along said East line, a distance of 551.30 feet to a point on the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence run N89°35'57"W along said South line, a distance of 1,450.60 feet to the Point of Beginning.

Containing 3,198,081.98 square feet or 73.418 acres, more or less

CDD PARCEL – 3

A parcel of land being the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 5, 11, 12, 21, 22, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59, 60, 69, 70, 71, 72, 73, 74, 88, 89, 90, 104, 105, 106, 108, 117, 118, 119, 123 and a portion of Lots 6, 87, and 122, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Lot 5, said point being a point on the West Right of Way line of Kissimmee Park Road (State Road 525); thence along said West Right of Way line the following two (2) courses and distances; thence run S00°20'10"E, a distance of 2,619.93 feet; thence run S00°19'41"E, a distance of 329.00 feet; thence departing said West Right of Way line, run N89°41'51"W, a distance of 1,284.08 feet; thence run S00°17'29"E, a distance of 409.30 feet to a point on the Easterly extension of the North line of Well Site #3 as recorded in Official Records Book 3040, Page 35, Public Records of Osceola County, Florida; thence along the boundary of said Well Site #3 the following three (3) courses and distances; thence run N89°45'24"W, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 250.03 feet; thence run S89°45'24"E, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run N89°47'10"W, a distance of 677.35 feet; thence run S00°16'23"E, a distance of 330.01 feet; thence run S89°48'56"E, a distance of 677.45 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run S89°50'42"E, a distance of 642.55 feet; thence run N00°18'35"W, a distance of 329.33 feet; thence run S89°48'56"E, a distance of 642.45 feet to a point on the aforesaid West Right of Way line of Kissimmee Park Road; thence run S00°19'41"E along said West Right of Way line, a distance of 658.00 feet; thence departing said West Right of Way line, run N89°52'28"W, a distance of 642.65 feet; thence run S00°18'35"E, a distance of 309.33 feet to a point on the North Right of Way line of Kissimmee Park Road; thence run N89°54'14"W along said North Right of Way line, a distance of 1,070.48 feet to point on the boundary of Well Site #1, as recorded in Official Records Book 3040, Page 13, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run N00°16'23"W, a distance of 250.02 feet; thence run N89°54'14"W, a distance of 250.02 feet; thence run N00°16'23"W, a distance of 390.00 feet; thence run N89°50'42"W, a distance of 660.05 feet; thence run N00°15'17"W, a distance of 2,644.75 feet; thence run S89°30'15"E, a distance of 20.00 feet; thence run N00°15'17"W, a distance of 660.08 feet; thence run S89°37'37"E, a distance of 968.46 feet; thence run N00°17'07"W, a distance of 1,299.70 feet to a point on the South Right of Way line of Clay Whaley Road; thence run S89°36'17"E along said South Right of Way line, a distance of 329.27 feet to a point on the boundary of Road A Segment 1 and Road A Connector as recorded in Official Records Book 4249, Page 2879, Public Records of Osceola County, Florida; thence along said boundary the following four (4) courses and distances; thence run S00°21'47"E, a distance of 70.01 feet; thence run S89°36'17"E, a distance of 130.01 feet; thence run N00°21'47"W, a distance of 10.01 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 1,280.00 feet and a Central Angle of 17°22'39"; thence run Easterly, along the Arc of said curve, a distance of 388.22 feet (Chord Bearing = N81°28'18"E, Chord = 386.73

feet) to a point on the aforesaid South Right of Way line of Clay Whaley Road; thence run S89°36'17"E along said South Right of Way line, a distance of 786.67 feet to the Point of Beginning.

Containing 218.579 acres, more or less.

(these areas also include platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 4

A parcel of land being a portion of the Southeast $\frac{1}{4}$ of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 3, 14, 19, 30, 31, 34, 35, 46, 47, 49, 50, 51, 61, 62, 64, 65, 66, 67, 68, 78, 79, 80, 81, 82, 83, 94, 95, 96, 97, 98, 99, 111, 112, 113, 114, 125, 126, 127 and 128 and a portion of Lots 2, 15, 17, 18, 32, 33, 48, and 52, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, AND a portion of Lots 41, 56, 57, 72, 73, 88, 89, 104, 105, and 120, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 9, Public Records of Osceola County, AND Lots 25, 40, 41, 56, 57, 72, 73, 88, 89, 104 and a portion of Lots 26, 39, 42, 55, 58, 71, 74, 87, 90, 103 and 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 14, Public Records of Osceola County, AND Lots 4, 6, 7, 10, 11, 13, 20, 21, 22, 23, 26, 27, 28, 29, 30, 35, 35, 37, 38, 39, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 106, 109, 110, 111, and 112 and a portion of Lots 5 and 12, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 15, Public Records of Osceola County, and being more particularly described as follows:

Begin at the Northeast corner of Section 28, Township 26 South, Range 30 East; thence run N89°57'03"W, a distance of 1,979.45 feet; thence run S00°03'01"E, a distance of 995.36 feet; thence run S89°52'30"E, a distance of 659.61 feet; thence run S00°02'15"E, a distance of 996.23 feet; thence run S89°47'57"E, a distance of 659.39 feet; thence run S00°01'29"E, a distance of 332.37 feet; thence run S89°46'26"E, a distance of 659.32 feet; thence run N00°00'43"W, a distance of 1,330.57 feet; thence run S89°14'16"E, a distance of 808.08 feet to a point on the West Right of Way line of the Florida's Turnpike; thence run S07°25'37"E along said West Right of Way line, a distance of 3,685.90 feet; thence departing said West Right of Way line, run N89°43'24"W, a distance of 618.61 feet; thence run N00°04'06"W, a distance of 332.21 feet; thence run N89°39'17"W, a distance of 664.77 feet; thence run N89°28'39"W, a distance of 20.00 feet; thence run S00°00'43"E, a distance of 332.64 feet; thence run N89°25'23"W, a distance of 2,615.32 feet; thence run N89°48'21"W, a distance of 17.50 feet;

thence run N00°03'47"W, a distance of 660.33 feet; thence run N89°47'13"W, a distance of 1,285.54 feet; thence run S00°03'46"E, a distance of 660.76 feet; thence run N89°48'21"W, a distance of 677.77 feet; thence run N00°03'46"W, a distance of 1,982.96 feet; thence continue N00°03'46"W along said line, a distance of 2,626.62 feet to a point on the South Right of Way line of Kissimmee Park Road; thence run S89°54'14"E along said South Right of Way line, a distance of 1,320.51 feet to a point on the boundary of the Water Plant Site as recorded in Official Records Book 3040, Page 46, Public Records of Osceola County, Florida; thence along said boundary of said Water Plant Site the following four (4) courses and distances; thence run S00°02'06"E, a distance of 410.68 feet; thence run S89°54'07"E, a distance of 460.85 feet; thence run N57°33'43"E, a distance of 215.39 feet; thence run N00°01'33"W, a distance of 294.86 feet to a point on the aforesaid Right of Way of Kissimmee Park Road; thence along said Right of Way the following two (2) courses and distances; thence run S89°54'14"E, a distance of 35.11 feet; thence run N00°19'41"W, a distance of 349.01 feet; thence departing said Right of Way, run S89°56'02"E, a distance of 1,302.46 feet; thence run N00°16'26"W, a distance of 657.21 feet; thence run N89°54'02"W, a distance of 660.30 feet; thence run N00°18'04"W, a distance of 1,315.19 feet; thence run N89°50'01"W, a distance of 643.42 feet to a point on the East Right of Way of Kissimmee Park Road; thence along said East Right of Way the following two (2) courses and distances; thence run N00°19'41"W, a distance of 328.99 feet; thence run N00°20'10"W, a distance of 409.93 feet to a point on the boundary of Well Site #2 as recorded in Official Records Book 3040, Page 24, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run S89°44'21"E, a distance of 250.03 feet; thence run N00°20'10"W, a distance of 250.03 feet; thence run S89°44'21"E, a distance of 393.83 feet; thence run N00°18'45"W, a distance of 1,957.22 feet; thence run N48°59'04"E, a distance of 30.18 feet; thence run N00°11'18"W, a distance of 330.04 feet; thence run N89°30'18"W, a distance of 667.59 feet to a point on the East right of Way line of Kissimmee Road; thence run N00°11'18"W, a distance of 146.08 feet to a point on the Right of Way for the Florida's Turnpike; thence along said Right of Way the following seven (7) courses and distances; thence run N89°36'48"E, a distance of 72.12 feet; thence run N00°23'12"W, a distance of 98.77 feet; to the Point of Curvature of a curve, concave to the East, having a Radius of 1,055.93 feet and a Central Angle of 24°02'29"; thence run Northerly, along the Arc of said curve, a distance of 443.07 feet (Chord Bearing = N11°38'03"E, Chord = 439.83 feet) to the Point of Tangency thereof; thence run N23°39'18"E, a distance of 28.83 feet; thence run S50°40'48"E, a distance of 610.80 feet; to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,604.58 feet and a Central Angle of 03°51'08"; thence run Southeasterly, along the Arc of said curve, a distance of 376.82 feet (Chord Bearing = S48°45'14"E, Chord = 376.75 feet) to a point; thence run S42°46'53"E, a distance of 1,089.11 feet; to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,529.58 feet and a Central Angle of 35°21'16"; thence run Southeasterly, along the Arc of said curve, a distance of 3,412.05 feet (Chord Bearing = S25°06'15"E, Chord = 3,358.17 feet) to the Point of Tangency thereof; thence run S07°25'37"E, a distance of 1,525.20 feet; thence departing said Right of Way, run N89°06'39"W, a distance of 636.55 feet; thence run S00°12'52"E, a distance of 328.22 feet to the Point of Beginning..

Containing 726.418 acres, more or less.

Note: Lot 63, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, is NOT INCLUDED from the interior of the above described parcel.

(this area also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

FOR A TOTAL ACREAGE OF: 1,284.715

**First Amendment to Master Special Assessment Methodology Report, dated February 10,
2022**

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

First Amendment to the Master Special Assessment Methodology Report

February 10, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

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Boca Raton, FL 33431

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1.0 Introduction

1.1 Purpose

This First Amendment to the Master Special Assessment Methodology Report (the "First Amendment Report") was developed to provide an amendment to the Master Special Assessment Methodology Report (the "Master Report") dated August 26, 2020 related to the development plan changes and expansion of the boundaries of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida.

1.2 Scope of the First Amendment Report

This First Amendment Report presents the revised calculations of special assessments related to the bonds (the "Master Assessment Lien") proposed in the Master Report and necessary for funding the public capital infrastructure improvements described in the Engineer's Report dated August 26, 2020 (the "Engineer's Report") as supplemented by the First Amendment to the Engineer's Report dated January 6, 2022 (the "Amended Engineer's Report"), both prepared by Hanson, Walter & Associates, Inc. (the "District Engineer"). This First Amendment Report specifically presents the revised apportionment of the special assessments related to the aforementioned bonds to the revised development plan and newly expanded boundaries of the District.

2.0 Development Plan Changes

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. The original development plan at the time of writing of the Master Report envisioned the development of a total of 3,548 residential units.

2.2 Development Plan Changes

At the time of writing of the Master Report, the development plan envisioned that the District, once all then contemplated boundary expansions were completed would contain a total of 3,548 residential units developed within five (5) parcels (Development Parcels ED-1, ED-2, ED-4, ED-5 and ED-6) and that the development would occur

in three (3) of more phases. At the time of writing of this First Amendment Report, the development plan envisions a total of 4,305 residential units developed within five (5) parcels in three (3) of more phases. Table 1 in the *Appendix* illustrates the product types, parcel distribution of units, and total unit numbers as envisioned in the original and revised development plans.

3.0 District Boundary Expansion

3.1 Overview

After the completion of a recent boundary amendment, which added a total of approximately 102.119 +/- acres to the District, the land within the District was expanded from approximately 1,284.715 +/- acres to a total of approximately 1,386.834 +/- acres.

3.2 Assessment Area One and Assessment Area Two Expansion

At the time of writing of the Master Report, the boundary of Assessment Area One, which is that portion of the District which contains Development Parcel ED-4, consisted of approximately 663.2502 +/- acres and the boundary of Assessment Area Two, which is that portion of the District which contains Development Parcels ED-2, ED-5 and the northern portion of ED-6 referred to ED-6N, consisted of approximately 585.3122 +/- acres and the District was in the process of petitioning Osceola County to adopt an ordinance which would expand boundaries of the District by a total of approximately 102.119 +/- acres, with approximately 4.601 +/- acres located within Assessment Area One (the "Assessment Area One Expansion Area" or "Expansion Parcel 4") and another 97.518 +/- acres located within Assessment Area Two (the "Assessment Area Two Expansion Area" or "Expansion Parcel 5"). On December 13, 2021 Osceola County adopted Ordinance No. 2021-86 which expanded the boundaries of the District as noted above.

4.0 Assessment Apportionment

4.1 Overview

Due to the development plan for a total of 3,548 residential units and District boundaries encompassing only a total of approximately 1,284.715 +/- acres, the Master Assessment Lien associated with the cost of funding public capital infrastructure improvements (the Capital Improvement Program, described in the Engineer's Report

and estimated by the District Engineer at a total of \$141,959,165) was initially levied only on the 3,548 residential units and approximately 1,284.715 +/- acres. As the development plan for the lands contained within the boundaries of the District as well as the boundaries themselves have changed since the adoption by the District of the Engineer's Report and the Master Report, and as it was always the District's intention that once the boundary amendment is complete, the District will conduct public hearings to reapportion its Master Assessment Lien, it is now appropriate to do so.

4.2 Assessment Apportionment

According to the Amended Engineer's Report, no new public capital infrastructure improvements are needed due to the change of the development plan and the expansion of District's boundaries. Consequently, Table 2 in the *Appendix* illustrates the allocation of special benefit resulting from the provision by the District of the public infrastructure improvements that comprise the Capital Improvement Program and are estimated at \$141,959,165 under the original and revised development plans utilizing the ERU benefit allocation methodology developed in the Master Report. Further, Table 3 in the *Appendix* illustrates the apportionment of the Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000, under the original and revised development plans in accordance with the ERU benefit allocation methodology developed in the Master Report.

4.3 Assigning Debt

The land within the District, including the land within the Expansion Parcels 4 and 5, has not yet been platted. As the land within the two expansion parcels was outside the boundaries of the District at the time that the Master Assessment Lien was levied, now that the Expansion Parcels 4 and 5 are within the boundaries of the District and they both benefit from the provision by the District of the public infrastructure improvements that are part of the Capital Improvement Program, it is proper for the District to apportion part of the Master Assessment Lien to the land contained within the Expansion Parcels 4 and 5. Table 4 in the *Appendix* illustrates the apportionment of the Master Assessment Lien to residential units that are projected to be developed within each expansion parcel as described in the Amended Engineer's Report.

Nevertheless, as the land within the Expansion Parcels 4 and 5, as well as the balance of the District, has not yet been platted and the

precise location of the planned residential units by parcel cannot be determined, the Master Assessment Lien for the Expansion Parcels 4 and 5 will, identically to the balance of the land in the District, initially be levied on an equal per gross acre basis within Expansion Parcels 4 and 5, the same as within the balance of the District.

Consequently, the amount of the Master Assessment Lien attributable to Expansion Area 4 will initially be equal to \$630,681.18 (calculated as the total amount of Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000 divided by the area of the District after the expansion at approximately 1,386.834 +/- acres times the approximately 4.601 +/- gross acres within Expansion Area 4) and such Master Assessment Lien will be initially levied on the approximately 4.601 +/- gross acres within Expansion Area 4 at the rate of \$137,074.80 per acre, while the the amount of the Master Assessment Lien attributable to Expansion Area 5 will initially be equal to \$13,367,260.83 (calculated as the total amount of Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000 divided by the area of the District after the expansion at approximately 1,386.834 +/- acres times the approximately 97.518 +/- gross acres within Expansion Area 5) and such Master Assessment Lien will be initially levied on the approximately 97.518 +/- gross acres within Expansion Area 5 at the rate of \$137,074.80 per acre. The derivation of the amounts of Master Assessment Lien on a per acre basis is illustrated in Table 5 in the *Appendix*.

The Master Assessment Lien will continue to be levied on an equal acre basis until either platting, at which time Master Assessment Lien will be assigned to platted units on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 4 or the appropriate table in the applicable supplemental assessment methodology for bonds issued by the District and secured by assessment lien levied on the specific parcel, or when unplatted land is sold to another developer or builder, the Master Assessment Lien will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer.

4.4 True-Up Mechanism

The assessment methodology described herein is based on conceptual information that may change throughout the development period. As development occurs, it is possible that the development plan may change again. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Master Assessment Lien on a unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this First Amendment Report and illustrated in the post-expansion portion of Table 4 in the *Appendix*.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land within Expansion Area 4 or Expansion Area 5, the Master Assessment Lien for developable land that remains unplatted or unsold within Expansion Area 4 or Expansion Area 5 are equal to the levels shown in Table 4 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land within Expansion Area 4 or Expansion Area 5, the Master Assessment Lien for developable land that remains unplatted or unsold within Expansion Area 4 or Expansion Area 5 are equal to less than the levels in shown in Table 4 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Master Assessment Lien for all units within Expansion Area 4 or Expansion Area 5 will be lowered if that state persists at the conclusion of platting of all land within Expansion Area 4 or Expansion Area 5, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted parcels of land within Expansion Area 4 or Expansion Area 5, the Master Assessment Lien for developable land that remains unplatted or unsold within Expansion Area 4 or Expansion Area 5 are more than the levels shown in the Table 4 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Master Assessment Lien plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Master Assessment Lien on the unplatted or unsold land within Expansion Area 4 or Expansion Area 5. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional

collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the developer and/or landowners, which will be binding on assignees.

4.5 Assessment Roll

The Master Assessment Lien in the principal amount of \$630,681.18 and \$13,367,260.83 are proposed to be initially levied over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.0 Appendix

Table 1

Edgewater East

Community Development District

Original Development Plan

Product Type	ED-1 Number of Units	ED-2 Number of Units	ED-3 Number of Units	ED-4 Number of Units	ED-5 Number of Units	ED-6 Number of Units	ED-7 Number of Units	Total Number of Units
Single Family 1*	167	139	0	609	0	487	0	1,402
Single Family 2**	0	139	0	150	219	133	0	641
Multi Family***	310	133	0	350	579	133	0	1,505
Total	477	411	0	1,109	798	753	0	3,548

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Revised Development Plan

Product Type	ED-1 Number of Units	ED-2 Number of Units	ED-3 Number of Units	ED-4 Number of Units	ED-5 Number of Units	ED-6 Number of Units	ED-7 Number of Units	Total Number of Units
Single Family 1	100	221	0	521	98	795	0	1,735
Single Family 2	0	217	0	197	79	229	0	722
Multi Family	377	210	0	354	393	514	0	1,848
Total	477	648	0	1,072	570	1,538	0	4,305

Table 2

Edgewater East

Community Development District

Original Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$79,353,791.83
Single Family 2	641	1.00	641.00	\$22,675,544.12
Multi Family	1,505	0.75	1,128.75	\$39,929,829.05
Total	3,548		4,012.95	\$141,959,165.00

Revised Master and Neighborhood Infrastructure Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,735	1.60	2,776.00	\$80,687,682.65
Single Family 2	722	1.00	722.00	\$20,985,773.37
Multi Family	1,848	0.75	1,386.00	\$40,285,708.99
Total	4,305		4,884.00	\$141,959,165.00

Table 3

Edgewater East

Community Development District

Original Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,402	\$79,353,791.83	\$106,264,050.14	\$75,794.61	\$6,108.02	\$6,567.76
Single Family 2	641	\$22,675,544.12	\$30,365,217.61	\$47,371.63	\$3,817.51	\$4,104.85
Multi Family	1,505	\$39,929,829.05	\$53,470,732.25	\$35,528.73	\$2,863.13	\$3,078.64
Total	3,548	\$141,959,165.00	\$190,100,000.00			

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,735	\$80,687,682.65	\$108,050,286.65	\$62,276.82	\$5,018.67	\$5,396.41
Single Family 2	722	\$20,985,773.37	\$28,102,416.05	\$38,923.01	\$3,136.67	\$3,372.76
Multi Family	1,848	\$40,285,708.99	\$53,947,297.30	\$29,192.26	\$2,352.50	\$2,529.57
Total	4,305	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Table 4

Edgewater East

Community Development District

Expansion Parcel 4 (Assessment Area One) Master Assessment Lien Apportionment

Product Type	Total Number of Units	Master Assessment Lien		Total Annual Debt Service*	Annual Debt Service per Unit*
		Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Unit		
Single Family 1	21	\$1,307,813.27	\$62,276.82	\$113,324.70	\$5,396.41
Single Family 2	0	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family	18	\$525,460.69	\$29,192.26	\$45,532.24	\$2,529.57
Total	39	\$1,833,273.96		\$158,856.94	

Expansion Parcel 5 (Assessment Area Two) Master Assessment Lien Apportionment

Product Type	Total Number of Units	Master Assessment Lien		Total Annual Debt Service*	Annual Debt Service per Unit*
		Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Unit		
Single Family 1	207	\$12,891,302.21	\$62,276.82	\$1,117,057.72	\$5,396.41
Single Family 2	56	\$2,179,688.78	\$38,923.01	\$188,874.49	\$3,372.76
Multi Family	144	\$4,203,685.50	\$29,192.26	\$364,257.95	\$2,529.57
Total	407	\$19,274,676.49		\$1,670,190.17	

* Included costs of collection and early payment discount allowance

Table 5

Edgewater East

Community Development District

Expansion Parcels 4 and 5 Master Assessment Lien Apportionment

Expansion Parcel	Number of Acres	Total Master Assessment Lien		Total Annual Debt Service*	Total Annual Debt Service per Acre*
		Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Acre		
Expansion Parcel 4	4.601	\$630,681.18	\$137,074.80	\$54,649.81	\$11,877.81
Expansion Parcel 5	97.518	\$13,367,260.83	\$137,074.80	\$1,158,300.51	\$11,877.81
Total	102.119	\$13,997,942.00		\$1,212,950.33	

* Included costs of collection and early payment discount allowance

Exhibit A

Master Assessment Lien in the amount of \$630,681.18 is proposed to be levied over the area described below:

CDD EXPANSION PARCEL – 4

Lot 63, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida.

Containing 4.601 acres, more or less.

(this area does not include any platted right of ways)

Master Assessment Lien in the amount of \$13,367,260.83 is proposed to be levied over the area described below:

CDD EXPANSION PARCEL – 5

A parcel of land being Lots 1, 2, 3, 14, 15, 16, 17, 18, 19, 31, 32, 33, 34, 47, 48, and 49, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 15, Public Records of Osceola County, Florida, AND Lots 8, 9 and 24, and a portion of Lots 7, 10 and 23, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 14, Public Records of Osceola County, Florida, and being more particularly described as follows: Begin at the Northeast corner of Section 28, Township 26 South, Range 30 East, Osceola County, Florida; thence run S89°05'39"E along the North line of the Northwest ¼ of Section 27, Township 26 South, Range 30 East, a distance of 678.20 feet to a point on the West Right of Way line of the Florida's Turnpike; thence run S07°25'37"E along said West Right of Way line, a distance of 1,006.52 feet; thence departing said West Right of Way line, run N89°14'16"W, a distance of 808.08 feet; thence run S00°00'43"E, a distance of 1,330.57 feet; thence run N89°46'26"W, a distance of 659.32 feet; thence run N00°01'29"W, a distance of 332.37 feet; thence run N89°47'57"W, a distance of 659.39 feet; thence run N00°02'15"W, a distance of 996.23 feet; thence run N89°52'30"W, a distance of 659.61 feet; thence run N00°03'01"W, a distance of 995.36 feet to a point on the aforesaid North line of Section 28; thence run S89°57'03"E along said North line, a distance of 1,979.48 feet to the Point of Beginning.

Containing 97.518 acres, more or less.

(this area also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

**Second Amendment to Master Special Assessment Methodology Report, dated June 20
2024**

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Second Amendment to the Master Special Assessment Methodology Report

June 20, 2024



Provided by:

Wrathell, Hunt and Associates, LLC
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Boca Raton, FL 33431
Phone: 561-571-0010
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1.0 Introduction

1.1 Purpose

This Second Amendment to the Master Special Assessment Methodology Report (the "Second Amendment Report") was developed to provide an amendment to the First Amendment to the Master Special Assessment Methodology Report (the "First Amendment Report") dated February 10, 2022 related to the development plan changes and expansion of the boundaries of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida. Please note that the First Amendment Report was developed to provide an amendment to the Master Special Assessment Methodology Report (the "Master Report") dated August 26, 2020.

1.2 Scope of the Second Amendment Report

This Second Amendment Report presents the revised calculations of special assessments related to the bonds (the "Master Assessment Lien") proposed in the First Amendment Report and necessary for funding the public capital infrastructure improvements described in the Engineer's Report dated August 26, 2020 (the "Engineer's Report") as supplemented by the First Amendment to the Engineer's Report dated January 6, 2022 (the "First Amendment to the Engineer's Report") and further supplemented by the Second Amendment to the Engineer's Report dated June 6, 2024 (the "Second Amendment to the Engineer's Report"), all prepared by Hanson, Walter & Associates, Inc. (the "District Engineer"). This Second Amendment Report specifically presents the revised apportionment of the special assessments related to the aforementioned bonds to the revised development plan and newly expanded boundaries of the District.

2.0 Development Plan Changes

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. The original development plan at the time of writing of the Master Report envisioned the development of a total of 3,548 residential units, which number has been updated prior to the most recent expansion of the boundaries of the District to 4,304.

2.2 Development Plan Changes

At the time of writing of the Master Report, the development plan envisioned that the District, once all then contemplated boundary expansions were completed would contain a total of 3,548 residential units. At the time of writing of this Second Amendment Report, the development plan envisions a total of 4,339 residential units. Table 1 in the *Appendix* illustrates the product types and total unit numbers as envisioned in the original and revised development plans.

3.0 District Boundary Expansion

3.1 Overview

After the completion of the most recent boundary amendment, which added a total of approximately 3.24 +/- acres (the “2023 New Lands”) to the District, the land area within the District was expanded from approximately 1,386.834 +/- acres to a total of approximately 1,390.074 +/- acres.

3.2 Assessment Area Two Expansion

At the time of writing of the Master Report, the boundary of Assessment Area Two consisted of approximately 585.3122 +/- acres. On December 13, 2021 Osceola County adopted Ordinance No. 2021-86 which expanded the boundaries of Assessment Area Two by approximately 97.518 +/- acres. Further, on December 18, 2023, Osceola County adopted Ordinance No. 2023-15 which expanded the boundaries of Assessment Area Two by the 2023 New Lands parcel with approximately 3.24 +/- acres bringing the size of Assessment Area Two to a total of approximately 686.0702 +/- acres.

4.0 Assessment Apportionment

4.1 Overview

Due to the development plan for a total of 3,548 residential units and District boundaries encompassing only a total of approximately 1,284.715 +/- acres, the Master Assessment Lien associated with the cost of funding public capital infrastructure improvements (the Capital Improvement Program, described in the Engineer’s Report and estimated by the District Engineer at a total of \$141,959,165) was initially levied only on the 3,548 residential units and approximately 1,284.715 +/- acres. Following the initial expansion of

the District's boundaries in 2021, the development plan for the District was modified to a total of 4,305 residential units and the Master Assessment Lien was initially levied on such 4,305 residential units and approximately 1,386.834 +/- acres.

As the development plan for the lands contained within the boundaries of the District as well as the boundaries themselves have changed since the adoption by the District of the Engineer's Report, the Master Report, and the First Amendment Report, and as it was always the District's intention that once boundary amendments are complete, the District will conduct public hearings to reapportion its Master Assessment Lien, it is now appropriate to do so.

4.2 Assessment Apportionment

The Second Amendment to the Engineer's Report does not identify any changes to the public capital infrastructure improvements that may be needed due to the change of the development plan and the latest expansion of District's boundaries. Consequently, Table 2 in the *Appendix* illustrates the allocation of special benefit resulting from the provision by the District of the public infrastructure improvements that comprise the Capital Improvement Program and are estimated at \$141,959,165 under the original and the most recently revised development plans utilizing the ERU benefit allocation methodology developed in the Master Report. Further, Table 3 in the *Appendix* illustrates the apportionment of the Master Assessment Lien, estimated in the Master Report at a total of \$190,100,000, under the original and revised development plans in accordance with the ERU benefit allocation methodology developed in the Master Report.

4.3 Assigning Debt

The land within the 2023 New Lands parcel has not yet been platted. As the land within the 2023 New Lands parcel was outside the boundaries of the District at the time that the Master Assessment Lien was levied, now that the 2023 New Lands parcel is within the boundaries of the District and the 2023 New Lands parcel benefits from the provision by the District of the public infrastructure improvements that are part of the Capital Improvement Program, it is proper for the District to apportion part of the Master Assessment Lien to the land contained within the 2023 New Lands parcel. Table 4 in the *Appendix* illustrates the apportionment of the Master Assessment Lien to residential units that are projected to be developed within the 2023 New Lands parcel as described in the Second Amendment to the Engineer's Report.

Nevertheless, as the land within the 2023 New Lands parcel has not yet been platted and the precise location of the planned residential units by parcel cannot be determined, the Master Assessment Lien for 2023 New Lands parcel will initially be levied on an equal per gross acre basis within the 2023 New Lands parcel.

Consequently, the amount of the Master Assessment Lien attributable to the 2023 New Lands parcel will initially be equal to \$1,221,319.91 and such Master Assessment Lien will be initially levied on the approximately 3.24 +/- gross acres within the 2023 New Lands parcel at the rate of \$376,950.59 per acre.

The Master Assessment Lien will continue to be levied on an equal acre basis until either platting, at which time Master Assessment Lien will be assigned to platted units on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 4 or the appropriate table in the applicable supplemental assessment methodology for bonds issued by the District and secured by assessment lien levied on the specific parcel, or when unplatted land is sold to another developer or builder, the Master Assessment Lien will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer.

4.4 True-Up Mechanism

The assessment methodology described herein is based on conceptual information that may change throughout the development period. As development occurs, it is possible that the development plan may change again. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Master Assessment Lien on a unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this Second Amendment Report.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to the levels shown in Table 4 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted or sold parcels of land

within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are equal to less than the levels in shown in Table 4 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Master Assessment Lien for all units within the 2023 New Lands parcel will be lowered if that state persists at the conclusion of platting of all land within the 2023 New Lands parcel, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Master Assessment Lien to platted parcels of land within the 2023 New Lands parcel, the Master Assessment Lien for developable land that remains unplatted or unsold within the 2023 New Lands parcel are more than the levels shown in the Table 4 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Master Assessment Lien plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Master Assessment Lien on the unplatted or unsold land within the 2023 New Lands parcel. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the developer and/or landowners, which will be binding on assignees.

4.5 Assessment Roll

The Master Assessment Lien in the principal amount of \$1,221,319.91 is proposed to be initially levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.0 Appendix

Table 1

Edgewater East

Community Development District

Original Development Plan

Product Type	Total Number of Units
Single Family 1*	1,402
Single Family 2**	641
Multi Family***	1,505
Total	3,548

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Revised Development Plan

Product Type	Total Number of Units
Single Family 1	1,707
Single Family 2	729
Multi Family	1,903
Total	4,339

Table 2

Edgewater East

Community Development District

Original Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,402	1.60	2,243.20	\$79,353,791.83
Single Family 2	641	1.00	641.00	\$22,675,544.12
Multi Family	1,505	0.75	1,128.75	\$39,929,829.05
Total	3,548		4,012.95	\$141,959,165.00

Revised Capital Improvement Program Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Program Cost Allocation
Single Family 1	1,707	1.60	2,731.20	\$79,329,480.90
Single Family 2	729	1.00	729.00	\$21,174,279.28
Multi Family	1,903	0.75	1,427.25	\$41,455,404.81
Total	4,339		4,887.45	\$141,959,165.00

Table 3

Edgewater East

Community Development District

Original Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,402	\$79,353,791.83	\$106,264,050.14	\$75,794.61	\$6,108.02	\$6,567.76
Single Family 2	641	\$22,675,544.12	\$30,365,217.61	\$47,371.63	\$3,817.51	\$4,104.85
Multi Family	1,505	\$39,929,829.05	\$53,470,732.25	\$35,528.73	\$2,863.13	\$3,078.64
Total	3,548	\$141,959,165.00	\$190,100,000.00			

Revised Master Assessment Lien Apportionment

Product Type	Total Number of Units	Capital Improvement Program Cost Allocation	Total Master Assessment Lien Apportionment	Master Assessment Lien Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Single Family 1	1,707	\$79,329,480.90	\$106,231,494.95	\$62,232.86	\$5,015.12	\$5,392.60
Single Family 2	729	\$21,174,279.28	\$28,354,847.62	\$38,895.54	\$3,134.45	\$3,370.38
Multi Family	1,903	\$41,455,404.81	\$55,513,657.43	\$29,171.65	\$2,350.84	\$2,527.78
Total	4,339	\$141,959,165.00	\$190,100,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Table 4

Edgewater East

Community Development District

2023 New Lands Expansion Parcel (Assessment Area Two) Master Assessment Lien Apportionment

Product Type	Total Number of Units	Total Master Assessment Lien Apportionment	Assessment Lien Apportionment per Unit	Total Annual Debt Service*	Annual Debt Service per Unit*
Single Family 1	4	\$248,931.45	\$62,232.86	\$21,570.42	\$5,392.60
Single Family 2	7	\$272,268.77	\$38,895.54	\$23,592.65	\$3,370.38
Multi Family	24	\$700,119.69	\$29,171.65	\$60,666.80	\$2,527.78
Total	35	\$1,221,319.91		\$105,829.87	

* Included costs of collection and early payment discount allowance

Exhibit A

Master Assessment Lien in the amount of \$1,221,319.91 is proposed to be levied over the area described below:

LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-14

A RESOLUTION SUPPLEMENTING RESOLUTION 2022-10 TO REFLECT THE ADDITION OF APPROXIMATELY 3.24 ACRES OF LAND TO ASSESSMENT AREA TWO; ALLOCATING ASSESSMENTS TO THE NEW 3.24 ACRES; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF AN AMENDED AND RESTATED NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

[ASSESSMENT AREA TWO - 2023 BOUNDARY AMENDMENT]

WHEREAS, the Edgewater East Community Development District (the “District”) has previously indicated its intention to undertake, install, establish, construct, reconstruct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (the “Board”) has previously adopted, after notice and public hearing, Resolution 2020-32, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2020-32, Resolution 2022-10 sets forth the terms of bonds actually issued by the District, and applies the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, the Final Second Supplemental Special Assessment Methodology for Assessment Area Two, dated February 9, 2022, attached to and adopted by Resolution 2022-10 contemplated the addition of approximately 4.8498 acres and 45.6 ERUs to Assessment Area Two in the future; and

WHEREAS, on or about February 9, 2022, the District issued its \$33,925,000 Special Assessment Revenue Bonds, Series 2022 (the “Series 2022 Bonds”) which are secured by special assessments described in Resolution 2020-32 and 2022-10 (the “Series 2022 Assessments”); and

WHEREAS, the District subsequently determined to only seek a boundary amendment for 3.24 acres of the 4.8498 acres identified Final Second Supplemental Special Assessment Methodology for Assessment Area Two, dated February 9, 2022, due to a lack of landowner consent; and

WHEREAS, on December 18, 2023, the Osceola County Board of County Commissioners adopted Ordinance No. 2023-15, which added approximately 3.24 acres which are located in Assessment Area Two and identified in **Exhibit A** attached hereto (“2023 New Lands”); and

WHEREAS, the amount of ERUs planned for the recently added 3.24 acres is less than the number of ERUs that could have been developed if all the 4.8498 acres were added to the District as initially contemplated by the Final Second Supplemental Special Assessment Methodology for Assessment Area Two, dated February 9, 2022.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197, *Florida Statutes*, Resolution 2020-32 and Resolution 2022-10.

SECTION 2. FINDINGS. The Board of Supervisors of the Edgewater East Community Development District hereby finds and determines as follows:

(a) On August 26, 2020, the District, after due notice and public hearing, adopted Resolution 2020-32, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District’s infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) On December 18, 2023, the Osceola County Board of County Commissioners adopted Ordinance No. 2023-15, which added the 2023 New Lands to the District’s boundaries.

(c) On June 20, 2024, the District adopted Resolution 2024-10 by which the Board determined to defray the costs of the Project by making Assessments on the 2023 New Lands. Resolution 2024-10 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(d) As directed by Resolution 2024-10, said Resolution 2024-10 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(e) As directed by Resolution 2024-10, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(f) On June 20, 2024, as required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-11, fixing the time and place of a public hearing at which owners of the property to be assessed within the 2023 New Lands and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements constituting the Project, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel within the 2023 New Lands and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, Florida Statutes.

(g) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(h) On August 1, 2024, the District, after due notice and public hearing, adopted Resolution 2024-13, which, among other things, amended Resolution 2020-32 and equalized, approved, confirmed, and levied special assessments on the 2023 New Lands benefitting from the infrastructure improvements authorized by the District.

(i) The *Engineer's Report*, dated August 26, 2020, as amended by that *First Amendment to Engineer's Report* dated January 6, 2022, and the *Second Amendment to the Engineer's Report* dated June 6, 2024, as supplemented by that *Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North)*, dated January 6, 2022, and that *First Amendment to Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North)* dated June 6, 2024, each attached to this Resolution as **Composite Exhibit B** (together, the "Engineer's Report"), identifies and describes the presently expected components of the improvements to be financed with the Series 2022 Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential, and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed for the 2023 New Lands.

(j) The *Final Second Supplemental Special Assessment Methodology for Assessment Area Two*, dated February 9, 2022, and the *First Amendment to Final Second Supplemental Special Assessment Methodology for Assessment Area Two*, dated June 20, 2024, attached to this Resolution as **Composite Exhibit C** (collectively the "Supplemental Assessment Report"), applies the *Master Special Assessment Methodology Report*, dated August 26, 2020, as amended by *First Amendment to Master Special Assessment Methodology Report* dated February 10, 2022 and the *Second Amendment to Master Special Assessment Methodology Report* dated June 20, 2024 (collectively the "Master Assessment Report") to the actual terms of the Series 2022 Bonds. The Supplemental Assessment Report contemplated the addition of the 2023 New Lands, and is hereby approved, adopted, and confirmed for the 2023 New Lands.

(k) The Improvements will specially benefit all of the developable acreage within the 2023 New Lands, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Improvements financed with the Series 2022 Bonds

to the specially benefited properties within the 2023 New Lands as set forth in Resolutions 2020-32 and 2022-10 and this Resolution.

SECTION 3. ASSESSMENT AREA TWO NOW INCLUDES 2023 NEW LANDS.
Assessment Area Two now includes the 2023 New Lands.

SECTION 4. APPROVAL OF FIRST AMENDMENT TO SUPPLEMENTAL ENGINEER'S REPORT FOR ASSESSMENT AREA TWO (ED-2, ED-5, ED-6 NORTH).
The *First Amendment to Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North)* dated June 6, 2024, included as a part of **Composite Exhibit B** to this Resolution, is hereby approved.

SECTION 5. APPROVAL OF FIRST AMENDMENT TO FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT FOR ASSESSMENT AREA TWO. The *First Amendment to Final Second Supplemental Special Assessment Methodology for Assessment Area Two*, dated June 20, 2024, included as a part of **Composite Exhibit C** to this Resolution is hereby approved.

SECTION 6. DETERMINATION OF TRUE UP PAYMENT DUE, IF ANY. The District Manager shall determine whether any true up payment is due as a result of the reduced size of the 2023 boundary amendment compared to what was originally anticipated in the *Final Second Supplemental Special Assessment Methodology for Assessment Area Two*, dated February 9, 2022. If a true up payment is determined to be due, the District Manager shall bill and collect such true up payment without further action of the Board.

SECTION 7. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022 BONDS.

(a) The special assessments for the Series 2022 Bonds on the 2023 New Lands shall be allocated in accordance with **Composite Exhibit C** which allocation shall initially be on a per-acre basis on the lands within Assessment Area Two, as defined in the Supplemental Assessment Report, and further allocated as lands are included on a plat, included on a site plan, or sold by the current landowner.

(b) The lien of the special assessments securing the Series 2022 Bonds includes all developable land within Assessment Area Two (now including the 2023 New Lands), and as such land is ultimately defined and set forth in plats or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Series 2022 Bonds debt service payments on the 2023 New Lands using the methods available to it by law.

(d) The District hereby certifies the special assessments on the 2023 New Lands for collection and directs staff to take all actions necessary to collect special assessments on property

using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein on the 2023 New Lands shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 9. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolutions 2020-32 and 2022-10, which remain in full force and effect. This Resolution, Resolution 2020-32 and Resolution 2022-10 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record an *Amended and Restated Notice of Series 2022 Special Assessments* securing the Series 2022 Bonds in the Official Records of Osceola County, Florida, or such other instrument evidencing the actions taken by the District and the addition of the 2023 New Lands to Assessment Area Two.

SECTION 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1st day of August 2024.

ATTEST:

**BOARD OF SUPERVISORS OF THE
EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Description of 2023 New Lands (3.24 acres)

Composite Exhibit B: *Engineer's Report* dated August 26, 2020;
First Amendment to Engineer's Report dated January 6, 2022;
Second Amendment to the Engineer's Report dated June 6, 2024;
Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North) dated January 6, 2022;
First Amendment to Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North) dated June 6, 2024

Composite Exhibit C: *Final Second Supplemental Special Assessment Methodology for Assessment Area Two* dated February 9, 2022;
First Amendment to Final Second Supplemental Special Assessment Methodology for Assessment Area Two dated June 20, 2024,

Exhibit A

Description of 2023 New Lands (3.24 acres)

LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

Composite Exhibit B

Engineer's Report, dated August 26, 2020

And

First Amendment to Engineer's Report dated January 6, 2022

And

Second Amendment to the Engineer's Report dated June 6, 2024

And

**Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5, ED-6 North),
dated
January 6, 2022**

And

**First Amendment to Supplemental Engineer's Report for Assessment Area Two (ED-2,
ED-5, ED-6 North) dated June 6, 2024**

[Attached beginning at following page]

ENGINEER'S REPORT
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:
HANSON, WALTER & ASSOCIATES, INC.
8 Broadway, Suite 104
Kissimmee, Florida 34741

August 26, 2020

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Edgewater East Community Development District.

2. GENERAL SITE DESCRIPTION

Edgewater is a mixed-use development established in the Osceola County Comprehensive Plan and a portion of Edgewater is served by the Edgewater East Community Development District. The development is in unincorporated Osceola County, Florida, lying in Sections 16, 17, 20, 21, 22, 27 and 28, Township 26 South and Range 30 east. More particularly as shown in **Exhibit 2.1** of the attached Appendix. The general location of the development is east of Lake Tohopekaliga, west of the Florida Turnpike, north of Gator Bay Slough and on each side of Kissimmee Park Road.

As noted in **Exhibit 2.2**, the District's boundaries include approximately 1284.72 acres of land located in Osceola County, Florida.

The District is within the City of St. Cloud Utility Service Area. The City will provide potable water, wastewater disposal and reclaimed water services to the development. Capacity for these utilities is available from St. Cloud Public Utilities.

A water plant owned and operated by the City of St. Cloud is in the northwest corner of ED-6. Potable Water connections will be made from water mains in both Kissimmee Park Road and Old Canoe Creek Road. An 18" and 24" water main currently exist within the Kissimmee Park Road Right of way. The mains continue north and cross the Florida Turnpike at Kissimmee Park Road, where they connect to existing city mains in Old Canoe Creek Road.

Wastewater from the development will be collected in gravity sewer mains that will be serviced by onsite lift stations that will pump the wastewater into a force main that will connect into either an existing force main in Old Canoe Creek Road east of Kissimmee Park Road or into a force main in West New Nolte Drive that will be brought to the site in coordination with the proposed Turnpike Interchange project at ED-1. There does exist a 6" force Main in Kissimmee Park road Right of way, however this main has little to no available capacity.

Reclaimed water will be secured from the City of St. Cloud via a connection to the existing main in Old Canoe Creek Road. The City will be constructing a reclaim Booster Pump Station in the near future to improve servicing the Development among other projects anticipated in the future.

Existing Utilities are shown in **Exhibit 2.3** of the Appendix.

The District is located within South Florida Water Management District Lake Tohopekaliga Basin. Conveyances to Lake Tohopekaliga will be via an FDOT outfall ditch (ED-1 and ED-2), the WPA Canal (ED-3, ED-4, ED-5, ED-7 and a portion of ED-6) and Gator Bay Slough (a portion of ED-6). The existing Drainage conditions are depicted in **Exhibit 2.4** of the Appendix.

3. PROPOSED EDGEWATER PROJECT PURPOSE AND SCOPE OF THE REPORT

The purpose of this report is to provide a description of the public infrastructure improvements (“Capital Improvement Plan” or “CIP”) to be constructed and or acquired by the District, and to provide an apportionment of the categories of costs for the CIP. A corresponding assessment methodology will be developed by the District’s methodology consultant. The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 3,548 residential units.

The proposed site plan for the District is attached as **Exhibit 3.1** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

TABLE 3.1
LAND USE SUMMARY

Type of Use	ED-1	ED-2	ED-3	ED-4	ED-5	ED-6	ED-7	Total Project Area +/-
Residential*	249.27	84.94	0	252.37	171.49	505.05	0	1263.12
Open Space**	0	5.50	0	6.00	5.20	4.90	0	21.60
Total Area	249.27	90.44	0	258.37	176.69	509.95	0	1284.72
% of Total Area	19%	7%	0%	20%	14%	40%	0%	

* Residential areas include a minimum of 20% open space which may include wetlands, stormwater ponds or green spaces.

** Open Space represents Neighborhood Centers that will contain recreation and other uses in accordance with the Land Development Code.

TABLE 3.2
PRODUCT TYPE SUMMARY

Type of Use	ED-1	ED-2	ED-3	ED-4	ED-5	ED-6	ED-7	Total
Single Family 1*	167	139	0	609	0	487	0	1402
Single Family 2**	0	139	0	150	219	133	0	641
Multi Family***	310	133	0	350	579	133	0	1505
Total	477	411	0	1109	798	753	0	3548

- * Single Family 1 represents detached product with lot width 50 ft. wide or greater
- ** Single Family 2 represents detached product with lot width under 50 ft.
- *** Multi Family represents all attached product

Please note that the District may be expanded in the future to include additional lands depicted in this report as Expansion Parcels. While the public infrastructure improvements that are part of the District's CIP may in the future serve and benefit the lands within the Expansion Parcels, at present time the public infrastructure improvements' purpose is to serve and benefit the lands contained within the current boundaries of the District, as their provision as described herein is required for the development of lands contained within the current boundaries of the District. If, in the future, the boundaries of the District are expanded to include any or all of the Expansion Parcels, the costs of the CIP will be apportioned among all benefitted lands within the then boundaries of the District, to include the Expansion Parcels and such apportionment of the costs will be addressed in a supplement to this report and a supplement to the assessment methodology.

The CIP infrastructure includes the following Master Infrastructure, which is intended to serve all lands in the District:

Roadway Improvements:

The CIP includes framework roads within the District. Framework roads shall include Multi-Modal roadways, Boulevards and Avenues as defined in the Osceola County approved concept plan and within the Comprehensive Plan Map Series TRN Maps. **Exhibit 3.2** in the Appendix identifies the Multimodal street as well as the Boulevards and Avenues to service the area. The responsibility for improving the framework roads is limited to the ownership limits of the CDD. Roadways will consist of 4-lane divided and 2-lane divided and undivided typical sections with one roundabout on the north end of the Multimodal corridor to better distribute traffic generated from a future Turnpike interchange. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, inlets, culverts, striping and signage and sidewalks within rights-of-way. All roads will be designed in accordance with FDOT and Osceola County standards.

Internal roadways may be financed by the District, and may be dedicated to Osceola County for ownership, operation, and maintenance.

Impact fee credits may be available in the form of mobility fee credits based upon a negotiated mobility fee agreement with Osceola County, Florida. If the property is annexed into the City of St. Cloud, the impact fee credits would have to be negotiated with the City of St. Cloud in an Annexation Agreement. Osceola County currently provides for credits for all improvements and land dedication that exceeds the specific needs of the project. To the extent the District funds improvements which generate impact fee credits or mobility fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed per law.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipes, Bio swale, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Lake Tohopekaliga via three drainage systems (FDOT out fall ditch, Gator Bay Slough and the WPA Canal. The stormwater system will be designed consistent with the criteria established by the

South Florida Water Management District (SFWMD) and Osceola County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Kissimmee Park Road and Old Canoe Creek Road.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite force mains of varying diameter and onsite lift stations. The offsite force main connection will be made at Old Canoe Creek Road and West New Nolte Road.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community and will consist of varying main sizes dependent on demand. An offsite reclaim connection will be made at Old Canoe Creek Road.

The water and reclaim distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to City of St. Cloud for operation and maintenance. All mains will be designed and constructed in compliance with the City of St. Cloud and the Florida Department of Environmental Protection Standards.

The project will require extension of existing mains to the site, in addition to creating additional looped connections of mains on site that will both serve the proposed development and provide for expansion of the City infrastructure to service future developments. Mains or improvements that are increased in size to service development above the specific needs of the District improvements will be eligible for impact fee credits via an upside agreement with the City of St. Cloud. To the extent the District funds improvements which generate impact fee credits, the District shall receive the credits and can sell or transfer such credits as allowed by law. Distribution of the impact fee credits received may be handled pursuant to separate agreements between the District and a developer.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. Landscaping will consist of sod, shrubs, ground cover, trees and plants. The irrigation system will consist of spray and rotating heads providing irrigation coverage to the landscaped areas. Moreover, hardscaping will consist of entry features, benches, trashcans, accent pavement, etc. Existing vegetation will be utilized wherever possible.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the

requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Individual neighborhood HOA's may enter into an agreement with the CDD for the purpose of maintaining entry features, to include but not necessarily be limited to signage, landscape, accent lighting, hardscape, and irrigation.

Street Lights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Orlando Utility Commission (OUC) in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by OUC and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the District may elect to construct amenity parks within the development and will construct a linear park with bio swale adjacent to Cross Prairie Parkway. The District may or may not also finance additional amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned, and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association of District for ownership, operation, and maintenance.

Environmental Conservation/Mitigation

There are approximately 50 acres of potential forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require wetland mitigation. The District will be responsible for the funding, design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Neighborhood Infrastructure

The Master Infrastructure described herein only allows for the development of pods of land ("Neighborhoods"). It does not include all the public infrastructure needed to create residential properties within the Neighborhoods. Thus, in order for the residential lands to be fully developed, there is a need for additional public infrastructure in addition to the Master Infrastructure.

Each Neighborhood will require certain components of public infrastructure in order for people to live in a residence ("Neighborhood Infrastructure"). This public infrastructure will include:

- Streets;
- Street signage and signalization;
- street lighting;

- sidewalks and multi-use paths;
- storm water management facilities;
- drainage improvements, including but not limited to curbs, gutters, inlets, and pipes;
- potable water lines;
- sanitary sewer lines and lift stations;
- landscaping;
- irrigation;
- hardscaping;
- boat lifts;
- other public infrastructure permitted by section 190.012, F.S.; and
- associated professional fees and permit fees.

The cost of the Neighborhood Infrastructure is best estimated by reviewing the typical per lot or per residence cost incurred to develop a neighborhood. In Osceola County and after the costs associated with the Master Infrastructure are accounted for, the typical cost of Neighborhood Infrastructure is \$15,000 per residential unit. There are currently five Neighborhoods within the District with a specific number of units planned for development. They are set forth below with the associated costs for each's Neighborhood Infrastructure.

<u>Neighborhood</u>	<u>Number of Units</u>	<u>Total Neighborhood Infrastructure Costs</u>
ED-1	477	\$ 7,155,000
ED-2	411	\$ 6,165,000
ED-4	1109	\$16,635,000
ED-5	798	\$11,970,000
ED-6	753	\$11,295,000

The total cost for Neighborhood Infrastructure is \$53,220,000, although each Neighborhood will only receive special benefit from the Neighborhood Infrastructure serving it.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying architectural and legal fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Currently utility offsite improvements are limited to utility main extensions and looping to bring reclaimed water and wastewater to the development and to provide a looped connection of the water main to the City of St. Cloud water system in Old Canoe Creek Road. The mains would be eligible for impact fee credits for upsizing and the water main extension. To the extent the District funds improvements which generate impact fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed by law.

The only offsite road improvements that are currently contemplated would be a portion of Kissimmee Park Road and a portion of Clay Whaley Road would be considered off-site improvements that are eligible for mobility fee credits at Osceola County. To the extent the

District funds improvements which generate mobility fee credits, the District shall receive the credits and then can sell or transfer such credits as allowed by law. In addition, all framework roads that are constructed above and beyond the needs of the Development would be eligible for mobility fee credits. This process is a negotiation with staff and will require the preparation of a mobility fee agreement to be approved by the Osceola County Board of County Commissioners.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

All the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

The following table, Table 3.3, shows who will finance, own and operate the various improvements of the CIP:

TABLE 3.3

<u>Facility Description</u>	<u>Ownership</u>	<u>O&M Entity</u>
Roadways	County	County
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Reclaim)	COSC	COSC
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	OUC	OUC
Undergrounding of Conduit	OUC	OUC
Recreational Amenities	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Master Improvements	County/COSC	County/COSC

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP will be obtained by the developer or the CDD or their professional prior to commencing construction, and include the following (as needed):

- SFWMD ERP (General, Individual and Master Conceptual)
- SFWMD ERP Modifications as necessary
- SFWMD Consumptive Use
- USACOE SAJ 90
- USACOE
- USFWS
- Osceola County Site Development Plan (SDP)
- FDEP NPDES
- COSC Utility Construction Permits.
- FDEP Potable Water
- FDEP Wastewater
- FDOT (potential for roadways at new interchange and Clay Whaley Re-alignment)

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5.1 shown below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5.1 are reasonable and consistent with market pricing, both for the CIP.

TABLE 5.1

<u>Facility Description</u>	<u>CIP Costs</u>
Roadways	\$27,462,600
Stormwater Management	\$11,063,960
Utilities (Water, Sewer, Reclaim)	\$11,182,004
Hardscape/Landscape/Irrigation/Trails	\$7,905,550
Undergrounding of Conduit	\$7,164,600
Environmental Conservation/Mitigation	\$7,500,000
Professional Services	\$8,393,254
Contingency (10%)	\$8,067,197
<i>TOTAL</i>	\$88,739,165

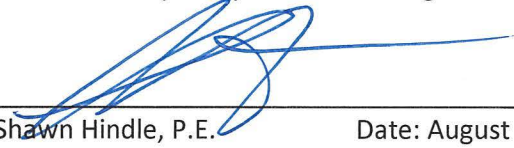
* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

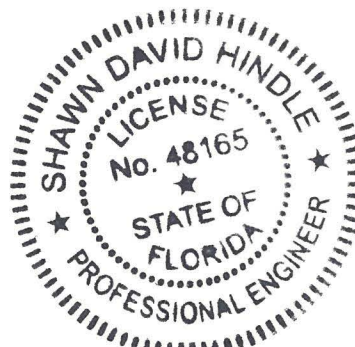
The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in Osceola County Florida and FDOT Basis of Estimates Cost Area 7. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the CIP is feasible; and (3) that the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 3548 residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.


Shawn Hindle, P.E.
FL License No. 48165

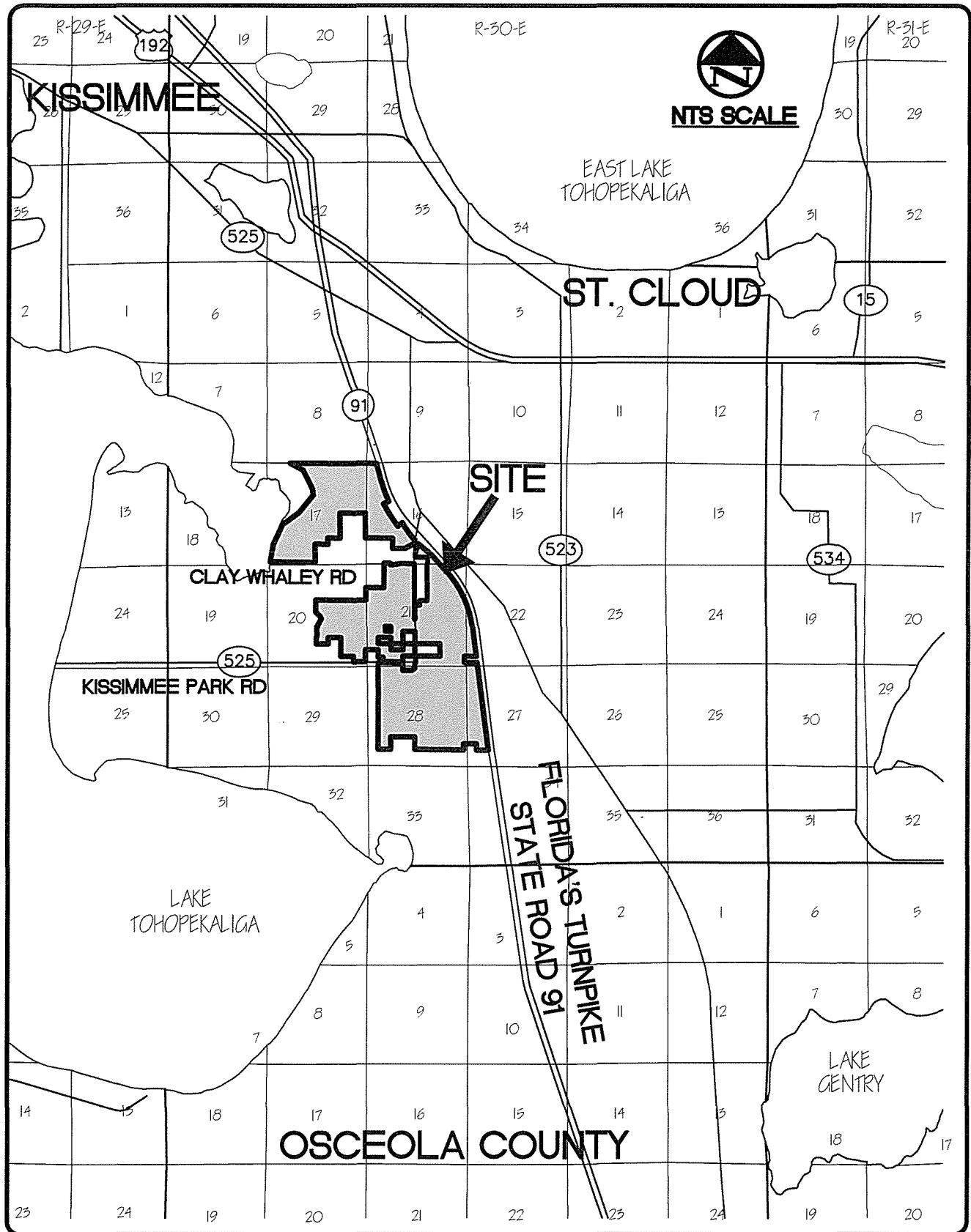
Date: August 26, 2020



APPENDIX

**Appendix
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Exhibit 2.1	Location Map
Exhibit 2.2	District Boundaries
Exhibit 2.3	Existing Utilities
Exhibit 2.4	Existing Drainage Map
Exhibit 3.1	Proposed Site Plan
Exhibit 3.2	Proposed Framework Streets



8 BROADWAY AVENUE, SUITE 104, FLORIDA 34741-5481
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 ENGINEERING, SURVEYING AND PLANNING



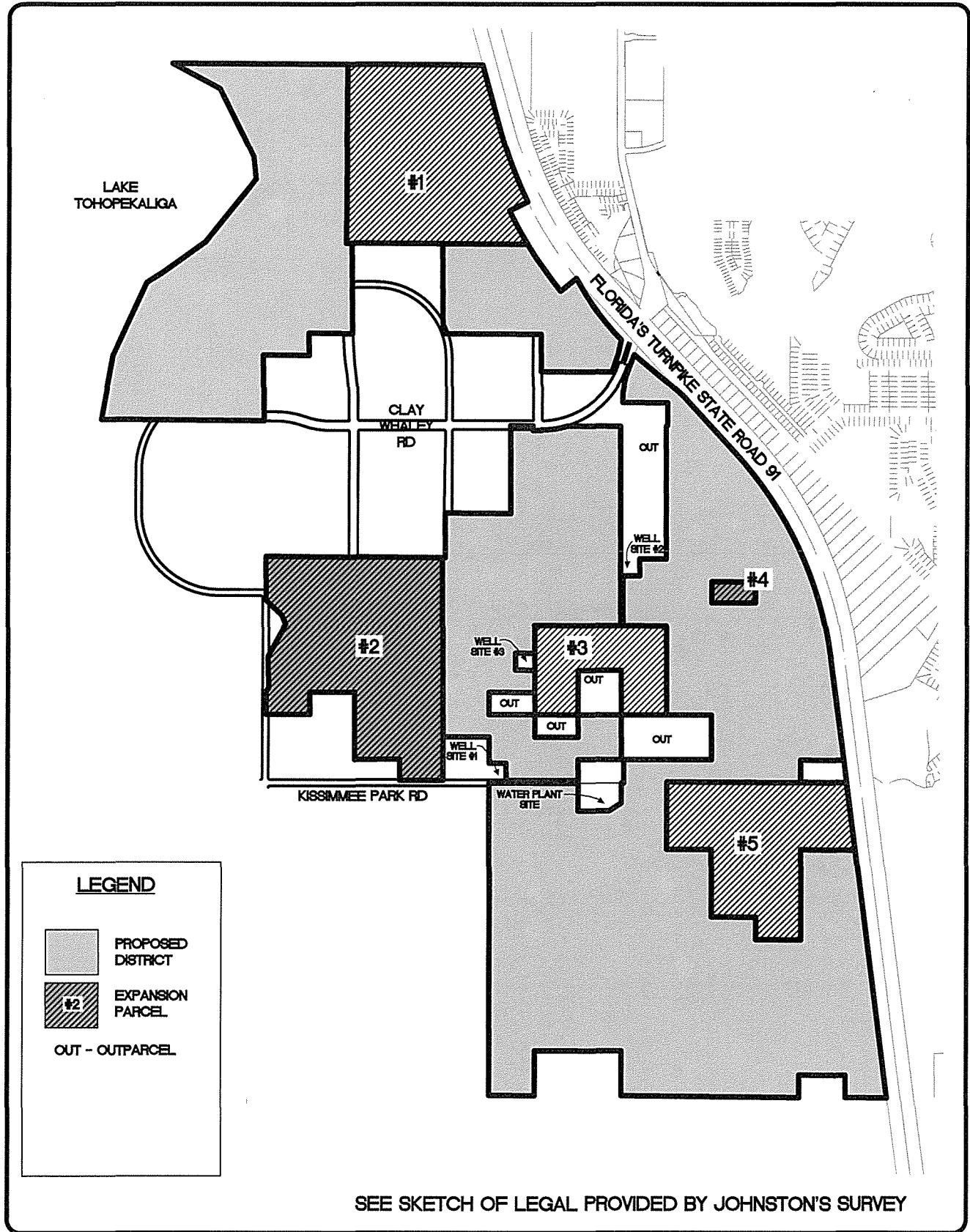
HANSON, WALTER & ASSOCIATES, INC.

EDGEWATER EAST CDD

LOCATION MAP

DATE 01/22/2020

SHEET 1 OF 1



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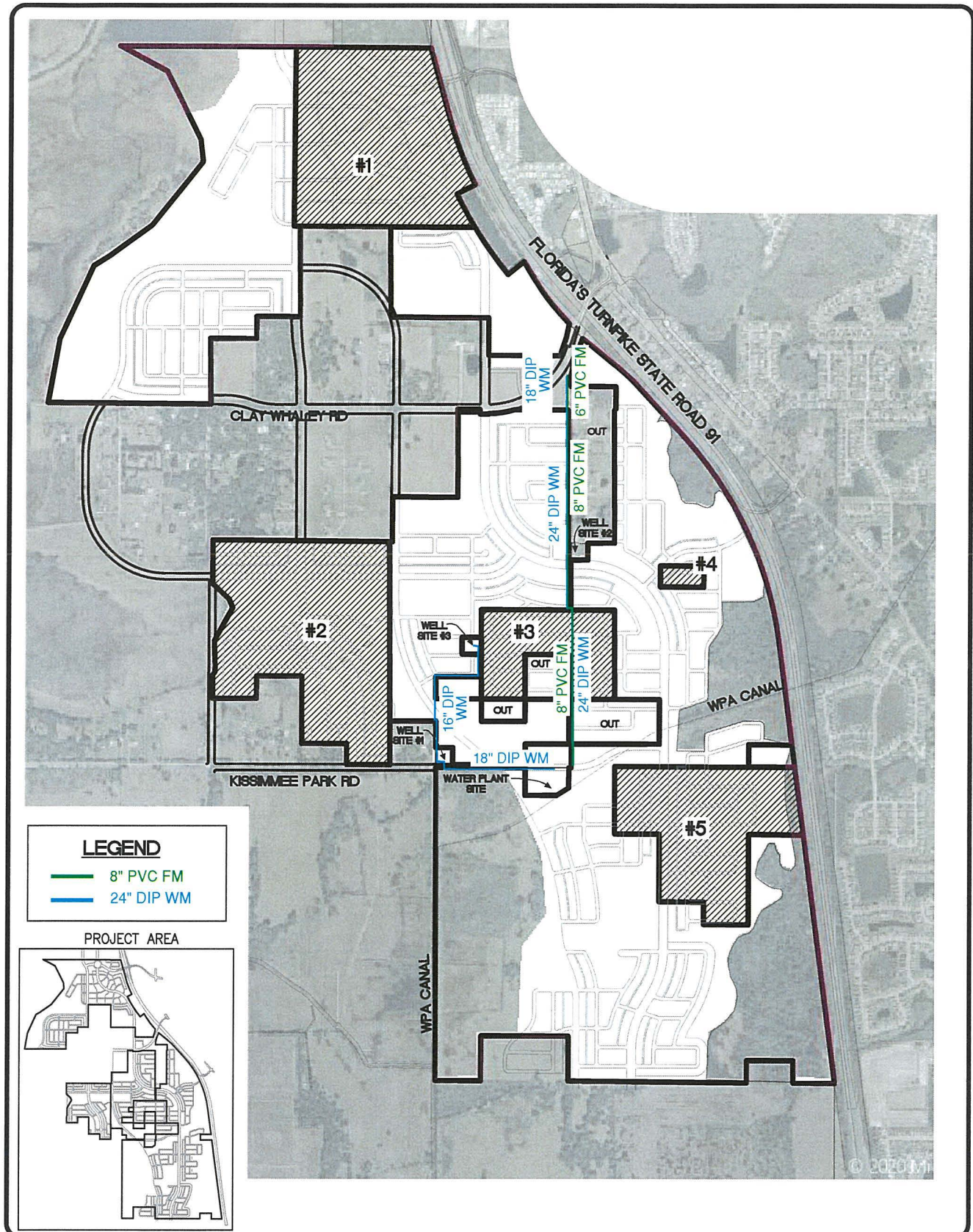
HANSON, WALTER & ASSOCIATES, INC.

EDGEWATER EAST CDD

SITE

DATE 01/22/2020

SHEET 1 OF 1



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EDGEWATER EAST CDD

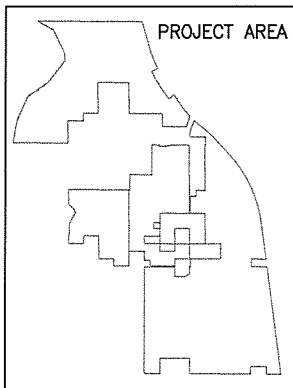
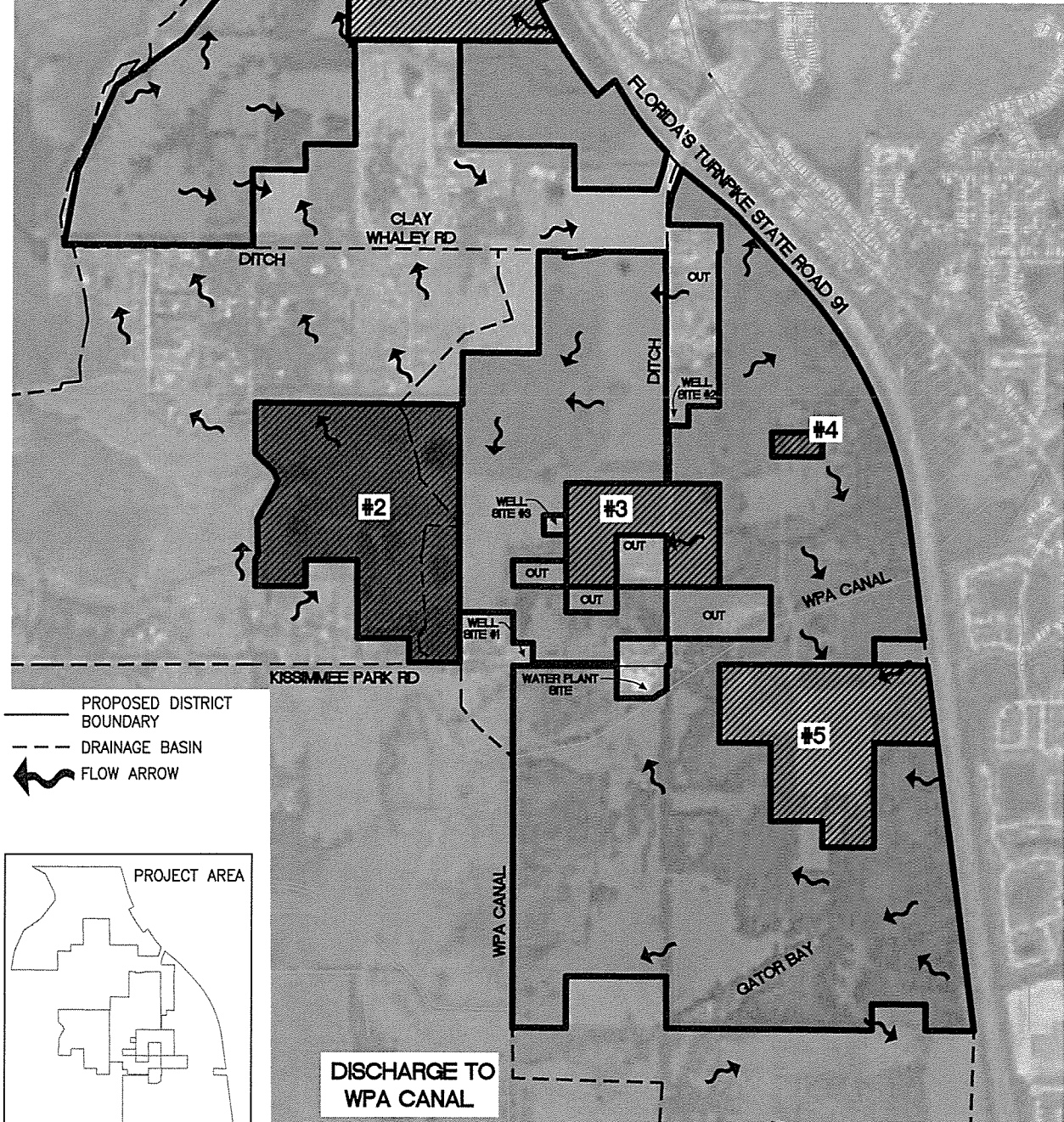
EXISTING TRUNK LINE UTILITIES

DATE 01/22/2020

SHEET 1 OF 1

DISCHARGE TO
LAKE
TOHOPEKALIGA

PRE DEVELOPMENT AREA
DRAINS VIA OVERLAND FLOW
TO EXISTING SWALES AND
ULTIMATELY OUTFALLS TO
LAKE TOHOPEKALIGA



PRE DEVELOPMENT AREA DRAINS VIA OVERLAND FLOW TO EXISTING SWALES
AND ULTIMATELY OUTFALLS TO THE WPA CANAL



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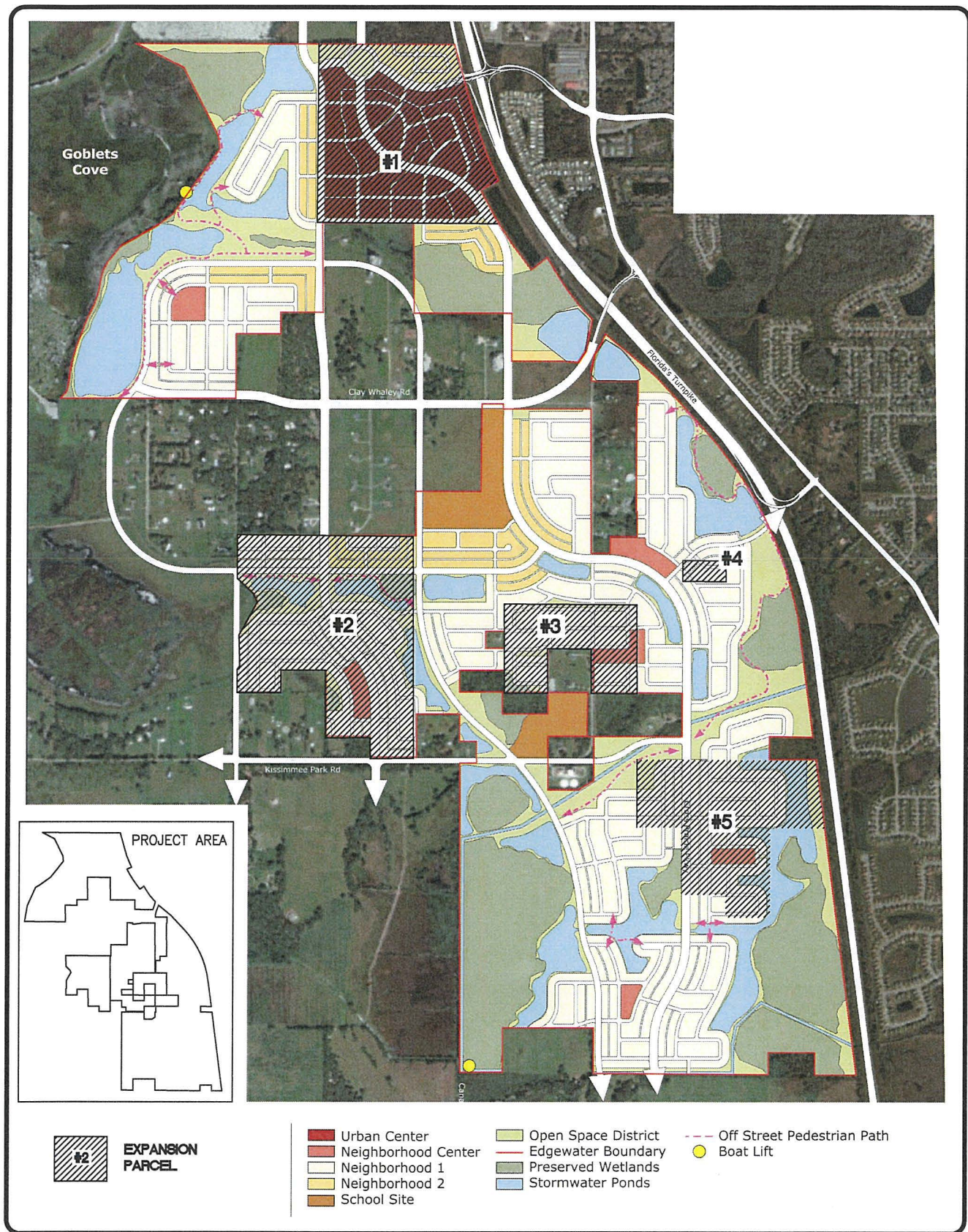
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EDGEWATER EAST CDD

PRE-DEVELOPMENT DRAINAGE MAP

DATE 01/22/2020

SHEET 1 OF 1



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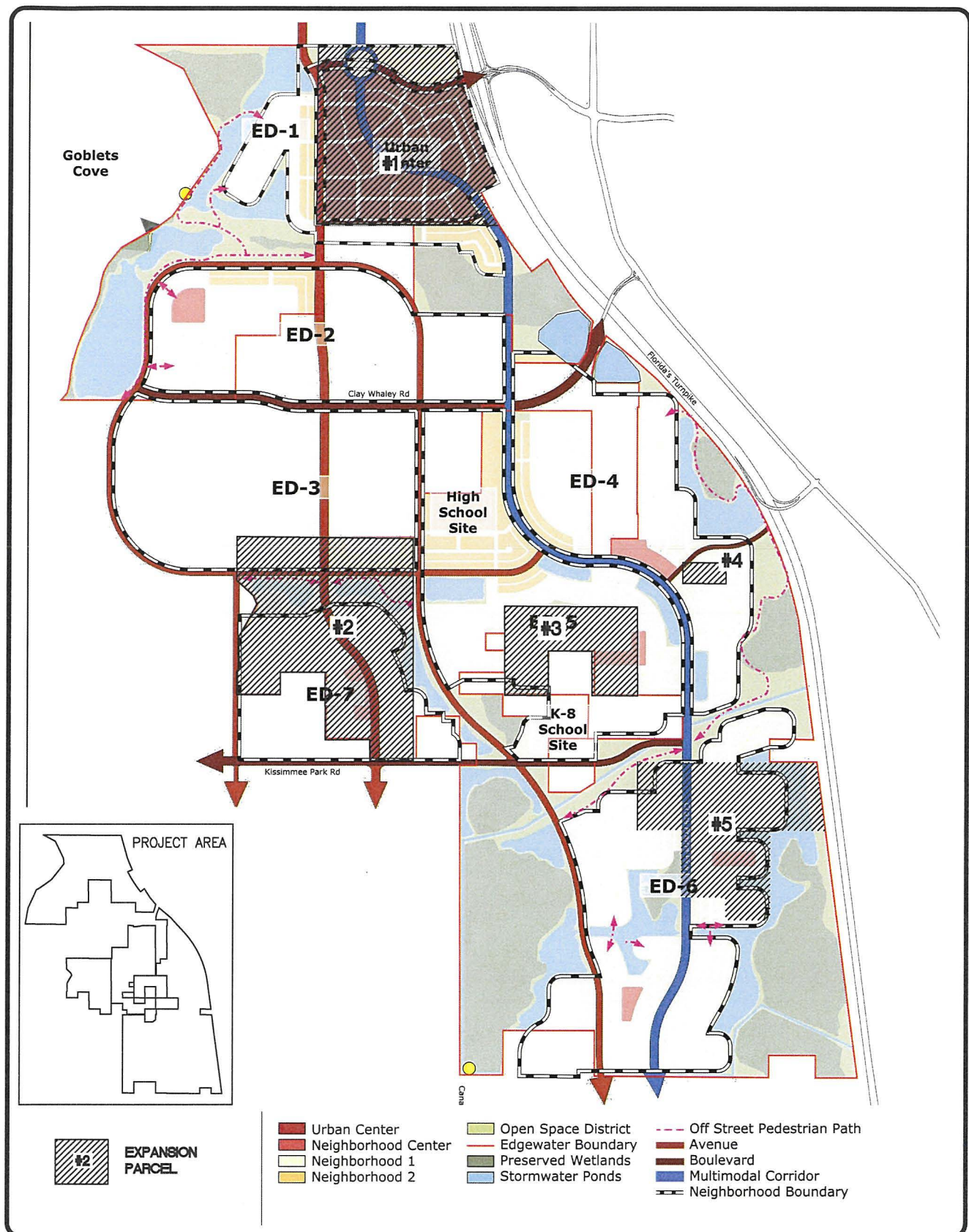
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EDGEWATER EAST CDD

FUTURE LAND USE MAP

DATE 01/22/2020

SHEET 1 OF 1



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EDGEWATER EAST CDD

FRAMEWORK ROADS MAP

DATE 01/22/2020

SHEET 1 OF 1

FIRST AMENDMENT TO ENGINEER'S REPORT DATED AUGUST 26, 2020
TO REFLECT THE 2021 BOUNDARY AMENDMENT AND ADDITIONAL UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

January 6, 2022



Digitally signed
by Shawn D
Hindle
Date:
2022.02.09
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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

FIRST AMENDMENT TO ENGINEER'S REPORT

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). This Amendment documents the addition of lands to the District as well as an increase on the total number of units planned for the District.

A. New Lands.

Since the adoption of the original Engineer's Report, an additional 102.119 acres of land ("New Lands") have been added to the District by way of a boundary amendment approved by Ordinance 2021-86 of the Osceola County Board of County Commissioners. The New Lands were identified in the original petition to establish the District and it was always planned to add the New Lands to the District's boundaries.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

Approximately 4.601 acres of the New Lands are located in Assessment Area One and are anticipated to include 21 single-family 1 units, 0 single-family 2 units and 18 multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and Assessment Area One.

Approximately 97.518 acres of the New Lands are located in Assessment Area Two and are anticipated to include 207 single-family 1 units, 56 single-family 2 units and 144 multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and to Assessment Area Two.

B. Additional Units.

In addition, the developer has informed the District that it may develop an additional 757 units within the District's boundaries ("Additional Units"). The Additional Units are anticipated to include a total of 333 more single-family 1 units, 81 more single-family 2 units and 343 more multi-family units.

37 less Units are located in Assessment Area One and are anticipated to include 88 less single-family 1 units, 47 more single-family 2 units and 4 more multi-family units.

405 of the Additional Units are located in Assessment Area Two and are anticipated to include 345 more single-family 1 units, 21 less single-family 2 units and 81 more multi-family units.

389 of the Additional Units are located within the areas of the District not within Assessment Area One or Assessment Area Two and are anticipated to include 76 more single-family 1 units, 55 more single-family 2 units and 258 more multi-family units.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SECOND AMENDMENT TO ENGINEER'S REPORT DATED AUGUST 26, 2020
TO REFLECT THE 2023 BOUNDARY AMENDMENT AND ASSOCIATED UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

June 6, 2024



Digitally
signed by
Shawn D
Hindle
Date:
2024.06.06
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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

SECOND AMENDMENT TO ENGINEER'S REPORT

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). The Engineer's Report was amended by that First Amendment to Engineer's Report dated January 6, 2022 ("First Amendment"). This Second Amendment documents the addition of lands to the District as well identifies the specific number of units to be developed on such lands.

A. New Lands.

Since the adoption of the original Engineer's Report and First Amendment, an additional 3.24 acres of land ("New Lands") have been added to the District by way of a boundary amendment approved by Ordinance 2023-15 of the Osceola County Board of County Commissioners.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

The New Lands are located entirely within Assessment Area Two. The New Lands are anticipated to include four single-family 1 units, seven single-family 2 units and twenty-four multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to the District and to Assessment Area Two.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUPPLEMENTAL ENGINEER'S REPORT
FOR
ASSESSMENT AREA TWO
(ED-2, ED-5 and ED-6 North)
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

January 6, 2022

ENGINEER:
HANSON, WALTER & ASSOCIATES, INC.
8 Broadway, Suite 104
Kissimmee, Florida 34741

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT

1. INTRODUCTION

Edgewater East Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"), to issue its bonds for the purpose of acquiring and constructing assessable improvements all as provided in the Act and the Ordinance. The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Edgewater East Community Development District Assessment Area Two, which is also identified in the Master Special Assessment Methodology Report as ED-2, ED-5 and ED-6N. Please note: For the evaluation and reporting for Area ED-6, the report will limit the analysis to the north half of ED-6. A future supplemental report will address the south half of ED-6. For the purpose of this Report "ED-6N" will reference the northerly portion of ED-6 that is considered in this report and analyzed for the unit mix and costs associated with its development.

2. GENERAL SITE DESCRIPTION

Edgewater is a mixed-use development established in the Osceola County Comprehensive Plan and a portion of Edgewater is served by the Edgewater East Community Development District. The development is in unincorporated Osceola County, Florida, lying in Sections 16, 17, 20, 21, 22, 27 and 28, Township 26 South and Range 30 east. More particularly as shown in **Exhibit 2.1** of the attached Appendix. The general location of the development is east of Lake Tohopekaliga, west of the Florida Turnpike, north of Gator Bay Slough and on each side of Kissimmee Park Road.

As noted in **Exhibit 2.2**, the District's boundaries include approximately 1,386.834 acres of land located in Osceola County, Florida.

The District is located within South Florida Water Management District Lake Tohopekaliga Drainage Basin. Drainage from Assessment Area Two conveys to Lake Tohopekaliga via the following tributaries: ED-2 conveys to Goblets Cove via existing ditches and direct connections from proposed ponds to the Goblets Cove area of Lake Tohopekaliga. ED-5 is a split basin with both the eastern and southern portions of the area discharging to the WPA Canal and the northern and western portions of the basin outfalling to Goblet's Cove via existing ditches and wetlands. ED-6N discharges to Lake Tohopekaliga via Gator Bay Slough and the WPA Canal. The District is proposed to consist of 4,305 units developed in five phases. The Supplemental Report will describe the capital improvement program (CIP) necessary to support the development of Assessment Area Two consisting of 1,990 units.

3. PROPOSED EDGEWATER PROJECT PURPOSE AND SCOPE OF THE REPORT

The purpose of this report is to provide an update of the District's CIP description of the public infrastructure improvements ("Capital Improvement Plan" or "CIP") to be constructed and or acquired by the District for the developable area within Assessment Area Two which is currently 682.8302 acres (ED-2 , ED-5 , ED-6N) excluding 4.8498 acre Expansion Parcel #6.

The following table outlines the proposed land uses and total unit counts for all of Assessment Area Two:

TABLE 3.1
LAND USE SUMMARY

Type of Use	ED-2	ED-5	ED-6N
Residential*	107.61	148.42	104.31
Open Space**	49.67	47.91	229.76
Total Area	157.28	196.33	334.07

Table 3.2
PRODUCT TYPE SUMMARY

ED-2

Land Use	Acres	Residential Units Multi-Family	Residential Units Single-Family	Residential Units Total
Assessment Area Two (ED-2)				
Residential	107.61	210	438*	648
Open Space Wetlands, Buffers and Lakes	49.67			
Totals	157.28	210	438	648

* 217 Single Family Type 2 and 221 Single Family Type 1

ED-5

Land Use	Acres	Residential Units Multi-Family	Residential Units Single-Family	Residential Units Total
Assessment Area Two (ED-5)				
Residential	98.65	393*	177**	570
School Site	49.77			
Open Space Wetlands, Buffers and Lakes	47.91			
Totals	196.33	393	177	570

* 93 Townhomes and 300 Apartments

** 79 Single Family Type 2 and 98 Single Family Type 1

Please Note: There is a 4.8498-acre parcel that will have 51 units (36 Townhomes, 9 Single Family 2 and 6 Single Family 1 units). Upon acquisition of the parcel the CDD boundary will be adjusted, and the additional units will be incorporated in the bond amount pay back calculation.

If the Expansion Parcel #6 is not added to the District Boundary, the number of multi-family units will reduce by 36 townhome units from 393 to 357 units and the number of single family units reduce by 15 single family units from 177 to 162.

ED-6N

Land Use	Acres	Residential Units Multi-Family	Residential Units Single-Family	Residential Units Total
Assessment Area Two (ED-6N)				
Residential	104.31	256*	516**	772
Open Space Wetlands, Buffers and Lakes	229.76			
Totals	334.07	256	516	772

* 144 Townhomes and 112 Duplex

** 108 Single Family Type 2 and 408 Single Family Type 1

ASSESSMENT AREA TWO CIP IMPROVEMENTS

The Assessment Area Two CIP improvements will benefit and provide environmental preservation, amenities, landscaping, signage, street lighting, roadways, stormwater, utilities, environmental management, and recreation for the District, and more particularly Assessment Area Two. The below infrastructure improvements currently comprise the Assessment Area Two CIP improvements proposed to be provided by the District. The improvements in their entirety are master infrastructure improvements that provide the needed infrastructure to support the developments of the proposed residential communities. The infrastructure consists of the spine roads for access, associated stormwater ponds, the utilities, environmental mitigation, underground conduits, hardscape, landscape, irrigation, recreation trails and entry features. The infrastructure consists of the following categories as further described herein:

District Roadway Improvements:

The CIP includes framework roads within Assessment Area Two consisting of the widening and reconstruction of Clay Whaley Road together with the construction of a portion of West Tohoqua Parkway to service ED-2. ED-5 District Roads will include an east west framework road and a north south framework road. Finally, ED-6N District Roads will continue from the southern terminus of the Multimodal roadway known as Cross Prairie Parkway to the south end of the ED-6N parcels.

- Cross Prairie Parkway will be designed as a two-lane divided roadway and permitted in its entirety as a future four-lane divided roadway. The improvements are to include utilities necessary to serve the District.
- Clay Whaley Road will be designed and permitted as a two-lane divided roadway. The improvements are to include utilities necessary to serve the District.
- Right of way for Clay Whaley Road will be acquired under an agreement with Osceola County, whereby the District may acquire the right of way and there will be a funding agreement for repayment by the County via cash and/or mobility fee credits.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipes, Bio swale, control structures and interconnected stormwater ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within each phase of construction discharge as follows: ED-2 consists of inlets and pipes that convey the runoff to proposed ponds which ultimately out fall to Lake Tohopekaliga via Goblets Cove utilizing existing ditch connections to the cove. ED-5 consists of inlets and pipes that convey the runoff to proposed ponds which ultimately out fall to Lake Tohopekaliga via Goblets Cove utilizing interconnected ponds that convey treated runoff to an existing wetland and ditch system. ED-6N conveys runoff using inlets and pipes to proposed stormwater ponds that outfall to Lake Tohopekaliga by way of connections to the WPA Canal. The stormwater system will be designed consistent with the criteria established by the South Florida Water Management District (SFWMD) and Osceola County for stormwater/floodplain management systems. The District will finance, own, operate, and maintain the stormwater system, with the exception that the County will own, operate, and maintain the inlets and storm sewer systems within County right-of-way.

NOTE: As part of the commitment to the School District of Osceola County, the CDD shall clear, fill and compact the high school site (50 acres) located in ED-5 as part of the Assessment Area Two infrastructure obligations. Construction of the interconnected stormwater ponds may result in excess spoil material. The Developer and the Landowner Affiliate are allowing the District to dispose of the excess spoil material within Assessment Area Two instead of paying the additional cost of hauling and securing an off-site location to accept the excess spoil material. Stockpiling of the spoil material includes industry standard erosion control measures. Stockpiling of the spoil material does not include compaction or mass grading of Assessment Area Two but will involve selective clearing of the stockpile area. During permitting, stockpile areas will be identified for any proposed storage of excess material, which will become property of the Developer.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main extensions that are subject to cost sharing for upsizing by the City of St. Cloud include a 24" water main that will continue to the south end of ED-6 from the current terminus of a 12" main and the extension of a 24" main from the connection right of way and extension of Kissimmee Park Road to Cross Prairie Parkway. There will be a 12" WM constructed in the north south framework road right of way within ED-5. Finally, there will be a 12" water main constructed in Clay Whaley Road Right of Way and an 8" water main in West Toho Boulevard right of way.

Wastewater improvements to serve Assessment Area Two will include an onsite 8" diameter gravity collection system, offsite and onsite force mains of varying diameter and an onsite lift station. There will be an area wide improvement of an off-site force main from Kissimmee Park Road to Old Canoe Creek Road and from Old Canoe Creek Road to Pine Tree Drive and then north on Cord Avenue into the south side of the wastewater treatment plant. The new force main will incorporate connections to existing lift stations from the City of St. Cloud and a cost sharing by the City of St. Cloud.

The reclaim water distribution system will be constructed to provide service for irrigation throughout the community and will consist of varying main sizes dependent on demand. New mains will be constructed connecting to the mains constructed previously in the Area One Assessment Area, extending the mains into ED-2, ED-5 and ED-6N.

The water and reclaim distribution and wastewater collection systems will be completed by the District and then dedicated to City of St. Cloud ("COSC") for operation and maintenance. All mains will be designed and constructed in compliance with the City of St. Cloud and the Florida Department of Environmental Protection Standards.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. Landscaping will consist of sod, shrubs, ground cover, trees and plants. The irrigation system will consist of spray and rotating heads providing irrigation coverage to the landscaped areas. Moreover, hardscaping will consist of entry features, benches, trashcans, accent pavement, etc. Existing vegetation will be utilized wherever possible.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is in rights-of-way owned by the County will be maintained by the District pursuant to a right-of-way agreement to be entered into with the County.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Orlando Utility Commission (OUC) in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way or utility easements throughout the community. The backbone infrastructure consisting of underground conduits and manholes to serve the area will be funded by the CDD as area wide improvements. Any lines and transformers located in the right of ways and on CDD lands will be owned by OUC.

Recreational Amenities:

Within Assessment Area Two, the District will construct a linear park with bio swale adjacent to Cross Prairie Parkway within ED-5 and ED-6N.

Environmental Conservation/Mitigation

Development of Assessment Area Two will require mitigation credits for proposed impacts to existing wetlands. The District will fund the mitigation credits required to secure the environmental permits to construct CIP infrastructure.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying architectural and legal fees, (ii) permitting and plan review costs, and (iii)

development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Project Wide Improvements

Project wide improvements are any improvements constructed that will provide for services to future CDD improvements and development parcels outside of Assessment Area Two. The improvements shall consist of oversizing of roadways, wastewater force main (service to the Southside Wastewater Treatment Plant), Duct Bank System and buried electrical conduits, lift stations, Neptune towers for utility meter reading, entry features and landscape/irrigation. Some of the improvements will be eligible for cost sharing agreements with the City of St. Cloud and Osceola County.

The utility mains may be eligible for impact fee credits for upsizing and the utility main extensions. To the extent the District actually funds improvements which generate impact fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed by law.

In addition, all framework roads that are constructed above and beyond the needs of the Development would be eligible for mobility fee credits. This process is a negotiation with Osceola County staff and will require the preparation of a mobility fee agreement to be approved by the Osceola County Board of County Commissioners.

To the extent the District actually funds improvements which generate mobility fee credits, the District shall receive the credits and then can sell or transfer such credits as allowed by law.

The cost of oversizing will be included in the CIP (see Table 5.1) and may initially be funded from the bond proceeds, but the Developer has committed that any such costs funded by bond proceeds will be reimbursed to the District and eventually it is expected that the entire cost of such oversizing will be funded from the sale of impact and mobility fee credits or to the extent that those credit sale proceeds are insufficient then by the Developer pursuant to an agreement between the District and the Developer

The District's CIP functions as a system of improvements benefitting all lands within the District. The Assessment Area Two improvements benefit the lands within Assessment Area Two in particular and enable the lands within Assessment Area Two to be developed.

All the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

The following table, Table 3.3, shows who will own and operate the various improvements of the CIP that are funded by the District:

TABLE 3.3

<u>Facility Description</u>	<u>Ownership</u>	<u>O&M Entity</u>
Roadways	County	County
Stormwater Management	CDD	CDD

Utilities (Water, Sewer, Reclaim)	COSC	COSC
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	OUC	OUC
Undergrounding of Conduit	OUC	OUC
Recreational Amenities	CDD	CDD
Environmental Conservation/Mitigation	CDD/Bank	CDD/Bank

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP will be obtained by the developer or the CDD or their professional prior to commencing construction, and include the following (as needed):

Edgewater CDD Permit Approvals and Construction Project Status Assessment Area Two ED-2 CIP							
Project Description	Estimated Construction Completion Date	USACOE	SFWMD	Osceola County	City of St. Cloud	FDEP Water and Sewer	FDOT
Drainage	2023	R	R	R	N/A	N/A	N/A
Utilities	2023	N/A	N/A	R	R	0	N/A
Roadways	2023	R	R	R	N/A	N/A	N/A
Off-site Improvements	2023	N/A	R	R	0	0	N/A
Landscape	2023	N/A	N/A	0	0	N/A	N/A
Amenities	2023	N/A	N/A	0	N/A	N/A	N/A

Edgewater CDD Permit Approvals and Construction Project Status Assessment Area Two ED-5 CIP							
Project Description	Estimated Construction Completion Date	USACOE	SFWMD	Osceola County	City of St. Cloud	FDEP Water and Sewer	FDOT
Drainage	2023	R	R	R	N/A	N/A	N/A
Utilities	2023	N/A	N/A	R	R	0	N/A
Roadways	2023	R	R	R	N/A	N/A	N/A
Off-site Improvements	2023	N/A	0	0	0	0	N/A
Landscape	2023	N/A	N/A	0	0	N/A	N/A
Amenities	2023	N/A	N/A	0	N/A	N/A	N/A

Edgewater CDD Permit Approvals and Construction Project Status Assessment Area Two ED-6N CIP							
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Project Description	Estimated Construction Completion Date	USACOE	SFWMD	Osceola County	City of St. Cloud	FDEP Water and Sewer	FDOT
Drainage	2023	0	0	0	N/A	N/A	N/A
Utilities	2023	N/A	N/A	0	0	0	N/A
Roadways	2023	0	0	0	N/A	N/A	N/A
Off-site Improvements	2023	N/A	0	0	0	0	N/A
Landscape	2023	N/A	N/A	0	0	N/A	N/A
Amenities	2023	N/A	N/A	0	N/A	N/A	N/A

A - Permit Issued
R - Permit in Review
N/A – Not Applicable
0 – Not Submitted

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5.1 shown below presents, among other things, the Opinion of Probable Cost for the CIP for Assessment Area Two improvements. It is our professional opinion that the costs set forth in Table 5.1 are reasonable and consistent with current market pricing.

TABLE 5.1

<u>Assessment Area Two Project Description</u>	<u>Project Infrastructure</u>	<u>ED-2</u>	<u>ED-5</u>	<u>ED-6N</u>	<u>Total AA2 Project</u>
Roadways	\$0	\$3,516,900	\$1,925,000	\$2,213,000	\$7,654,900**
Stormwater Management	\$0	\$1,500,000	\$1,250,000	\$1,000,000	\$3,750,000
Utilities (Water, Sewer, Reclaim)	\$7,709,104	\$3,449,200	\$1,715,000	\$1,444,500	\$14,317,804***
Hardscape/Landscape/Irrigation/Trails	\$3,253,725	\$414,225	\$1,036,000	\$2,357,894	\$7,061,844
Undergrounding of Conduit	\$2,618,400	\$1,240,000	\$1,560,000	\$577,800	\$5,021,200
Environmental Conservation/Mitigation	\$0	\$2,135,895	\$2,061,229	\$3,649,601	\$7,846,725
Professional Services	\$0	\$550,426	\$474,080	\$817,184	\$1,841,690
Inspection Fees	\$2,188,500	\$0	\$0	\$0	\$2,188,500
Contingency (10%)	\$1,576,973	\$1,280,665	\$1,002,131	\$1,205,998	\$5,065,767
Total	\$17,346,702	\$14,087,311	\$11,023,440	\$13,265,977	\$55,723,430*

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

**Mobility impact fees will be pursued for improvements and land above and beyond the requirements of the development estimated at \$3,375,000

*** This includes the cost of upsizing utilities estimated at \$3,200,000 which may generate impact fee credits

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimate is based on prices currently being experienced in Osceola County Florida and FDOT Basis of Estimates Cost Area 7. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the CIP is feasible; and (3) that the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 1,990 residential units in the Assessment Area Two of the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Shawn Hindle, P.E.
FL License No. 48165

Date: January 6, 2022



APPENDIX

Exhibits

Exhibit 2.1	Location Map
Exhibit 2.2	District Boundaries
Exhibit 2.3	Assessment Area Two Boundaries
Exhibit 3.1	Proposed Site Plan for Assessment Area Two

Composite Exhibit C

**Final Second Supplemental Special Assessment Methodology for Assessment Area Two,
dated February 9, 2022**

And

**First Amendment to Final Second Supplemental Special Assessment Methodology for
Assessment Area Two, dated June 20, 2024**

[Attached beginning at following page]

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two

February 9, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

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1.0 Introduction

1.1 Purpose

This Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two (the "Second Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated August 26, 2020 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Assessment Area Two also known as "ED-2, ED-5 and ED-6N (or ED-6 North)" ("Assessment Area Two") portion of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida. This Second Supplemental Report was developed in relation to funding by the District of a portion of the costs of Master Infrastructure contemplated to be provided by the District for Assessment Area Two.

Please note that the District previously funded a portion of the costs of the Master Infrastructure for Assessment Area One also known as "ED-4" ("Assessment Area One") portion of the District with proceeds of Special Assessment Bonds, Series 2021 (Assessment Area One) (the "Series 2021 Bonds") in the principal amount of \$19,895,000.

1.2 Scope of the Second Supplemental Report

This Second Supplemental Report presents the projections for financing a portion of the District's Assessment Area Two CIP described in the Supplemental Engineer's Report for Assessment Area Two (ED-2, ED-5 and ED-6 North) for the Edgewater East Community Development District prepared by Hanson, Walter & Associates, Inc. (the "District Engineer") and dated January 6, 2022 (the "Second Supplemental Engineer's Report"). This Second Supplemental Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the Assessment Area Two CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Assessment Area Two CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area Two. The District's Assessment Area Two CIP enables properties within Assessment Area Two boundaries to be developed.

The Assessment Area Two CIP will provide public infrastructure improvements which are all necessary in order to make the lands within Assessment Area Two developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area Two to increase by more than the sum of the financed cost of the individual components of the Assessment Area Two CIP. Even though the exact value of the benefits provided by the Assessment Area Two CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Second Supplemental Report

Section Two describes the development program for Assessment Area Two as proposed by the Developer, as defined below.

Section Three provides a summary of the Assessment Area Two CIP as determined by the District Engineer.

Section Four discusses the financing program for Assessment Area Two.

Section Five introduces the supplemental special assessment methodology for Assessment Area Two.

2.0 Development Program

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. After the completion of a recent boundary amendment the land within the District currently consists of approximately 1,386.834 +/- acres and is generally located directly west of the Florida's Turnpike and east of Lake Tohopekaliga. Please note that the District is anticipated to be expanded to include additional lands located within the Development, including additional land that is part of Assessment Area Two. Assessment Area Two pre-expansion of District's boundaries comprises a total land area of approximately 682.8302 +/- acres. Once the currently contemplated boundary expansion of approximately 4.8498 +/- acres within Parcel ED-5 is complete, the Assessment Area Two will comprise a total land area of approximately 687.68 +/- acres.

2.2 The Development Program for Assessment Area Two

The development of land within the District is projected to be conducted in several phases over a multi-year period. The development of land within the second phase, referred to as Assessment Area Two and comprising parcels ED-5, ED-2 and ED-6N, is anticipated to be conducted by Edgewater Property Holdings Florida, LLC and/or its assigns or affiliates (the "Developer"). Based upon the information provided by the Developer, the most current development plan for Assessment Area Two envisions a total of 1,939 residential units developed within the lands currently contained within the boundaries of the District (the "Existing Assessment Area Two") and an additional 51 residential units developed within the approximately 4.8498 +/- acres of land currently not yet contained within the boundaries of the District and subject to boundary amendment anticipated to be completed in 2022 (the "Assessment Area Two Expansion Area"), although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Assessment Area Two.

3.0 The Assessment Area Two CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Second Supplemental Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Assessment Area Two CIP

According to the District Engineer, the Assessment Area Two CIP needed to serve Assessment Area Two is projected to consist of improvements which will provide benefits to all lands within Assessment Area Two as Master Infrastructure.

While the Assessment Area Two CIP may in the near future serve and benefit the lands within the Assessment Area Two Expansion Area, at present time the Assessment Area Two CIP's purpose is to serve and benefit the lands contained within the Existing Assessment Area Two, as its provision is required for the development of lands contained within the Existing Assessment Area

Two. If, in the future, the boundaries of the District are expanded to include the Assessment Area Two Expansion Area, the costs of the Assessment Area Two CIP will be apportioned among all benefitted lands within the then boundaries of Assessment Area Two, to include the Assessment Area Two Expansion Area.

The Assessment Area Two CIP will consist of roadways, stormwater management, utilities (water, sewer, reclaim), hardscape/landscape/irrigation/trails, undergrounding of electrical conduit, and environmental conservation/mitigation. At the time of this writing, the total cost of the Assessment Area Two CIP, including applicable costs of professional services and contingencies, is estimated to total approximately \$55,723,430. The Assessment Area Two CIP serves the separate land area designated as Assessment Area Two and is necessary for its development.

Table 2 in the *Appendix* illustrates the specific components of the Assessment Area Two CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Assessment Area Two. It is the District's intention to finance a portion of the costs of the Assessment Area Two CIP with proceeds of Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two) (the "Series 2022 Bonds") in the principal amount of \$33,925,000. The Series 2022 Bonds will finance infrastructure construction/acquisition costs in the estimated amount of \$30,373,509.95.

As the Series 2022 Bonds will finance only a portion of the costs of the Assessment Area Two CIP in the total amount preliminarily estimated at \$30,373,509.95, the District expects that the Developer will fund or contribute to the District infrastructure valued at \$25,349,920.05. This amount may be reduced through the sale by the District of impact fee credits and mobility fee credits.

4.2 Types of Series 2022 Bonds

The supplemental financing plan for the District provides for the issuance of the Series 2022 Bonds in the principal amount of \$33,925,000 to finance an estimated \$30,373,509.95 in costs of the

Assessment Area Two CIP. The Series 2022 Bonds are structured to be repaid in 30 annual installments following an approximately 8-month capitalized interest period. Interest payments on the Series 2022 Bonds will be made every May 1 and November 1, and principal payments on the Series 2022 Bonds will be made every May 1.

In order to finance the improvements and other costs, the District will need to incur indebtedness in the total amount of \$33,925,000. The difference between the costs and principal amount of the Series 2022 Bonds will be comprised funding for the debt service reserve, capitalized interest, and costs of issuance, including underwriter's discount, as well as a bond premium. Final sources and uses of funding for the Series 2022 Bonds are presented in Table 3 of the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2022 Bonds provides the District with funds necessary to construct/acquire a portion of the infrastructure improvements which are part of the Assessment Area Two CIP outlined in Section 3.2 and described in more detail by the District Engineer in the Second Supplemental Engineer's Report. The Assessment Area Two CIP is a portion of the District's total CIP. These improvements lead to special benefits accruing to the assessable properties within the boundaries of the Assessment Area Two. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Assessment Area Two CIP. All properties within Assessment Area Two that receive special benefits from the Assessment Area Two CIP will be assessed for their fair share of the debt issued to fund the Assessment Area Two CIP.

5.2 Benefit Allocation

The most current development plan for Assessment Area Two envisions a total of 1,939 residential units developed within the Existing Assessment Area Two and an additional 51 residential units developed within the Assessment Area Two Expansion Area, although land use types and unit numbers may change throughout the development period.

According to the District Engineer, the Assessment Area Two CIP will serve and provide benefit to all land uses in Assessment Area

Two. By allowing for the land within Assessment Area Two to be developable, the Assessment Area Two CIP combined benefit will be greater than the sum of its individual benefits. All of the land uses within Assessment Area Two will benefit from each infrastructure improvement category listed in the Supplemental Engineer's Report and in Table 2 in the *Appendix*, as the improvements provide basic infrastructure to benefit all land within Assessment Area Two. The Assessment Area Two CIP needed to serve Assessment Area Two is projected to consist of improvements which will provide benefits to all lands within Assessment Area Two as Master Infrastructure.

As stated previously, the public infrastructure improvements included in the Assessment Area Two CIP have a logical connection to the special and peculiar benefits received by the land within Assessment Area Two, as without such improvements, the development of properties within Assessment Area Two would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Assessment Area Two, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, and the actual non-ad valorem assessment amount levied on that parcel.

In following the Master Report, the benefit associated with the Assessment Area Two CIP of the District is proposed to be allocated to the different product types within Assessment Area Two in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within Assessment Area Two based on the relative density of development and the intensity of use of the Assessment Area Two CIP, the total ERU counts for each land use category, and the amount of the Assessment Area Two CIP that can be allocated to each product type. Please note that as at the time of writing of this Second Supplemental Report, the expansion of the boundaries of the District to include the lands within the Assessment Area Two Expansion Area inside the Assessment Area Two has not yet occurred. The benefit allocation illustrated in Table 4 is presented pre-expansion (with the total number of ERUs being 2,165.85), as well as post expansion (with the total number of ERUs being 2,211.45).

This Second Supplemental Report adopts the same three ERU categories as set forth in the Master Report. The rationale behind these ERU weights for the Assessment Area Two CIP is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Assessment Area Two CIP less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, typically produce fewer vehicular trips, and typically need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Assessment Area Two CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the Assessment Area Two CIP.

In order to facilitate the marketing of the residential units representing various product types within Assessment Area Two, the Developer requested that the District not sell bonds to fund the entire Assessment Area Two CIP and instead limit the amount of annual assessments for debt service on the Series 2022 Bonds to certain maximum levels. To that end, Table 5 in the *Appendix* illustrates the preliminary estimated costs of the Assessment Area Two CIP that are projected to be financed with proceeds of the Series 2022 Bonds, and the approximate costs of the Assessment Area Two CIP to be contributed by the Developer or paid through sales of impact fee credits and mobility fee credits. The portion of the Assessment Area Two CIP preliminarily projected to not be funded by the Series 2022 Bonds is expected to be funded by the Developer pursuant to a completion agreement or paid through sales of impact fee credits and mobility fee credits. Similar to the presentation illustrated in Table 4, Table 5 in the *Appendix* also presents the derivation of the amounts funded with proceeds of the Series 2022 Bonds as well as the amounts contributed by the Developer or raised by sale of impact fee credits and mobility fee credits pre-expansion as well as post expansion.

Table 6 in the *Appendix* presents the apportionment of the assessments associated with funding the District's Assessment Area Two CIP with proceeds of the Series 2022 Bonds (the "Bond Assessments"), separately for the pre-expansion apportionment and separately for the post-expansion apportionment. It is important to note that the assessments assigned against the lands within

Assessment Area Two to secure the Series 2022 Bonds are well below the master assessment lien imposed by Resolution 2020-32 and the Master Report. Compare Table 5 of the Master Report to Table 6 in this Second Supplemental Report. To the extent Assessment Area Two Expansion Area is not annexed into the District by March 1, 2023, the Developer will prepay Bond Assessments in the amount of \$758,448.84 and the Bond Assessments for the units within Existing Assessment Area Two will decrease to the levels shown in Table 7 in the *Appendix*.

5.3 Assigning Debt

The land within Assessment Area Two has not yet been expanded to include the Assessment Area Two Expansion Area and is not yet platted. Consequently, the precise location of the planned residential units by parcel cannot be determined and the Bond Assessments will initially be levied solely on the land within the developable area within Existing Assessment Area Two on an equal per gross acre basis. Consequently, the Bond Assessments will be levied on the pre-expansion developable area of approximately 682.8302 +/- gross acres within Existing Assessment Area Two and thus the total bonded debt in the principal amount of \$33,925,000 will be preliminarily levied on approximately 682.8302 +/- gross acres at a rate of \$49,682.92 per gross acre. If the expansion of Assessment Area Two to include the Assessment Area Two Expansion Area occurred prior to any platting in Assessment Area Two, the principal amount of \$33,925,000 would be preliminarily levied on the post-expansion area of approximately 687.68 +/- gross acres at a rate of \$49,332.54 per acre.

As the land is platted within Assessment Area Two, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the location and planned use for that platted parcel as reflected in the appropriate (pre-expansion or post-expansion) portion of Table 6 in the *Appendix*. If any platted parcels contain multiple units, such as multiple Multi-Family units, such platted parcels will be allocated the Bond Assessments in the amount of the product of the number of units contained within such platted parcel multiplied by the per unit amount in Table 6. Such allocation of Bond Assessments to platted parcels within Assessment Area Two will reduce the amount of Bond Assessments levied on unplatted gross acres within Assessment Area Two.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale

based upon the development rights associated with such parcel that are transferred from seller to buyer. It shall then be the responsibility of the buyer or its successor to develop at least the number of ERUs identified in the contract for sale, or instead pay a true-up payment to the District. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale and the number of ERUs the buyer is responsible for developing.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within Assessment Area Two. The Assessment Area Two CIP benefits assessable properties within Assessment Area Two and such benefits are allocated to all such assessable properties on an ERU basis.

The Master CIP and Assessment Area Two CIP create special and peculiar benefits to assessable property within Assessment Area Two. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property; and
- e. increased future appreciation.

The improvements which are part of the Assessment Area Two CIP make the land in Assessment Area Two developable and saleable and provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of a precise numerical value; however, such benefits are more valuable than both the cost of, and the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area Two according to reasonable estimates of the special and peculiar benefits derived from the Assessment Area Two CIP by different land uses.

Accordingly, no acre or parcel of property within Assessment Area Two will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction on the lands within Assessment Area Two. As development occurs it is possible that the development plan within Assessment Area Two may change. The mechanism for maintaining the methodology over the changes is referred to as true-up. Please note that in addition to the parameters set forth herein, any true-up consideration will also involve verification that after such true-up payment assessment levels do not exceed the maximum assessment levels established in the Master Report and in this Second Supplemental Report. Also, please note that the determinations described herein shall be made for the pre-expansion Existing Assessment Area Two if no expansion shall be completed before conclusion of platting of all land within Assessment Area Two or for the post expansion Assessment Area Two (inclusive of Assessment Area Two Expansion Area) if expansion shall be completed before conclusion of platting of all land within Assessment Area Two. Provided however, it will be necessary to impose assessment liens in accordance with the provisions of Chapters 170, 190, and 197 of the Florida Statutes on the Assessment Area Two Expansion Area after the boundary amendment is approved by the County.

This mechanism is to be utilized to ensure that the Bond Assessments on a per unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this Second Supplemental Report and illustrated in Table 6 in the *Appendix*.

If as a result of platting or sale of unplatted land and apportionment of the Bond Assessments to platted or sold parcels of land within Assessment Area Two, the Bond Assessments for developable land

that remains unplatted or unsold within Assessment Area Two are equal to the levels shown in Table 6 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Bond Assessments to platted or sold parcels of land within Assessment Area Two, the Bond Assessments for developable land that remains unplatted or unsold within Assessment Area Two are equal to less than the levels in shown in Table 6 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Bond Assessments for all units within Assessment Area Two will be lowered if that state persists at the conclusion of platting of all land within Assessment Area Two, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Bond Assessments to platted parcels of land within Assessment Area Two, the Bond Assessments for developable land that remains unplatted or unsold within Assessment Area Two are more than the levels in shown in Table 6 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Bond Assessments plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Bond Assessments on the unplatted or unsold land within Assessment Area Two to occur. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the Developer and/or landowners, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the District (which will transmit to the Trustee) for redemption of the Series 2022 Bonds a true-up payment equal to the difference between the actual Bond Assessments per unit and the Bond Assessments as illustrated in Table 6 in the *Appendix* plus accrued interest to the next succeeding interest payment date on the Series 2022 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date (or such

other time as set forth in the supplemental indenture for the Series 2022 Bonds secured by the Bond Assessments).

5.7 Assessment Roll

The Bond Assessments in the principal amount of \$33,925,000 are proposed to be initially levied only over the area described in Exhibit “A”, which excludes the Assessment Area Two Expansion Area. If the boundary amendment is successful, the Bond Assessments will be re-allocated to also include the acreage throughout the Assessment Area Two Expansion Area. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Assessment Area Two CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Second Supplemental Report. For additional information on the structure of the Series 2022 Bonds and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Edgewater East

Community Development District

Development Plan

Product Type	Existing Assessment Area Two Number of Units	Assessment Area Two Expansion Area Number of Units	Total Assessment Area Two Number of Units
Single Family 1*	721	6	727
Single Family 2**	395	9	404
Multi Family***	823	36	859
Total	1,939	51	1,990

* Single Family 1 represents detached products with lot width of 50 ft. or greater

** Single Family 2 represents detached products with lot width of under 50 ft.

*** Multi Family represents all attached products

Table 2

Edgewater East

Community Development District

Assessment Area Two CIP

Improvement	Total Assessment Area Two CIP Costs
Roadways	\$7,654,900
Stormwater Management	\$3,750,000
Utilities (Water, Sewer, Reclaim)	\$14,317,804
Hardscape/Landscape/Irrigation/Trails	\$7,061,844
Undergrounding of Electrical Conduit	\$5,996,200
Environmental Conservation/Mitigation	\$7,846,725
Professional Services	\$4,030,190
Contingency	\$5,065,767
Total	\$55,723,430

Table 3

Edgewater East

Community Development District

Final Sources and Uses of Funds

		Amount
Sources		
Bond Proceeds:		
Par Amount		\$33,925,000.00
Premium		\$177,961.50
Total Sources		\$34,102,961.50
Uses		
Project Fund Deposits:		
Construction Account		
Master Infrastructure Project Subaccount		\$13,000,000.00
ED-2 Project Subaccount		\$5,767,107.30
ED-5 Project Subaccount		\$4,428,695.66
ED-6N Project Subaccount		\$7,177,706.99
		<u>\$30,373,509.95</u>
Other Fund Deposits:		
Debt Service Reserve Fund		\$1,930,400.00
Capitalized Interest Fund		\$890,636.55
		<u>\$2,821,036.55</u>
Delivery Date Expenses:		
Costs of Issuance		\$229,915.00
Underwriter's Discount		\$678,500.00
		<u>\$908,415.00</u>
Total Uses		\$34,102,961.50

Table 4

Edgewater East

Community Development District

Benefit Allocation - Master Infrastructure

Product Type	Existing Assessment Area Two Number of Units	Assessment Area Two Expansion Area Number of Units	ERU Weight per Unit	Total ERU Existing Assessment Two	Total ERU Assessment Area Two Expansion Area	Total ERU Assessment Area Two	Assessment Area Two CIP Cost Allocation
Single Family 1	721	6	1.60	1,153.60	9.60	1,163.20	\$29,309,952.19
Single Family 2	395	9	1.00	395.00	9.00	404.00	\$10,179,866.48
Multi Family	823	36	0.75	617.25	27.00	644.25	\$16,233,611.33
Total	1,939	51		2,165.85	45.60	2,211.45	\$55,723,430.00

Table 5

Edgewater East

Community Development District

Assessment Area Two CIP Costs Allocation

Product Type	Total Assessment Area Two Number of Units	Assessment Area Two CIP Cost Allocation	Existing Assessment Area Two CIP Costs Financed with Bonds	Assessment Area Two Expansion Area CIP Costs Financed with Bonds	Total Assessment Area Two CIP Costs Financed with Bonds	Assessment Area Two CIP Costs Contributed by the Developer*
Single Family 1	727	\$29,309,952.19	\$13,896,306.56	\$115,641.94	\$14,011,948.50	\$15,298,003.69
Single Family 2	404	\$10,179,866.48	\$6,090,475.55	\$138,770.33	\$6,229,245.88	\$3,950,620.60
Multi Family	859	\$16,233,611.33	\$9,707,678.37	\$424,637.21	\$10,132,315.57	\$6,101,295.76
Total	1,990	\$55,723,430.00	\$29,694,460.47	\$679,049.48	\$30,373,509.95	\$25,349,920.05

* Or paid with revenues from the sale of impact fee credits or mobility fee credits

Table 6

Edgewater East

Community Development District

Bond Assessment Apportionment Existing Assessment Area Two (Pre-Expansion)

Product Type	Existing Assessment Area Two Number of Units	Existing Assessment Area Two CIP Costs Financed with Bonds	Existing Assessment Area One Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Single Family 1	721	\$14,214,085.68	\$15,876,099.19	\$22,019.56	\$1,252.96	\$1,332.93
Single Family 2	395	\$6,229,751.84	\$6,958,179.40	\$17,615.64	\$1,002.37	\$1,066.35
Multi Family	823	\$9,929,672.43	\$11,090,721.41	\$13,475.97	\$766.81	\$815.75
Total	1,939	\$30,373,509.95	\$33,925,000.00			

Bond Assessment Apportionment Expanded ED-5 (Post-Expansion)

Product Type	Total Assessment Area Two Number of Units	ED-5 Expanded Master Infrastructure and Parcel- Specific CIP Cost Financed with Bonds	ED-5 Expanded Master Infrastructure and Parcel- Specific CIP Cost Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Single Family 1	727	\$14,011,948.50	\$15,650,326.67	\$21,527.27	\$1,224.94	\$1,303.13
Single Family 2	404	\$6,229,245.88	\$6,957,614.28	\$17,221.82	\$979.96	\$1,042.51
Multi Family	859	\$10,132,315.57	\$11,317,059.05	\$13,174.69	\$749.67	\$797.52
Total	1,990	\$30,373,509.95	\$33,925,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

Table 7

Edgewater East

Community Development District

Bond Assessment Apportionment Existing ED-5 (Expansion Does Not Occur and Developer Makes Bond Prepayment)

Product Type	Existing Assessment Area Two Number of Units	Existing Assessment Area One Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Single Family 1	721	\$15,521,163.04	\$21,527.27	\$1,224.94	\$1,303.13
Single Family 2	395	\$6,802,617.92	\$17,221.82	\$979.96	\$1,042.51
Multi Family	823	\$10,842,770.20	\$13,174.69	\$749.67	\$797.52
Total	1,939	\$33,166,551.16			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Exhibit A

Bond Assessments in the amount of \$33,925,000 are proposed to be levied over the area described below:

(EDGEWATER PHASE ED-2)

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 124, THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 00°38'28" WEST, A DISTANCE OF 970.25 FEET TO THE NORTHEAST CORNER OF LOT 108 OF SAID PLAT; THENCE RUN SOUTH 89°29'18" EAST, A DISTANCE OF 678.18 FEET TO THE SOUTHEAST CORNER OF LOT 100 OF SAID PLAT; THENCE RUN NORTH 00°36'41" WEST, A DISTANCE OF 329.96 FEET TO THE NORTHEAST CORNER OF LOT 100 OF SAID PLAT; THENCE RUN SOUTH 89°31'28" EAST, A DISTANCE OF 643.27 FEET TO THE SOUTHEAST CORNER OF LOT 94 OF SAID PLAT; THENCE RUN NORTH 00°34'45" WEST, A DISTANCE OF 1001.53 FEET TO THE NORTHEAST CORNER OF LOT 78 OF SAID PLAT; THENCE RUN NORTH 75°28'58" WEST, A DISTANCE OF 1351.99 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 89°40'58" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 874.08 FEET TO A POINT ON THE MEANDER LINE OF LAKE TOHOPEKALIGA, HEREFTER CALLED POINT "A"; THENCE CONTINUE NORTH 89°40'58" WEST, TO THE ORDINARY HIGH WATER LINE OF LAKE TOHOPEKALIGA; THENCE RUN SOUTHWESTERLY, ALONG SAID ORDINARY HIGH WATER LINE TO A POINT LYING 20.00 FEET NORTH OF THE SOUTH LINE OF AFORESAID SECTION 17; THENCE RUN SOUTH 89°30'02" EAST, PARALLEL WITH AND 20.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 17 TO A POINT ON THE AFORESAID MEANDER LINE OF LAKE TOHOPEKALIGA, HEREFTER CALLED POINT "B", SAID POINT "B" BEING LOCATED AT THE SOUTHERLY END OF THE AFORESAID MEANDER LINE, SAID MEANDER LINE RUNNING THE FOLLOWING FOUR (4) COURSES AND DISTANCES FROM AFORESAID POINT "A": (1) SOUTH 54°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 777.53 FEET; (2) THENCE RUN SOUTH 58°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 264.02 FEET; (3) THENCE RUN SOUTH 24°40'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 1188.07 FEET; (4) THENCE RUN SOUTH 10°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 954.03 FEET TO AFORESAID POINT "B", SAID POINT BEING ON THE SOUTH LINE OF LOT 121 OF AFORESAID PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF CLAY WHALEY ROAD, A 40.00 FOOT WIDE PLATTED RIGHT OF WAY; THENCE RUN SOUTH 89°30'02" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2405.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 157.28 ACRES, MORE OR LESS, AS MEASURED TO THE MEANDER LINE OF LAKE TOHOPEKALIGA

along with

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA AND BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°40'05" WEST, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD; THENCE RUN SOUTH 00°20'10" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 45.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1817.88 FEET, A CENTRAL ANGLE OF 30°31'59", A CHORD BEARING OF NORTH 73°50'50" WEST AND A CHORD DISTANCE OF 957.33 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 988.75 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 381.00 FEET, A CENTRAL ANGLE OF 16°50'36", A CHORD BEARING OF NORTH 47°02'18" EAST AND A CHORD DISTANCE OF 125.11 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 38°37'00" EAST, A DISTANCE OF 156.33 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1267.50 FEET, A CENTRAL ANGLE OF 50°32'42", A CHORD BEARING OF NORTH 29°38'08" WEST AND A CHORD DISTANCE OF 1239.52 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1285.13 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°21'47" WEST, A DISTANCE OF 819.43 FEET; THENCE RUN SOUTH 80°38'13" WEST, A DISTANCE OF 500.00 FEET; THENCE RUN NORTH 40°41'10" WEST, A DISTANCE OF 93.73 FEET; THENCE RUN NORTH 80°36'17" WEST, A DISTANCE OF 219.34 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 21; THENCE RUN SOUTH 00°17'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1198.70 FEET TO A POINT ON THE NORTH LINE OF LOT 39 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 89°37'37" WEST, ALONG THE NORTH LINE OF SAID LOT 39 AND 40 AND THE EXTENSION THEREOF, A DISTANCE OF 988.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE RUN SOUTH 00°15'17" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3304.79 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 109 OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH 89°50'42" EAST, A DISTANCE OF 860.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 105; THENCE RUN SOUTH 00°16'23" EAST, A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER OF WELL SITE 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3987, PAGE 2450, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°54'14" EAST, A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID WELL SITE 1; THENCE RUN SOUTH 00°16'23" EAST, ALONG THE EAST LINE OF SAID WELL SITE 1 AND THE EXTENSION THEREOF, A DISTANCE OF 334.82 FEET; THENCE RUN SOUTH 89°57'41" EAST, A DISTANCE OF 1070.22 FEET; THENCE RUN NORTH 00°02'06" WEST, A DISTANCE OF 03.72 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 00°18'35" WEST, A DISTANCE OF 329.33 FEET TO THE NORTHWEST CORNER OF LOT 124 OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH 89°52'28" EAST, A DISTANCE OF 642.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 124; THENCE RUN SOUTH 00°18'41" EAST, ALONG THE EAST LINE OF SAID LOT 124 AND THE EXTENSION THEREOF, A DISTANCE OF 328.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21; THENCE RUN SOUTH 00°01'33" EAST, A DISTANCE OF 53.08 FEET; THENCE RUN SOUTH 89°57'41" EAST, A DISTANCE OF 21.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 791.00 FEET, A CENTRAL ANGLE OF 37°05'34", A CHORD BEARING OF NORTH 71°29'31" EAST, AND A CHORD DISTANCE OF 803.19 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 832.09 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 886.16 FEET, A CENTRAL ANGLE OF 17°03'57", A CHORD BEARING OF NORTH 71°28'43" EAST, AND A CHORD DISTANCE OF 443.83 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.67 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°58'19" EAST, A DISTANCE OF 486.05 FEET; THENCE RUN NORTH 00°16'26" WEST, A DISTANCE OF 480.92 FEET; THENCE RUN SOUTH 89°59'52" WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°16'26" WEST, A DISTANCE OF 989.04 FEET; THENCE RUN NORTH 89°55'36" WEST, A DISTANCE OF 237.11 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 891.85 FEET, A CENTRAL ANGLE OF 67°22'22", A CHORD BEARING OF NORTH 29°47'23" WEST, AND A CHORD DISTANCE OF 889.32 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1048.71 FEET; THENCE RUN NORTH 27°32'13" EAST, A DISTANCE OF 246.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1132.50 FEET, A CENTRAL ANGLE OF 27°14'34", A CHORD BEARING OF NORTH 76°22'43" WEST, AND A CHORD DISTANCE OF 533.42 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 536.45 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 212.84 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD; THENCE RUN SOUTH 00°20'10" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 276.95 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE EXISTING PLATTED RIGHT OF WAY FOR KISSIMMEE PARK ROAD.

LESS AND EXCEPT LOTS 75, 76, 77, 84, 85, 86, 91, 92, 93, 100, 101, 102, 103, 108, 110, 116, AND THE SOUTH 250.00 FEET OF THE EAST 250.00 FEET OF LOT 87, OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND PORTIONS OF THE PLATTED RIGHT OF WAYS ADJACENT TO SAID LOTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 77; THENCE RUN SOUTH 00°18'01" EAST, A DISTANCE OF 1843.89 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 115; THENCE RUN SOUTH 89°55'03" EAST, ALONG THE NORTH LINE OF SAID LOT 115 AND THE EXTENSION THEREOF, A DISTANCE OF 660.14 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN SOUTH 00°16'28" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 328.01 FEET; THENCE RUN NORTH 89°56'02" WEST, A DISTANCE OF 1302.45 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 116; THENCE RUN NORTH 00°18'41" WEST, A DISTANCE OF 857.95 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 109; THENCE RUN NORTH 89°48'56" WEST, A DISTANCE OF 1087.35 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 103; THENCE RUN NORTH 00°16'23" WEST, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE RUN SOUTH 89°47'10" EAST, ALONG THE NORTH LINE OF SAID LOT 103 AND THE EXTENSION THEREOF, A DISTANCE OF 850.85 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°17'29" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 329.68 FEET; THENCE RUN NORTH 89°46'33" WEST, A DISTANCE OF 267.58 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 250.00 FEET OF THE WEST 250.00 FEET OF AFORESAID LOT 87; THENCE RUN NORTH 00°17'29" WEST, A DISTANCE OF 250.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 250.00 FEET OF THE WEST 250.00 FEET OF SAID LOT 87; THENCE RUN SOUTH 89°46'33" EAST, A DISTANCE OF 267.57 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°17'29" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 408.33 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOTS 75 & 76; THENCE RUN SOUTH 89°41'51" EAST, ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1519.08 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN SOUTH 89°50'01" EAST, A DISTANCE OF 680.92 FEET TO THE POINT OF BEGINNING.

NET AREA CONTAINING 196.33 ACRES, MORE OR LESS

along with

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 21, 22, 24 AND 26, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA AND BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 9 AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 14 AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7, OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE RUN SOUTH 89°54'14" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 250.10 FEET; THENCE RUN SOUTH 00°16'23" EAST, A DISTANCE OF 44.80 FEET; THENCE RUN SOUTH 69°57'41" EAST, A DISTANCE OF 1070.23 FEET TO A POINT ON THE WEST LINE OF LOT 5, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28; THENCE RUN SOUTH 00°02'06" EAST, A DISTANCE OF 366.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH 100.00 FEET OF LOT 12, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28; THENCE RUN SOUTH 89°54'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 480.85 FEET TO A POINT ON THE NORTHERLY LINE OF THE WPA DITCH, AS SHOWN IN PLAT BOOK 1, PAGE 270, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 67°33'43" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 210.38 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 5; THENCE RUN NORTH 00°04'18" WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 251.75 FEET; THENCE RUN SOUTH 81°57'41" EAST, A DISTANCE OF 81.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 791.00 FEET, A CENTRAL ANGLE OF 37°05'34", A CHORD BEARING OF NORTH 71°28'31" EAST, AND A CHORD DISTANCE OF 503.19 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 812.08 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 698.78 FEET, A CENTRAL ANGLE OF 37°03'07", A CHORD BEARING OF NORTH 71°28'43" EAST, AND A CHORD DISTANCE OF 443.83 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.87 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69°54'19" EAST, A DISTANCE OF 488.05 FEET; THENCE RUN NORTH 00°16'28" WEST, A DISTANCE OF 380.68 FEET; THENCE RUN NORTH 31°58'52" EAST, A DISTANCE OF 683.28 FEET; THENCE RUN NORTH 16°45'34" WEST, A DISTANCE OF 27.04 FEET; THENCE RUN NORTH 73°14'06" EAST, A DISTANCE OF 1250.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA STATE TURNPIKE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 108, PAGE 364, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 07°25'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 887.18 FEET TO A POINT ON THE NORTH LINE OF LOT 121 OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 9, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°00'39" WEST, ALONG THE NORTH LINE OF SAID LOT AND THE EXTENSION THEREOF, A DISTANCE OF 835.02 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22. THENCE RUN SOUTH 00°13'11" EAST, A DISTANCE OF 328.22 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE RUN SOUTH 89°05'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 878.20 FEET TO THE WESTERLY LINE OF AFORESAID FLORIDA STATE TURNPIKE; THENCE RUN SOUTH 07°25'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2116.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 80°00'00" WEST, A DISTANCE OF 2,289.84 FEET TO A POINT OF CURVATURE OF CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 80°00'00", A CHORD BEARING OF SOUTH 45°00'00" WEST, AND A CHORD DISTANCE OF 275.77 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01°00'00" EAST, A DISTANCE OF 480.00 FEET; THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 673.00 FEET; THENCE RUN NORTH 00°02'10" EAST, A DISTANCE OF 119.42 FEET; THENCE RUN NORTH 89°58'58" WEST, A DISTANCE OF 5,411.30 FEET TO A POINT ON THE WEST LINE OF LOT 71, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28. THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 2649.50 FEET TO THE POINT OF BEGINNING.

CONTAINING .534.07 ACRES, MORE OR LESS.

All containing 687.68 acres, more or less

Less and except

Lot 110, Seminole Land and Investment Company's (Incorporated) Subdivision of Section 21, Township 26 South, Range 30 East, as filed and recorded in Plat Book B, page 8 of the Public Records of Osceola County, Florida, LESS AND EXCEPT any portion thereof contained in Special Warranty Deed recorded in O.R. Book 5698, Page 989, of the Public Records of Osceola County, Florida.

Containing 4.8498 acres, more or less

Net containing 682.8302 acres, more or less

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4A

FIRST AMENDMENT TO SUPPLEMENTAL ENGINEER'S REPORT FOR ASSESSMENT AREA TWO DATED
JANUARY 6, 2022
TO REFLECT THE 2023 BOUNDARY AMENDMENT AND ASSOCIATED UNITS
FOR THE
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

June 6, 2024



Digitally
signed by
Shawn D
Hindle
Date:
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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

FIRST AMENDMENT TO SUPPLEMENTAL ENGINEER'S REPORT FOR ASSESSMENT AREA TWO

1. AMENDMENT

On August 26, 2020, the Edgewater East Community Development District (the "District") adopted its Engineer's Report containing the improvement plan for the lands within and without the District as authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 2020-49, of Osceola County, Florida, as amended (collectively, the "Ordinance"). The Engineer's Report was amended by that First Amendment to Engineer's Report dated January 6, 2022 ("First Amendment"), and a Second Amendment to Engineer's Report dated June 6, 2024 ("Second Amendment"). The Second Amendment documents the addition of 3.24 acres of land to the District as well identified the specific number of units to be developed on such land. The Engineer's Report, as amended, was supplemented by that Supplemental Engineer's Report for Assessment Area Two dated January 6, 2022. The First Amendment to Supplemental Engineer's Report for Assessment Area Two documents the addition of 3.24 acres of land to Assessment Area Two as well identifies the specific number of units to be developed on such land.

A. New Lands.

Since the adoption of the original Engineer's Report, the First Amendment and the Supplemental Engineer's Report for Assessment Area Two, an additional 3.24 acres of land ("New Lands") have been added to Assessment Area Two by way of a boundary amendment approved by Ordinance 2023-15 of the Osceola County Board of County Commissioners.

The terms "single-family 1," "single-family 2," and "multi-family" as used herein shall have the same meaning as set forth in the *Master Assessment Methodology Report*, dated August 26, 2020.

The New Lands are located entirely within Assessment Area Two. The New Lands are anticipated to include four single-family 1 units, seven single-family 2 units and twenty-four multi-family units. No new master infrastructure improvements are needed as a result of adding the New Lands to Assessment Area Two.

Please note that the District may undertake additional boundary amendments in the future. In addition, the number and type of units may change with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

First Amendment to the Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two

June 20, 2024



Provided by:

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1.0 Introduction

1.1 Purpose

This First Amendment to the Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two (the "First Amendment Report") was developed to provide an amendment to the Final Second Supplemental Special Assessment Methodology Report for Assessment Area Two (the "Second Supplemental Report") dated February 9, 2022 related to the expansion of the boundaries of the Edgewater East Community Development District (the "District") located in unincorporated Osceola County, Florida and the expansion of the boundaries of Assessment Area Two (to be defined further herein) within the District by approximately 3.24 +/- acres (the "2023 New Lands") portion of the.

1.2 Scope of the First Amendment Report

This First Amendment Report presents the calculations of special assessments related to the Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two) (the "Series 2022 Bonds") and their application to the newly expanded boundaries of the Assessment Area Two.

2.0 District Boundary Expansion

2.1 Overview

The District serves a portion of the Edgewater development (the "Development" or "Edgewater"), a master planned, mixed-use development located in unincorporated Osceola County, Florida. After the completion of a recent boundary amendment, which added a total of approximately 3.24 +/- acres to the District, the land within the District was expanded from approximately 1,386.834 +/- acres to a total of approximately 1,390.074 +/- acres.

2.2 Assessment Area Two Expansion

At the time of writing of the Second Supplemental Report, the boundary of Assessment Area Two consisted of approximately 682.8302 +/- acres and the District anticipated filing a petition with Osceola County to expand the boundaries of the District and Assessment Area Two. On December 18, 2023, Osceola County adopted Ordinance No. 2023-15 which expanded the boundaries of the District and Assessment Area Two by the 2023 New Lands parcel

with approximately 3.24 +/- acres bringing the size of Assessment Area Two to a total of approximately 686.0702 +/- acres.

3.0 Assessment Apportionment

3.1 Overview

Due to the approximately 3.24 +/- acres of Assessment Area Two being outside of the boundaries of the District at the time of issuance of Series 2022 Bonds, the assessments associated with funding the District's Assessment Area Two CIP with proceeds of the Series 2022 Bonds (the "Series 2022 Bond Assessments") were originally levied only on the lands within the Assessment Area Two and also within the District. It was always the District's intention that once the boundary amendment is complete and the land within the Assessment Area Two that is not within the boundaries of the District is added to the District, the District will conduct public hearings to reapportion its Series 2022 Bond Assessments in accordance with the Second Supplemental Report as illustrated in Tables 6 in the *Appendix* of the Second Supplemental Report.

3.2 Assessment Apportionment

Table 6 in the *Appendix* of the Second Supplemental Report, as modified by a smaller number of additional residential units from the number originally projected at the time of writing of the Second Supplemental Report) is also presented as Table 1 in the *Appendix* of this First Amendment Report and illustrates the reapportionment of the Series 2022 Bond Assessments to the additional approximately 3.24 +/- acres of Assessment Area Two and its additional 35 residential units.

3.3 Assigning Debt

The land within Assessment Area Two has not yet been platted, however, a portion of it has already been sold to other developers or builders. In accordance with the Second Supplemental Report, as unplatted land was sold to other developers or builders, the Series 2022 Bond Assessments were assigned to such parcels at the time of the sale based upon the development rights associated with such parcels that were transferred from seller to buyer. The land which was sold to such other developers or builders has development rights equal for a total of 97 Single Family 1 units, 153 Single Family 2 units, and 73 Multi Family units, and was thus assigned \$5,724,590.66 in Series 2022 Bond Assessments leaving the balance of the land

within Assessment Area Two with a total of \$28,200,409.34 in Series 2022 Bond Assessments (the “Unassigned Series 2022 Bond Assessments”). Such Unassigned Series 2022 Bond Assessments will continue to be levied on an equal gross acre basis on the balance of the land within Assessment Area Two until either platting, at which time the Series 2022 Bond Assessments will be assigned to platted units on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in the post-expansion portion of Table 1 in the *Appendix*, or when unplatted land is sold to another developer or builder, the Series 2022 Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. Please note that the approximately 3.24 +/- acres that were added to Assessment Area Two are located within the land not sold to another developer or builder.

3.4 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction on the lands within Assessment Area Two. As development occurs it is possible that the development plan within Assessment Area Two may change. The mechanism for maintaining the methodology over the changes is referred to as true-up. Please note that in addition to the parameters set forth herein, any true-up consideration will also involve verification that after such true-up payment assessment levels do not exceed the maximum assessment levels established in the Master Report and in this First Amendment Report. Also, please note that the determinations described herein shall be made for the post expansion Assessment Area Two.

This mechanism is to be utilized to ensure that the Series 2022 Bond Assessments on a unit basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology as contemplated in this First Amendment Report and illustrated in the post-expansion portion of Table 1 in the *Appendix*.

If as a result of platting or sale of unplatted land and apportionment of the Series 2022 Bond Assessments to platted or sold parcels of land within Assessment Area Two, the Series 2022 Bond Assessments for developable land that remains unplatted or unsold within Assessment Area Two are equal to the levels shown in the post-expansion portion of Table 1 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting or sale of unplatted land and apportionment of the Series 2022 Bond Assessments to platted or sold parcels of land within Assessment Area Two, the Series 2022 Bond Assessments for developable land that remains unplatted or unsold within Assessment Area Two are equal to less than the levels in shown in the post-expansion portion of Table 1 in the *Appendix* (a result of an overall larger number of units or larger units being substituted for smaller units), then the per unit Series 2022 Bond Assessments for all units within Assessment Area Two will be lowered if that state persists at the conclusion of platting of all land within Assessment Area Two, or shall otherwise be adjusted to the to the extent permitted by Florida law and in the District's sole discretion.

If as a result of platting or sale of unplatted land and apportionment of the Series 2022 Bond Assessments to platted parcels of land within Assessment Area Two, the Series 2022 Bond Assessments for developable land that remains unplatted or unsold within Assessment Area Two are more than the levels shown in the post-expansion portion of Table 1 in the *Appendix* (as a result of an overall smaller number of units or smaller units being substituted for larger units), taking into account any future development plans for the unplatted or unsold lands – in the District's reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Series 2022 Bond Assessments plus accrued interest will be collected from the owner of the property which platting or sale caused the increase of Series 2022 Bond Assessments on the unplatted or unsold land within Assessment Area Two to occur. Such a collection right exists as part of the applicable assessment liens established by the District's assessment resolutions hereunder, and an additional collection right may also exist pursuant to true-up agreement(s) to be entered into between the District and the Developer and/or landowners, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the District (which will transmit to the Trustee) for redemption of the Series 2022 Bonds a true-up payment equal to the difference between the actual Bond Assessments per unit and the Series 2022 Bond Assessments as illustrated in the post-expansion portion of Table 1 in the *Appendix* plus accrued interest to the next succeeding interest payment date on the Series 2022 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date (or such other time as set forth in

the supplemental indenture for the Series 2022 Bonds secured by the Series 2022 Bond Assessments).

3.5 Assessment Roll

The Series 2022 Bond Assessments in the principal amount of \$28,200,409.34 are proposed to be initially levied only over the area described in Exhibit “A”, which excludes the lands sold to the other developers or builders. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

4.0 Appendix

Table 1

Edgewater East

Community Development District

Pre-Expansion Series 2022 Bond Assessments Apportionment in Assessment Area Two

Product Type	Pre-Expansion Assessment Area Two Number of Units	Pre-Expansion Assessment Area Two CIP Costs Financed with Bonds	Pre-Expansion Assessment Area Two Total Series 2022 Bond Assessments Apportionment	Pre-Expansion Series 2022 Bond Assessments Apportionment per Unit	Pre-Expansion Annual Debt Service per Unit*	Pre-Expansion Annual Debt Service per Unit**
Single Family 1	721	\$14,214,085.68	\$15,876,099.19	\$22,019.56	\$1,252.96	\$1,332.93
Single Family 2	395	\$6,229,751.84	\$6,958,179.40	\$17,615.64	\$1,002.37	\$1,066.35
Multi Family	823	\$9,929,672.43	\$11,090,721.41	\$13,475.97	\$766.81	\$815.75
Total	1,939	\$30,373,509.95	\$33,925,000.00			

Post-Expansion Series 2022 Bond Assessments Apportionment in Assessment Area Two

Product Type	Post-Expansion Assessment Area Two Number of Units	Post-Expansion Assessment Area Two CIP Costs Financed with Bonds	Post-Expansion Assessment Area Two Total Series 2022 Bond Assessments Apportionment	Post-Expansion Series 2022 Bond Assessments Apportionment per Unit	Post-Expansion Annual Debt Service per Unit*	Post-Expansion Annual Debt Service per Unit**
Single Family 1	725	\$14,071,119.02	\$15,716,415.84	\$21,677.81	\$1,233.51	\$1,312.25
Single Family 2	402	\$6,241,754.32	\$6,971,585.29	\$17,342.25	\$986.81	\$1,049.80
Multi Family	847	\$10,060,636.61	\$11,236,998.87	\$13,266.82	\$754.91	\$803.09
Total	1,974	\$30,373,509.95	\$33,925,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

Exhibit A

Series 2022 Bond Assessments in the amount of \$28,200,409.34 are proposed to be levied over the area described below:

(EDGEWATER PHASE ED-2)
LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 124, THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 00°38'28" WEST, A DISTANCE OF 970.25 FEET TO THE NORTHEAST CORNER OF LOT 108 OF SAID PLAT; THENCE RUN SOUTH 89°29'18" EAST, A DISTANCE OF 678.18 FEET TO THE SOUTHEAST CORNER OF LOT 100 OF SAID PLAT; THENCE RUN NORTH 00°36'41" WEST, A DISTANCE OF 329.96 FEET TO THE NORTHEAST CORNER OF LOT 100 OF SAID PLAT; THENCE RUN SOUTH 89°31'28" EAST, A DISTANCE OF 643.27 FEET TO THE SOUTHEAST CORNER OF LOT 94 OF SAID PLAT; THENCE RUN NORTH 00°34'45" WEST, A DISTANCE OF 1001.53 FEET TO THE NORTHEAST CORNER OF LOT 78 OF SAID PLAT; THENCE RUN NORTH 75°28'58" WEST, A DISTANCE OF 1351.99 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 89°40'58" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 874.08 FEET TO A POINT ON THE MEANDER LINE OF LAKE TOHOPEKALIGA, HEREAFTER CALLED POINT "A"; THENCE CONTINUE NORTH 89°40'58" WEST, TO THE ORDINARY HIGH WATER LINE OF LAKE TOHOPEKALIGA; THENCE RUN SOUTHWESTERLY, ALONG SAID ORDINARY HIGH WATER LINE TO A POINT LYING 20.00 FEET NORTH OF THE SOUTH LINE OF AFORESAID SECTION 17; THENCE RUN SOUTH 89°30'02" EAST, PARALLEL WITH AND 20.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 17 TO A POINT ON THE AFORESAID MEANDER LINE OF LAKE TOHOPEKALIGA, HEREAFTER CALLED POINT "B", SAID POINT "B" BEING LOCATED AT THE SOUTHERLY END OF THE AFORESAID MEANDER LINE, SAID MEANDER LINE RUNNING THE FOLLOWING FOUR (4) COURSES AND DISTANCES FROM AFORESAID POINT "A": (1) SOUTH 54°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 777.53 FEET; (2) THENCE RUN SOUTH 58°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 264.02 FEET; (3) THENCE RUN SOUTH 24°40'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 1188.07 FEET; (4) THENCE RUN SOUTH 10°10'23" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 954.03 FEET TO AFORESAID POINT "B", SAID POINT BEING ON THE SOUTH LINE OF LOT 121 OF AFORESAID PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF CLAY WHALEY ROAD, A 40.00 FOOT WIDE PLATTED RIGHT OF WAY; THENCE RUN SOUTH 89°30'02" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2405.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 157.28 ACRES MORE OR LESS, AS MEASURED TO THE MEANDER LINE OF LAKE TOHOPEKALIGA.

along with

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA AND BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°40'05" WEST, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD; THENCE RUN SOUTH 00°20'10" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 45.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1817.89 FEET, A CENTRAL ANGLE OF 30°31'59", A CHORD BEARING OF NORTH 73°50'56" WEST AND A CHORD DISTANCE OF 957.33 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 968.75 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 591.00 FEET, A CENTRAL ANGLE OF 16°50'36", A CHORD BEARING OF NORTH 47°02'18" EAST AND A CHORD DISTANCE OF 173.11 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 38°37'00" EAST, A DISTANCE OF 156.33 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1267.50 FEET, A CENTRAL ANGLE OF 58°32'42", A CHORD BEARING OF NORTH 29°38'08" WEST AND A CHORD DISTANCE OF 1239.52 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1295.13 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°21'47" WEST, A DISTANCE OF 919.43 FEET; THENCE RUN SOUTH 89°38'13" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 40°41'10" WEST, A DISTANCE OF 93.73 FEET; THENCE RUN NORTH 89°36'17" WEST, A DISTANCE OF 219.34 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 21; THENCE RUN SOUTH 00°17'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1198.70 FEET TO A POINT ON THE NORTH LINE OF LOT 39 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 89°37'37" WEST, ALONG THE NORTH LINE OF SAID LOT 39 AND 40 AND THE EXTENSION THEREOF, A DISTANCE OF 988.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE RUN SOUTH 00°15'17" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3304.79 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 105 OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH 89°50'42" EAST, A DISTANCE OF 660.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 105; THENCE RUN SOUTH 00°16'23" EAST, A DISTANCE OF 390.00 FEET TO THE NORTHWEST CORNER OF WELL SITE 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3957, PAGE 2450, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°54'14" EAST, A DISTANCE OF 250.02 FEET TO THE NORTHEAST CORNER OF SAID WELL SITE 1; THENCE RUN SOUTH 00°16'23" EAST, ALONG THE EAST LINE OF SAID WELL SITE 1 AND THE EXTENSION THEREOF, A DISTANCE OF 334.82 FEET; THENCE RUN SOUTH 89°57'41" EAST, A DISTANCE OF 1070.22 FEET; THENCE RUN NORTH 00°02'06" WEST, A DISTANCE OF 63.72 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 00°18'35" WEST, A DISTANCE OF 329.33 FEET TO THE NORTHWEST CORNER OF LOT 124, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE RUN SOUTH 89°52'28" EAST, A DISTANCE OF 642.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 124; THENCE RUN SOUTH 00°19'41" EAST, ALONG THE EAST LINE OF SAID LOT 124 AND THE EXTENSION THEREOF, A DISTANCE OF 329.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21; THENCE RUN SOUTH 00°01'33" EAST, A DISTANCE OF 63.08 FEET; THENCE RUN SOUTH 89°57'41" EAST, A DISTANCE OF 81.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 791.00 FEET, A CENTRAL ANGLE OF 37°05'34", A CHORD BEARING OF NORTH 71°29'31" EAST, AND A CHORD DISTANCE OF 503.19 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 512.09 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 698.18 FEET, A CENTRAL ANGLE OF 37°03'57", A CHORD BEARING OF NORTH 71°28'43" EAST, AND A CHORD DISTANCE OF 443.83 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.67 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°59'19" EAST, A DISTANCE OF 486.05 FEET; THENCE RUN NORTH 00°16'26" WEST, A DISTANCE OF 480.92 FEET; THENCE RUN SOUTH 89°59'52" WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°16'26" WEST, A DISTANCE OF 989.04 FEET; THENCE RUN NORTH 89°55'36" WEST, A DISTANCE OF 237.10 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 891.85 FEET, A CENTRAL ANGLE OF 67°22'22", A CHORD BEARING OF NORTH 29°47'23" WEST, AND A CHORD DISTANCE OF 989.32 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1048.71 FEET; THENCE RUN NORTH 27°32'13" EAST, A DISTANCE OF 246.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1132.50 FEET, A CENTRAL ANGLE OF 27°14'34", A CHORD BEARING OF NORTH 76°22'43" WEST, AND A CHORD DISTANCE OF 533.42 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 538.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 212.84 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD; THENCE RUN SOUTH 00°20'10" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 278.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE EXISTING PLATTED RIGHT OF WAY FOR KISSIMMEE PARK ROAD.

LESS AND EXCEPT LOTS 75, 76, 77, 84, 85, 86, 91, 92, 93, 100, 101, 102, 103, 109, 115, 116, AND THE SOUTH 250.00 FEET OF THE EAST 250.00 FEET OF LOT 87, OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND PORTIONS OF THE PLATTED RIGHT OF WAYS ADJACENT TO SAID LOTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 77, THENCE RUN SOUTH 00°18'04" EAST, A DISTANCE OF 1643.99 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 115; THENCE RUN SOUTH 89°55'03" EAST, ALONG THE NORTH LINE OF SAID LOT 115 AND THE EXTENSION THEREOF, A DISTANCE OF 660.14 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN SOUTH 00°16'26" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 328.61 FEET; THENCE RUN NORTH 89°56'02" WEST, A DISTANCE OF 1302.46 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 116; THENCE RUN NORTH 00°19'41" WEST, A DISTANCE OF 657.95 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 109; THENCE RUN NORTH 89°48'56" WEST, A DISTANCE OF 1997.35 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 103; THENCE RUN NORTH 00°16'23" WEST, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE RUN SOUTH 89°47'10" EAST ALONG THE NORTH LINE OF SAID LOT 103 AND THE EXTENSION THEREOF, A DISTANCE OF 659.85 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°17'29" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 329.66 FEET; THENCE RUN NORTH 89°46'33" WEST, A DISTANCE OF 267.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 250.00 FEET OF THE WEST 250.00 FEET OF AFORESAID LOT 87; THENCE RUN NORTH 00°17'29" WEST, A DISTANCE OF 250.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 250.00 FEET OF THE WEST 250.00 FEET OF SAID LOT 87; THENCE RUN SOUTH 89°46'33" EAST, A DISTANCE OF 267.51 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°17'29" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 409.33 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOTS 75 & 76; THENCE RUN SOUTH 89°41'51" EAST, ALONG SAID LINE, AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1319.08 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT PLATTED RIGHT OF WAY; THENCE RUN SOUTH 89°50'01" EAST, A DISTANCE OF 660.92 FEET TO THE POINT OF BEGINNING.

NET AREA CONTAINING 196.33 ACRES, MORE OR LESS.

along with

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA AND BEING A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 9 AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 14 AND A PORTION OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7, OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 15, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE RUN SOUTH 89°54'14" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 250.10 FEET; THENCE RUN SOUTH 00°16'23" EAST, A DISTANCE OF 44.80 FEET; THENCE RUN SOUTH 89°57'41" EAST, A DISTANCE OF 1070.22 FEET TO A POINT ON THE WEST LINE OF LOT 5, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28; THENCE RUN SOUTH 00°02'06" EAST, A DISTANCE OF 366.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH 100.00 FEET OF LOT 12, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28; THENCE RUN SOUTH 89°54'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 460.85 FEET TO A POINT ON THE NORTHERLY LINE OF THE WPA DITCH, AS SHOWN IN PLAT BOOK 1, PAGE 270, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 57°33'43" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 215.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 5; THENCE RUN NORTH 00°04'18" WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 251.78 FEET; THENCE RUN SOUTH 69°57'41" EAST, A DISTANCE OF 81.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 791.00 FEET, A CENTRAL ANGLE OF 37°05'34", A CHORD BEARING OF NORTH 71°29'31" EAST, AND A CHORD DISTANCE OF 503.19 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 512.09 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 698.18 FEET, A CENTRAL ANGLE OF 37°03'57", A CHORD BEARING OF NORTH 71°28'43" EAST, AND A CHORD DISTANCE OF 443.83 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.67 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°59'19" EAST, A DISTANCE OF 486.05 FEET; THENCE RUN NORTH 00°16'28" WEST, A DISTANCE OF 380.86 FEET; THENCE RUN NORTH 71°59'52" EAST, A DISTANCE OF 553.26 FEET; THENCE RUN NORTH 16°45'54" WEST, A DISTANCE OF 27.01 FEET; THENCE RUN NORTH 73°14'08" EAST, A DISTANCE OF 1250.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA STATE TURNPIKE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 105, PAGE 364, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 07°25'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 867.13 FEET TO A POINT ON THE NORTH LINE OF LOT 121 OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK B, PAGE 9, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°06'39" WEST, ALONG THE NORTH LINE OF SAID LOT AND THE EXTENSION THEREOF, A DISTANCE OF 635.02 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE RUN SOUTH 00°13'11" EAST, A DISTANCE OF 328.22 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE RUN SOUTH 89°05'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 678.20 FEET TO THE WESTERLY LINE OF AFORESAID FLORIDA STATE TURNPIKE; THENCE RUN SOUTH 07°25'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2116.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" WEST, A DISTANCE OF 2,289.64 FEET TO A POINT OF CURVATURE OF CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 43°00'00" WEST, AND A CHORD DISTANCE OF 273.77 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 480.00 FEET; THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 673.00 FEET; THENCE RUN NORTH 00°02'10" EAST, A DISTANCE OF 119.92 FEET; THENCE RUN NORTH 89°58'56" WEST, A DISTANCE OF 2,411.30 FEET TO A POINT ON THE WEST LINE OF LOT 71, OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28; THENCE RUN NORTH 00°03'46" WEST, A DISTANCE OF 2649.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 334.07 ACRES, MORE OR LESS.

along with

LEGAL DESCRIPTION

LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS OUT

A PARCEL OF LAND, BEING A PORTION OF LOT 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 8, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING THE SOUTHWEST CORNER OF SAID LOT 110, RUN N00°18'02"W ALONG THE WEST LINE OF SAID LOT 110, A DISTANCE OF 115.14 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 469.48 FEET; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 22.73 FEET; THENCE RUN S89°55'02"E, A DISTANCE OF 173.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 110; THENCE RUN S00°16'26"E ALONG SAID EAST LINE, A DISTANCE OF 92.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 110; THENCE RUN N89°55'02"W ALONG THE SOUTH LINE OF SAID LOT 110, A DISTANCE OF 642.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

All containing 690.92 +/- acres, more or less

less and except

Lot 110, Seminole Land and Investment Company's (Incorporated) Subdivision of Section 21, Township 26 South, Range 30 East, as filed and recorded in Plat Book B, page 8 of the Public Records of Osceola County, Florida, LESS AND EXCEPT any portion thereof contained in Special Warranty Deed recorded in O.R. Book 5698, Page 989, of the Public Records of Osceola County, Florida.

Containing 4.8498 +/- acres, more or less

and less and except

LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND BEING LOTS 91, 102, 107, AND 118, AND A PORTION OF LOTS 75, 76, 85, 86, 87, 90, 92, 101, 103, 106, 108, 117, 119, 122, 123, AND 124, TOGETHER WITH A PORTION OF 35.00 FEET WIDE PLATTED RIGHT OF WAY, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, RUN N00°38'28"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 67.01 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'02"W, A DISTANCE OF 430.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°30'02"W, A DISTANCE OF 1,261.56 FEET; THENCE RUN N00°29'58"E, A DISTANCE OF 31.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 146.50 FEET AND A CENTRAL ANGLE OF 16°20'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.79 FEET (CHORD BEARING = N08°40'15"E, CHORD = 41.65 FEET); THENCE RUN N16°50'32"E, A DISTANCE OF 829.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,181.50 FEET AND A CENTRAL ANGLE OF 16°20'36"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.02 FEET (CHORD BEARING = N08°40'14"E, CHORD = 335.88 FEET); THENCE RUN N00°29'56"E, A DISTANCE OF 200.62 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 738.48 FEET AND A CENTRAL ANGLE OF 90°00'11"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,160.04 FEET (CHORD BEARING = N45°29'56"E, CHORD = 1,044.40 FEET); THENCE RUN S89°30'04"E, A DISTANCE OF 235.96 FEET; THENCE RUN S00°29'56"W, A DISTANCE OF 457.56 FEET; THENCE RUN S89°30'04"E, A DISTANCE OF 115.00 FEET; THENCE RUN S00°29'56"W, A DISTANCE OF 1,310.00 FEET; THENCE RUN N89°30'04"W, A DISTANCE OF 115.00 FEET; THENCE RUN S00°29'56"W, A DISTANCE OF 372.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Fill and Drainage Easement Agreement recorded __/__/__, in Official Records Book __, Page __, Public Records of __ County, Florida.

Containing 52.25 +/- acres, more or less

All containing 57.0998 +/- acres, more or less

Net containing 633.8202 +/- acres, more or less

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

5A

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

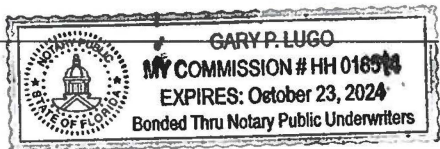
Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JULY 4, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Pamela B.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/4/24

EDGEWATER
EAST CDD

LAST PUBLICATION: 7/4/24

NOTICE OF
FY 2025 BUDGET
& ASSESSMENT



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

College honors for local scholars

Here’s a list of honors and degrees earned by Osceola County residents from out-of-state institutions in Fall 2023, as shared by news service Merit Pages News, or the schools’ media relations offices:

Graduates:
Morgan Kelley (Bachelor’s degree in Psychology) and **Brooke Singleton** (Bachelor’s degree in Sport Management and Sport Management departmental award) from Kissimmee and **Rebeka Benge** (Bachelor’s degree in Elementary Education and Education departmental award) from St. Cloud were honored at Flagler College’s spring 2024 commencement at the St. Augustine Amphitheatre on Sunday, May 5.

Taylor Charles of St. Cloud and **Kelsey Coyne** of Kissimmee are among the Class of 2024 at the University of the Cumberland (Williamsburg, Ky.)

Audra Thompson of Kissimmee and **Amber Lavoie** of St. Cloud are among the spring 2024 honorees at Troy (Ala.) University.

Ronald Ramos of Kissimmee was one of the more than 1,300 graduates to receive degrees at the Austin Peay State University (Clarksville, Tenn.) commencement ceremony on May 3.

Tyreek Demair Robinson of Kissimmee was one of nearly 500 students who graduated from Emporia State (Kan.) University in December 2023. Robinson graduated with a Bachelor of Science in Health and Human Performance and a minor in Coaching.

Amairini Sanchez of Kissimmee will be celebrated during Thursday’s Commencement services. Sanchez is a candidate for a PHD in Sociology.

Charlene Seijo of St. Cloud graduated with a Doctor of Chiropractic degree from Palmer College of Chiropractic’s Florida Campus in Port Orange.

Eleana Cristina Estrella, D.O., of Kissimmee graduated from the West Virginia School of Osteopathic Medicine with a Doctor of Osteopathic Medicine degree. She plans to enter an internal medicine residency at University of Central Florida-HCA Florida Healthcare.

See **College Honors**, Page 10.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“Board”) for the Edgewater East Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 1, 2024
TIME: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue, Second Floor, Roseada Room
Kissimmee, Florida 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District’s resolution declaring the proposed O&M Assessments for FY 2025 is attached hereto pursuant to Chapter 170, *Florida Statutes*. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 1	1,735	1.00	\$363.21
Single Family 2	722	1.00	\$363.21
Multi Family	1,848	1.00	\$363.21

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

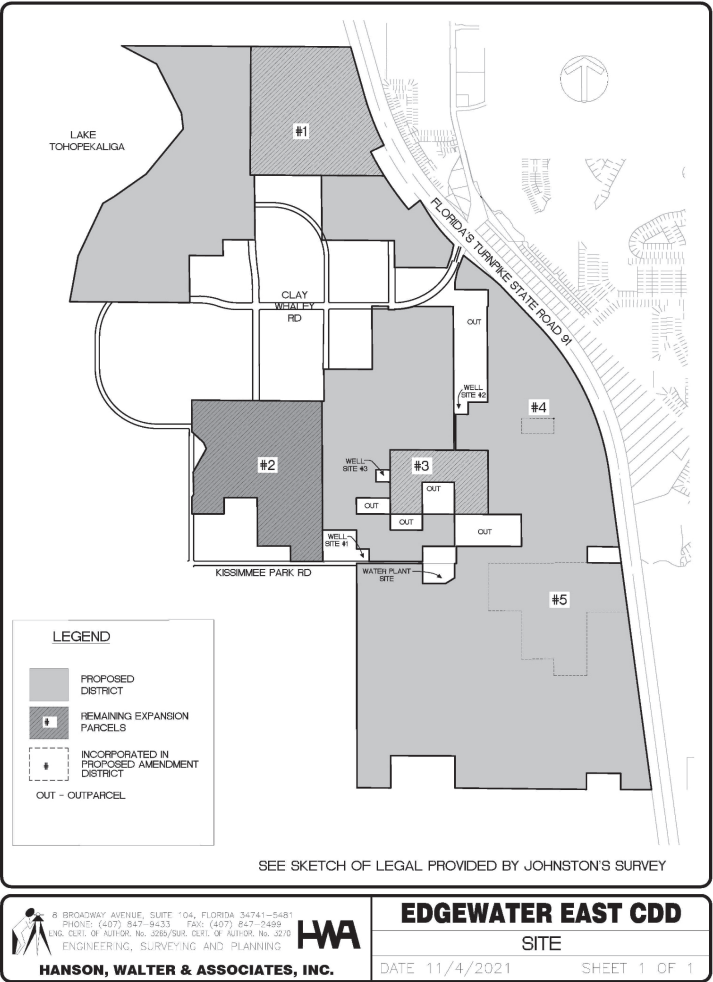
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (571) 561-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at edgewatereastcdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager



RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

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

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

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

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph. 561-571-0010. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*.
- SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2024
HOUR: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue
Second Floor, Roseada Room
Kissimmee, Florida 34741
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE 2024.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Ernesto Torres /s/ Noah Breakstone
Secretary/*Assistant Secretary* Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

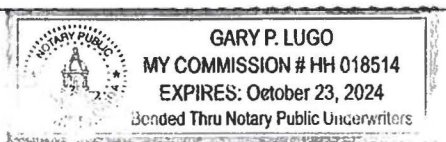
Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JULY 11, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this

Pamela Bikowicz



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/11/24

EDGEWATER
EAST CDD

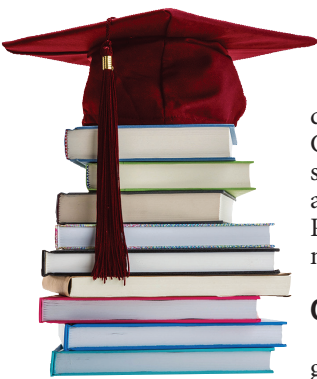
LAST PUBLICATION: 7/11/24

PUBLIC HEARING
FY 2025 BUDGET



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com



College honors for local scholars

Here’s a list of honors and degrees earned by Osceola County residents from out-of-state institutions in Spring 2024, as shared by news service Merit Pages News, or the schools’ media relations offices:

Graduates:
Laquill Hardnett of Kissimmee graduated from the University at

Buffalo with a bachelor’s degree in social sciences interdisciplinary studies from the College of Arts and Sciences.

Honor Societies:
Luis Caso Vega of St. Cloud, at Nova Southeastern University, and **Ethan Pham** of Kissimmee, at University of Florida, were recently initiated into The Honor

Society of Phi Kappa Phi, the nation’s oldest and most selective collegiate honor society for all academic disciplines.

Alexandra Báez Rentas of Kissimmee, a New Dimensions High alum and a volleyball player at St. Michael’s College (Colchester, Vt.) was inducted into Chi Alpha Sigma, the National College Athlete Honor

Society, and qualified for the Northeast-10 Conference Academic Honor Roll for the spring semester.

Kaylee Villanueva Santos, a graduate student in the TESOL program from Kissimmee, was awarded the Global Leader Award at Slippery Rock (Pa.) University.

Peter Dumas of Poinciana

was initiated into The Honor Society of Phi Kappa Phi at Texas A&M University.

Royal Neighbors of America, a nonprofit life insurance organization located in Rock Island, Ill., has awarded one of 32 scholarships to **Stephanie Cano Salazar** of Kissimmee to complete her associate’s degree at Valencia College.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“Board”) for the Edgewater East Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 1, 2024
TIME: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue, Second Floor, Roseada Room
Kissimmee, Florida 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District’s resolution declaring the proposed O&M Assessments for FY 2025 is attached hereto pursuant to Chapter 170, *Florida Statutes*. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 1	1,735	1.00	\$363.21
Single Family 2	722	1.00	\$363.21
Multi Family	1,848	1.00	\$363.21

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

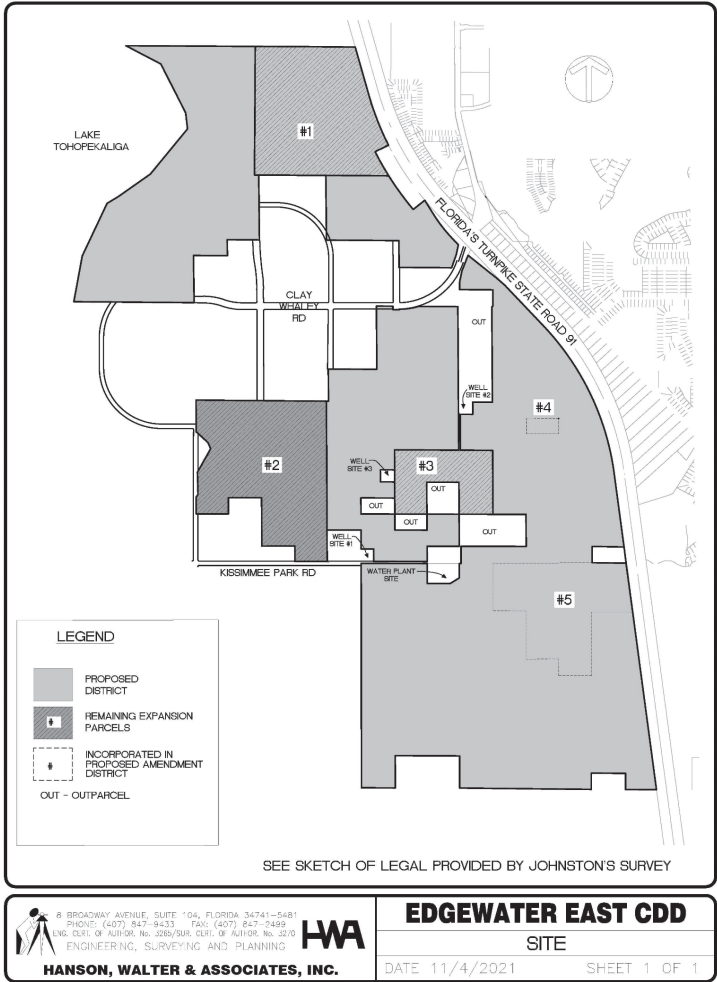
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (571) 561-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at edgewatereastcdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager



RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

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

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

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

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph. 561-571-0010. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*.
- SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2024
HOUR: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue
Second Floor, Roseada Room
Kissimmee, Florida 34741
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE 2024.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Ernesto Torres /s/ Noah Breakstone
Secretary/*Assistant Secretary* Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2024-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Edgewater East Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$4,548,917 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,477,598
DEBT SERVICE FUND SERIES 2021	\$1,140,663
DEBT SERVICE FUND SERIES 2022	\$1,930,656
TOTAL ALL FUNDS	\$4,548,917

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025, or within 60 days following the end of the Fiscal Year 2024/2025, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST, 2024.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A

Fiscal Year 2024/2025 Budget

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
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**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 389,361
Allowable discounts (4%)	-				(15,574)
Assessment levy: on-roll - net	-	\$ 179,804	\$ 14	\$ 179,818	373,787
Assessment levy: off-roll	992,733	622,793	189,892	812,685	1,103,811
Total revenues	992,733	802,597	189,906	992,503	1,477,598
EXPENDITURES					
Professional & administrative					
Management/admin/recording	48,000	24,000	24,000	48,000	48,000
Legal	50,000	34,884	15,116	50,000	50,000
Engineering	7,500	5,625	1,875	7,500	7,500
Audit	6,500	-	6,500	6,500	6,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee - Series 2021	5,725	-	5,725	5,725	5,725
Trustee - Series 2022	5,725	4,031	1,694	5,725	5,725
DSF accounting - Series 2021	5,500	2,750	2,750	5,500	5,500
DSF accounting - Series 2022	5,500	2,750	2,750	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	160	340	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,121	5,379	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,750	5,785	-	5,785	5,750
Contingencies/bank charges	500	110	390	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser and tax collector	-	18,260	-	18,260	7,787
Total professional & administrative	152,990	101,916	69,369	171,285	160,777

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Field operations					
Field operations management	-	-	-	-	75,000
Accounting	2,500	-	2,500	2,500	2,500
Stormwater management					
Lake maintenance	-	699	-	699	19,524
Streetlighting	80,114	22,757	57,357	80,114	107,296
Repairs and maintenance	24,386	-	24,386	24,386	82,863
Electricity	6,586	-	6,586	6,586	3,900
Landscape maint.					
Maintenance contract	542,610	81,157	461,453	542,610	402,820
Plant replacement	17,857	-	17,857	17,857	40,282
Landscape contingency	8,927	3,251	5,676	8,927	40,282
Irrigation	156,774	3,804	152,970	156,774	234,115
Trash services	-	-	-	-	10,000
Total field operations	<u>839,754</u>	<u>111,668</u>	<u>728,086</u>	<u>840,453</u>	<u>1,018,582</u>
Total expenditures	<u>992,744</u>	<u>213,584</u>	<u>797,455</u>	<u>1,011,738</u>	<u>1,179,359</u>
Excess/(deficiency) of revenues					
over/(under) expenditures	(11)	589,013	(607,549)	(19,235)	298,239
Fund balance - beginning (unaudited)	20	33,910	622,923	33,910	14,675
Committed					
Impact fee collections	1,618,095	1,618,095	1,618,095	1,618,095	-
Working capital	-	-	-	-	299,152
Unassigned	<u>(1,618,086)</u>	<u>(995,172)</u>	<u>(1,602,721)</u>	<u>(1,603,420)</u>	<u>13,762</u>
Fund balance - ending (projected)	<u>\$ 9</u>	<u>\$ 622,923</u>	<u>\$ 15,374</u>	<u>\$ 14,675</u>	<u>\$ 312,914</u>

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

Expenditures

Professional & administrative

Management/admin/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	50,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	7,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee - Series 2021	5,725
Annual fee for the service provided by trustee, paying agent and registrar.	
Trustee - Series 2022	5,725
DSF accounting - Series 2021	5,500
DSF accounting - Series 2022	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,750
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	
	705
ADA compliance	
	210
Property appraiser and tax collector	7,787

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

Expenditures (continued)

Field operations

Field operations management	75,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Accounting	2,500
Stormwater management	
Lake maintenance	19,524
Covers the cost of hiring a licensed contractor to treat 58 acres of wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Streetlighting	107,296
Covers the costs of a streetlight lease agreement for 198 streetlights with FPL that covers the fixture, pole, power and maintenance. Cross-Prairie Pkwy, ED5 Roadway Ph	
Repairs and maintenance	82,863
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Electricity	3,900
Cover the costs of electricity for the monument low voltage lighting. Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape maint.	
Maintenance contract	402,820
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments. Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Plant replacement	40,282
Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape contingency	40,282
Irrigation	234,115
Irrigation annual cost for Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1.	
Trash services	10,000
Total expenditures	<u><u>\$1,179,359</u></u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE)
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 1,166,627
Allowable discounts (4%)	-				(46,665)
Assessment levy: net	-	\$ 706,128	\$ 284	\$ 706,412	1,119,962
Special assessment: off-roll	1,112,587	186,083	204,135	390,218	-
Interest	-	36,356	-	36,356	-
Total revenues	1,112,587	928,567	204,419	1,132,986	1,119,962
EXPENDITURES					
Debt service					
Principal	420,000	-	420,000	420,000	430,000
Interest	697,830	348,915	348,915	697,830	687,330
Total debt service	1,117,830	348,915	768,915	1,117,830	1,117,330
Other fees & charges					
Property appraiser and tax collector	-	-	-	-	23,333
Total other fees & charges	-	-	-	-	23,333
Total expenditures	1,117,830	348,915	768,915	1,117,830	1,140,663
Excess/(deficiency) of revenues over/(under) expenditures	(5,243)	579,652	(564,496)	15,156	(20,701)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(582,110)	-	(582,110)	-
Total other financing sources/(uses)	-	(582,110)	-	(582,110)	-
Fund balance:					
Net increase/(decrease) in fund balance	(5,243)	(2,458)	(564,496)	(566,954)	(20,701)
Beginning fund balance (unaudited)	1,487,480	1,498,340	1,498,340	1,498,340	931,386
Ending fund balance (projected)	<u>\$1,482,237</u>	<u>\$1,495,882</u>	<u>\$ 933,844</u>	<u>\$ 931,386</u>	<u>910,685</u>
Use of fund balance:					
Debt service reserve account balance (required)					(556,250)
Principal and Interest expense - November 1, 2025					(338,290)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 16,145</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			135,500.00	135,500.00	6,775,000.00
5/1/2045	855,000.00	4.000%	135,500.00	990,500.00	5,920,000.00
11/1/2045			118,400.00	118,400.00	5,920,000.00
5/1/2046	890,000.00	4.000%	118,400.00	1,008,400.00	5,030,000.00
11/1/2046			100,600.00	100,600.00	5,030,000.00
5/1/2047	925,000.00	4.000%	100,600.00	1,025,600.00	4,105,000.00
11/1/2047			82,100.00	82,100.00	4,105,000.00
5/1/2048	965,000.00	4.000%	82,100.00	1,047,100.00	3,140,000.00
11/1/2048			62,800.00	62,800.00	3,140,000.00
5/1/2049	1,005,000.00	4.000%	62,800.00	1,067,800.00	2,135,000.00
11/1/2049			42,700.00	42,700.00	2,135,000.00
5/1/2050	1,045,000.00	4.000%	42,700.00	1,087,700.00	1,090,000.00
11/1/2050			21,800.00	21,800.00	1,090,000.00
5/1/2051	1,090,000.00	4.000%	21,800.00	1,111,800.00	-
Total	18,675,000.00		11,645,340.00	30,320,340.00	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA TWO)
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ 1,930,402	\$ 1,322,518	\$ 607,884	\$ 1,930,402	\$ 1,930,402
Interest	-	54,213	-	54,213	-
Total revenues	<u>1,930,402</u>	<u>1,376,731</u>	<u>607,884</u>	<u>1,984,615</u>	<u>1,930,402</u>
EXPENDITURES					
Debt service					
Principal	660,000	-	660,000	660,000	675,000
Principal prepayment	-	20,000	70,000	90,000	-
Interest	1,278,894	639,447	639,447	1,278,894	1,255,656
Total expenditures	<u>1,938,894</u>	<u>659,447</u>	<u>1,369,447</u>	<u>2,028,894</u>	<u>1,930,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	(8,492)	717,284	(761,563)	(44,279)	(254)
Fund balance:					
Beginning fund balance (unaudited)	2,570,779	2,605,329	3,322,613	2,605,329	2,561,050
Ending fund balance (projected)	<u>\$ 2,562,287</u>	<u>\$ 3,322,613</u>	<u>\$ 2,561,050</u>	<u>\$ 2,561,050</u>	<u>2,560,796</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,930,400)
Principal and Interest expense - November 1, 2025					(617,703)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 12,693</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2024			627,828.13	627,828.13	32,535,000.00
5/1/2025	675,000.00	3.000%	627,828.13	1,302,828.13	31,860,000.00
11/1/2025	-		617,703.13	617,703.13	31,860,000.00
5/1/2026	695,000.00	3.000%	617,703.13	1,312,703.13	31,165,000.00
11/1/2026	-		607,278.13	607,278.13	31,165,000.00
5/1/2027	720,000.00	3.000%	607,278.13	1,327,278.13	30,445,000.00
11/1/2027	-		596,478.13	596,478.13	30,445,000.00
5/1/2028	740,000.00	3.375%	596,478.13	1,336,478.13	29,705,000.00
11/1/2028	-		583,990.63	583,990.63	29,705,000.00
5/1/2029	770,000.00	3.375%	583,990.63	1,353,990.63	28,935,000.00
11/1/2029	-		570,996.88	570,996.88	28,935,000.00
5/1/2030	795,000.00	3.375%	570,996.88	1,365,996.88	28,140,000.00
11/1/2030	-		557,581.25	557,581.25	28,140,000.00
5/1/2031	820,000.00	3.375%	557,581.25	1,377,581.25	27,320,000.00
11/1/2031	-		543,743.75	543,743.75	27,320,000.00
5/1/2032	850,000.00	3.375%	543,743.75	1,393,743.75	26,470,000.00
11/1/2032	-		529,400.00	529,400.00	26,470,000.00
5/1/2033	880,000.00	4.000%	529,400.00	1,409,400.00	25,590,000.00
11/1/2033	-		511,800.00	511,800.00	25,590,000.00
5/1/2034	915,000.00	4.000%	511,800.00	1,426,800.00	24,675,000.00
11/1/2034	-		493,500.00	493,500.00	24,675,000.00
5/1/2035	955,000.00	4.000%	493,500.00	1,448,500.00	23,720,000.00
11/1/2035	-		474,400.00	474,400.00	23,720,000.00
5/1/2036	995,000.00	4.000%	474,400.00	1,469,400.00	22,725,000.00
11/1/2036	-		454,500.00	454,500.00	22,725,000.00
5/1/2037	1,035,000.00	4.000%	454,500.00	1,489,500.00	21,690,000.00
11/1/2037	-		433,800.00	433,800.00	21,690,000.00
5/1/2038	1,075,000.00	4.000%	433,800.00	1,508,800.00	20,615,000.00
11/1/2038	-		412,300.00	412,300.00	20,615,000.00
5/1/2039	1,120,000.00	4.000%	412,300.00	1,532,300.00	19,495,000.00
11/1/2039	-		389,900.00	389,900.00	19,495,000.00
5/1/2040	1,165,000.00	4.000%	389,900.00	1,554,900.00	18,330,000.00
11/1/2040	-		366,600.00	366,600.00	18,330,000.00
5/1/2041	1,215,000.00	4.000%	366,600.00	1,581,600.00	17,115,000.00
11/1/2041	-		342,300.00	342,300.00	17,115,000.00
5/1/2042	1,265,000.00	4.000%	342,300.00	1,607,300.00	15,850,000.00
11/1/2042	-		317,000.00	317,000.00	15,850,000.00
5/1/2043	1,315,000.00	4.000%	317,000.00	1,632,000.00	14,535,000.00
11/1/2043	-		290,700.00	290,700.00	14,535,000.00
5/1/2044	1,370,000.00	4.000%	290,700.00	1,660,700.00	13,165,000.00
11/1/2044	-		263,300.00	263,300.00	13,165,000.00
5/1/2045	1,425,000.00	4.000%	263,300.00	1,688,300.00	11,740,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045	-		234,800.00	234,800.00	11,740,000.00
5/1/2046	1,485,000.00	4.000%	234,800.00	1,719,800.00	10,255,000.00
11/1/2046	-		205,100.00	205,100.00	10,255,000.00
5/1/2047	1,545,000.00	4.000%	205,100.00	1,750,100.00	8,710,000.00
11/1/2047	-		174,200.00	174,200.00	8,710,000.00
5/1/2048	1,605,000.00	4.000%	174,200.00	1,779,200.00	7,105,000.00
11/1/2048	-		142,100.00	142,100.00	7,105,000.00
5/1/2049	1,670,000.00	4.000%	142,100.00	1,812,100.00	5,435,000.00
11/1/2049	-		108,700.00	108,700.00	5,435,000.00
5/1/2050	1,740,000.00	4.000%	108,700.00	1,848,700.00	3,695,000.00
11/1/2050	-		73,900.00	73,900.00	3,695,000.00
5/1/2051	1,810,000.00	4.000%	73,900.00	1,883,900.00	1,885,000.00
11/1/2051	-		37,700.00	37,700.00	1,885,000.00
5/1/2052	1,885,000.00	4.000%	37,700.00	1,922,700.00	-
Total	32,535,000.00		21,923,200.06	54,458,200.06	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

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

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Single Family 1	521	\$ 363.21	\$ 1,303.13	\$ 1,666.34	\$ 1,455.54
Single Family 2	197	363.21	1,042.51	1,405.72	1,210.56
Multi Family	354	363.21	797.52	1,160.73	980.27
Total	1,072				

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

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Single Family 1	727	\$ 341.42	\$ 1,224.94	\$ 1,566.36	\$ 1,455.54
Single Family 2	404	341.42	979.96	1,321.38	1,210.56
Multi Family	859	341.42	749.67	1,091.09	980.27
Total	1,990				

Future Phase(s), Off-roll assessments

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Single Family 1	487	\$ 341.42	\$ -	\$ 341.42	\$ 230.60
Single Family 2	121	341.42	-	341.42	230.60
Multi Family	635	341.42	-	341.42	230.60
Total	1,243				

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

6A

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

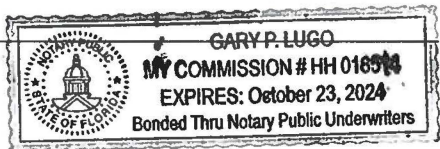
Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JULY 4, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Pamela B.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/4/24

EDGEWATER
EAST CDD

LAST PUBLICATION: 7/4/24

NOTICE OF
FY 2025 BUDGET
& ASSESSMENT



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

College honors for local scholars

Here’s a list of honors and degrees earned by Osceola County residents from out-of-state institutions in Fall 2023, as shared by news service Merit Pages News, or the schools’ media relations offices:

Graduates:
Morgan Kelley (Bachelor’s degree in Psychology) and **Brooke Singleton** (Bachelor’s degree in Sport Management and Sport Management departmental award) from Kissimmee and **Rebeka Benge** (Bachelor’s degree in Elementary Education and Education departmental award) from St. Cloud were honored at Flagler College’s spring 2024 commencement at the St. Augustine Amphitheatre on Sunday, May 5.

Taylor Charles of St. Cloud and **Kelsey Coyne** of Kissimmee are among the Class of 2024 at the University of the Cumberland (Williamsburg, Ky.)

Audra Thompson of Kissimmee and **Amber Lavoie** of St. Cloud are among the spring 2024 honorees at Troy (Ala.) University.

Ronald Ramos of Kissimmee was one of the more than 1,300 graduates to receive degrees at the Austin Peay State University (Clarksville, Tenn.) commencement ceremony on May 3.

Tyreek Demair Robinson of Kissimmee was one of nearly 500 students who graduated from Emporia State (Kan.) University in December 2023. Robinson graduated with a Bachelor of Science in Health and Human Performance and a minor in Coaching.

Amairini Sanchez of Kissimmee will be celebrated during Thursday’s Commencement services. Sanchez is a candidate for a PHD in Sociology.

Charlene Seijo of St. Cloud graduated with a Doctor of Chiropractic degree from Palmer College of Chiropractic’s Florida Campus in Port Orange.

Eleana Cristina Estrella, D.O., of Kissimmee graduated from the West Virginia School of Osteopathic Medicine with a Doctor of Osteopathic Medicine degree. She plans to enter an internal medicine residency at University of Central Florida-HCA Florida Healthcare.

See **College Honors**, Page 10.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“Board”) for the Edgewater East Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 1, 2024
TIME: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue, Second Floor, Roseada Room
Kissimmee, Florida 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District’s resolution declaring the proposed O&M Assessments for FY 2025 is attached hereto pursuant to Chapter 170, *Florida Statutes*. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 1	1,735	1.00	\$363.21
Single Family 2	722	1.00	\$363.21
Multi Family	1,848	1.00	\$363.21

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

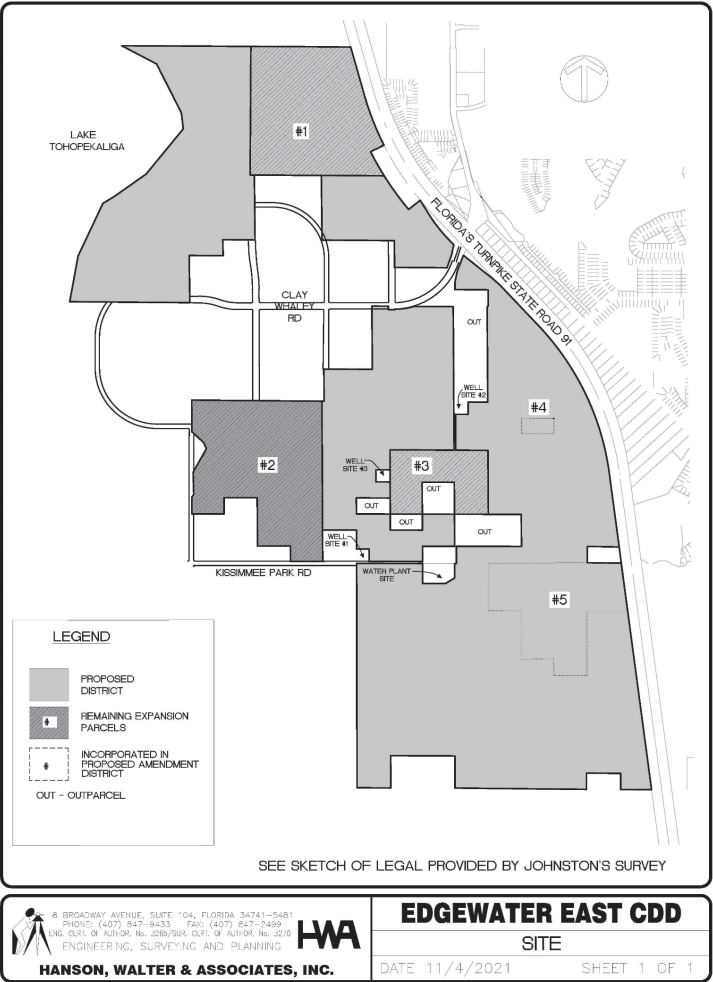
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (571) 561-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at edgewatereastcdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager



RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

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

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

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

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph. 561-571-0010. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*.
- SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2024
HOUR: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue
Second Floor, Roseada Room
Kissimmee, Florida 34741
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE 2024.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Ernesto Torres /s/ Noah Breakstone
Secretary/*Assistant Secretary* Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

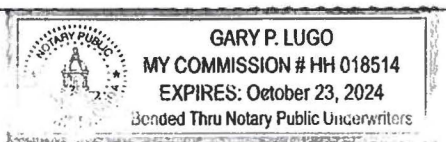
Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JULY 11, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this

Pamela Bikowicz



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/11/24

EDGEWATER
EAST CDD

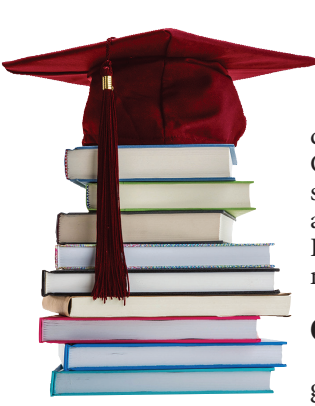
LAST PUBLICATION: 7/11/24

PUBLIC HEARING
FY 2025 BUDGET



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com



Here’s a list of honors and degrees earned by Osceola County residents from out-of-state institutions in Spring 2024, as shared by news service Merit Pages News, or the schools’ media relations offices:

Graduates:
Laquill Hardnett of Kissimmee graduated from the University at Buffalo with a bachelor’s degree in social sciences interdisciplinary studies from the College of Arts and Sciences.

Honor Societies:
Luis Caso Vega of St. Cloud, at Nova Southeastern University, and **Ethan Pham** of Kissimmee, at University of Florida, were recently initiated into The Honor Society of Phi Kappa Phi, the nation’s oldest and most selective collegiate honor society for all academic disciplines.

Alexandra Báez Rentas of Kissimmee, a New Dimensions High alum and a volleyball player at St. Michael’s College (Colchester, Vt.) was inducted into Chi Alpha Sigma, the National College Athlete Honor Society, and qualified for the Northeast-10 Conference Academic Honor Roll for the spring semester.

Kaylee Villanueva Santos, a graduate student in the TESOL program from Kissimmee, was awarded the Global Leader Award at Slippery Rock (Pa.) University.

Peter Dumas of Poinciana was initiated into The Honor Society of Phi Kappa Phi at Texas A&M University.

Royal Neighbors of America, a nonprofit life insurance organization located in Rock Island, Ill., has awarded one of 32 scholarships to **Stephanie Cano Salazar** of Kissimmee to complete her associate’s degree at Valencia College.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“Board”) for the Edgewater East Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE: August 1, 2024
TIME: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue, Second Floor, Roseada Room
Kissimmee, Florida 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget for FY 2025. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District’s resolution declaring the proposed O&M Assessments for FY 2025 is attached hereto pursuant to Chapter 170, *Florida Statutes*. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 1	1,735	1.00	\$363.21
Single Family 2	722	1.00	\$363.21
Multi Family	1,848	1.00	\$363.21

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

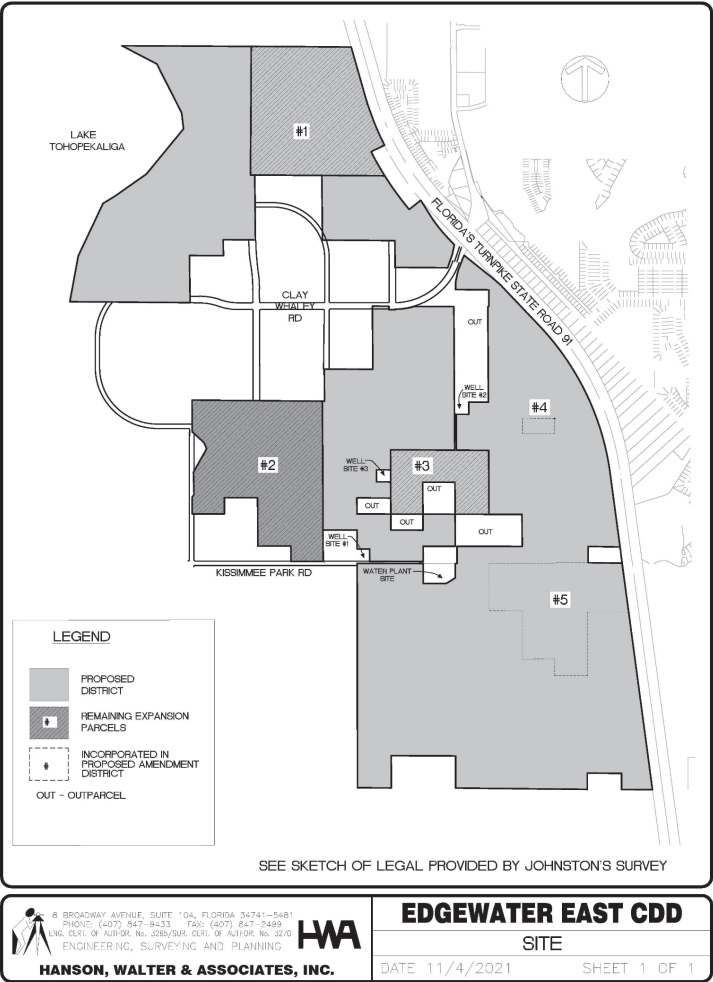
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (571) 561-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at edgewatereastcdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager



RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT 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.

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

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

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

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

- PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph. 561-571-0010. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, *Florida Statutes*.
- SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2024
HOUR: 9:00 a.m.
LOCATION: Hart Memorial Library
211 East Dakin Avenue
Second Floor, Roseada Room
Kissimmee, Florida 34741
- TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.
- POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.
- PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE 2024.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Ernesto Torres /s/ Noah Breakstone
Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

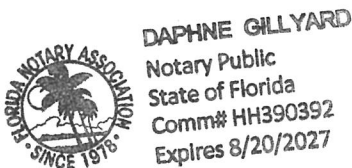
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Edgewater East Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Edgewater East Community Development District.
4. I do hereby certify that on July 1, 2024, and in the regular course of business, I caused the letter attached hereto as **Exhibit A**, to be sent notifying the affected landowner in the Edgewater East Community Development District of its rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 1st day of July 2024, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

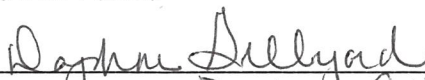

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copy of Mailed Notice

Edgewater East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 334313
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

June 27, 2024

VIA FIRST CLASS MAIL

XXX

XXX

XXX

PARCEL ID: XXX

RE: Edgewater East Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

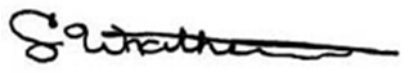
Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Edgewater East Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on August, 1st 2024, at 9:00 a.m., and at Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,347,171.00** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 1	1,735	1.00	\$374.11
Single Family 2	722	1.00	\$374.11
Multi Family	1,848	1.00	\$374.11

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$241.39	\$374.11	\$132.72

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Parcel ID	Owner1
21-26-30-3644-0001-2610	JCH CP LLC
21-26-30-3644-0001-2620	JCH CP LLC
21-26-30-3644-0001-2630	JCH CP LLC
21-26-30-3644-0001-2640	JCH CP LLC
21-26-30-3644-0001-2650	JCH CP LLC
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21-26-30-3644-0001-2680	JCH CP LLC
21-26-30-3644-0001-2710	JCH CP LLC
21-26-30-3644-0001-2720	JCH CP LLC
21-26-30-3644-0001-2750	JCH CP LLC
21-26-30-3644-0001-2770	JCH CP LLC
21-26-30-3644-0001-2780	JCH CP LLC
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21-26-30-3644-0001-3150	JCH CP LLC
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[illegible]

[illegible]

21-26-30-3646-0001-7420	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7430	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7440	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7450	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7460	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7470	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7480	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7490	MERITAGE HOMES OF FLORIDA INC
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21-26-30-3646-0001-7560	MERITAGE HOMES OF FLORIDA INC
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21-26-30-3646-0001-7790	MERITAGE HOMES OF FLORIDA INC
21-26-30-3646-0001-7800	MERITAGE HOMES OF FLORIDA INC
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21-26-30-3646-0001-7820	MERITAGE HOMES OF FLORIDA INC

Parcel ID	Owner1
21-26-30-3645-0001-0640	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0690	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0700	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0710	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0720	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0730	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0740	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0750	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0760	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0770	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0780	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0790	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0800	M/I HOMES OF ORLANDO LLC
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21-26-30-3645-0001-0840	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0850	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0860	M/I HOMES OF ORLANDO LLC
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21-26-30-3645-0001-0910	M/I HOMES OF ORLANDO LLC
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21-26-30-3645-0001-0940	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0950	M/I HOMES OF ORLANDO LLC
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21-26-30-3645-0001-0980	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-0990	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-1010	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-2260	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-2270	M/I HOMES OF ORLANDO LLC
21-26-30-3645-0001-2580	M/I HOMES OF ORLANDO LLC

Parcel ID	Owner1
21-26-30-3646-0001-7660	5 RABBITS LLC
21-26-30-3646-0001-7740	AARB CORPORATION
21-26-30-3643-0001-9600	ABOHASEN CARLOS JOSE
21-26-30-3645-0001-1140	ACEVEDO CATHERINE
21-26-30-3645-0001-0900	ADAMS CORCHO IMANI SHADE
21-26-30-3643-0001-9590	AFN INVESTMENTS USA LLC
21-26-30-3645-0001-1630	AHMED AJLAL
21-26-30-3645-0001-0680	ALLEN ROBERT T
21-26-30-3643-0001-9620	ANCAP BROTHERS LLC
21-26-30-3645-0001-1070	APONTE ANA CECILIA
21-26-30-3645-0001-0550	ARENAS ARAQUE DANIELA VALENTINA
21-26-30-3644-0001-5170	ARENAS OTMARO ENRIQUE
21-26-30-3646-0001-7580	ARIAS HERRERA FRANCISCO JOSE DANIEL
21-26-30-3645-0001-1120	ASBRA AARON JOSEPH
21-26-30-3644-0001-4710	ASHE GILES DAVID
21-26-30-3645-0001-0650	AVILES JONATHAN RUBEN
21-26-30-3643-0001-9910	BAENA GONZALEZ CESAR RENATO
21-26-30-3645-0001-1130	BAKER MICHELE M
21-26-30-3645-0001-0430	BALSIMO TODD ANTHONY
21-26-30-3645-0001-1720	BARRAGAN BRYAN ADAN
21-26-30-3646-0001-7670	BARRERA ARANGO RICARDO
21-26-30-3644-0001-3430	BARTGES JESSICA L
21-26-30-3645-0001-1580	BARTOLOMEI VICTOR ALEXANDER
21-26-30-3644-0001-3710	BASTIDAS ALEJANDRO
21-26-30-3646-0001-7890	BELLATRIX INVESTMENTS LLC
21-26-30-3646-0001-7610	BELLO MARQUEZ JAIME RAUL
21-26-30-3645-0001-1030	BERRIOS COLON JUAN CARLOS
21-26-30-3644-0001-3810	BETANCOURT REBECA ESTHER
21-26-30-3643-0001-8970	BIAN XINRONG
21-26-30-3646-0001-7760	BICHARELLI FRANCIELI MARTINS
21-26-30-3643-0001-1029	BRAVO VICUNA DAVID
21-26-30-3644-0001-3340	BRITO JOSEFA MIGUELINA
21-26-30-3643-0001-1040	BRODHAGEN JACOB ANTHONY
21-26-30-3646-0001-7990	BRUNO BERMUDEZ JANICE MARIE
21-26-30-3645-0001-1610	BRYANT CHRISTIAN
21-26-30-3646-0001-7970	BUONO INTERNATIONAL LLC
21-26-30-3643-0001-9860	CABRERA JESSIE
21-26-30-3644-0001-3350	CALDERON MARCO RENE
21-26-30-3645-0001-1510	CAPETILLO FAMILY REVOCABLE LIVING TRUST
21-26-30-3643-0001-1039	CARRASCO TOVAR JESUS LEONARDO
21-26-30-3646-0001-7710	CARRION ROBLES NAYDA L
21-26-30-3645-0001-1370	CARTER TERRANCE PATRICK JOSEPH
21-26-30-3644-0001-3530	CARUCI JORLAY
21-26-30-3645-0001-1690	CARVAJAL ANDRES FELIPE
21-26-30-3643-0001-9890	CARVALHO FERREIRA ADRIANO
21-26-30-3643-0001-1069	CASASOLA JORGE

21-26-30-3643-0001-1025	CASELATO GOMES F SOUZA ANA BEATRIZ
21-26-30-3645-0001-0540	CASTANEDA CASTILLO CARLOS ANDRES
21-26-30-3644-0001-2690	CASTRO EFRAIN
21-26-30-3645-0001-1420	CASTRO RUIZ ALEXIS
21-26-30-3646-0001-7830	CATSAMATSOS DIMITRIO
21-26-30-3646-0001-7750	CEDENO LISMARY LABELLE
21-26-30-3644-0001-3740	CERQUEIRA FILIPE F
21-26-30-3643-0001-1032	CHACON AMEZQUITA LOBZAN DANNY
21-26-30-3643-0001-9840	CHAMBERS TIARA MONET
21-26-30-3643-0001-9000	CHEN HUAYING
21-26-30-3645-0001-0480	CHILDS ROBERT WILLIAM
21-26-30-3645-0001-0500	CHOI MINJU KIM
21-26-30-3644-0001-3700	CHU RUEY MIN
21-26-30-3643-0001-9530	CHUNG THIEN VO
21-26-30-3645-0001-0970	COLON JOSE
21-26-30-3645-0001-2330	COLORADO LEONARDO
21-26-30-3643-0001-1018	CORREA GARZON MARIA CAMILA
21-26-30-3645-0001-1570	CORRETJER REYES MARGARITA
21-26-30-3645-0001-2310	CRUZ PAUL JOSHUA JR
21-26-30-3643-0001-9690	CUENCAS SANCHEZ VALENTINA
21-26-30-3643-0001-9770	DAZA PEREZ DIOMAR FRANCISCO
21-26-30-3645-0001-1700	DE ALMEIDA DOUGLAS
21-26-30-3646-0001-7860	DE ARAUJO PASCOTTO CAMILA
21-26-30-3643-0001-1021	DE CARVALHO ANDERSON ROBERTO
21-26-30-3645-0001-0560	DE JESUS GUILLEN RODOLFO
21-26-30-3645-0001-1660	DE LA CRUZ CARDONA JUAN SEBASTIAN
21-26-30-3645-0001-0630	DE MATOS MENDONCA ARIANE VICTOR
21-26-30-3643-0001-1017	DE SOUZA FLORENCIO CLAUDIO L
21-26-30-3645-0001-2470	DELGADO DURAN CAROL J
21-26-30-3645-0001-0660	DELGADO JONATHAN J
21-26-30-3644-0001-3790	DIAO JIEDONG
21-26-30-3645-0001-2400	DIAZ ARMANDO JOSE
21-26-30-3643-0001-9680	DIAZ EDWARD JR
21-26-30-3645-0001-1550	DIAZ FELICIANO MAYLYNNE
21-26-30-3643-0001-9630	DIETERLE RONALD CARL
21-26-30-3643-0001-1022	DOTS INVEST LLC
21-26-30-3645-0001-0450	DOTTON TYNISIA IRIS
21-26-30-3645-0001-2280	DRONAMRAJU PAVAN KUMAR
21-26-30-3644-0001-3520	DUME ELAINE
21-26-30-3643-0001-1041	DURAN ANN MARIE
21-26-30-3646-0001-7940	E & A COMPANY LLC
21-26-30-3643-0001-1043	ERSKINE DYLAN HARRIS
21-26-30-3645-0001-0510	ESPOSITO PATRICK
21-26-30-3644-0001-5090	FAUSTINO INVESTMENTS LLC
21-26-30-3644-0001-5100	FAUSTINO INVESTMENTS LLC
21-26-30-3645-0001-2320	FRANCESCHI GONZALEZ PEDRO DANIEL
21-26-30-3644-0001-4960	FUENMAYOR MOGOLLON VICTOR JAVIER

21-26-30-3643-0001-9670	FUENTES LUIS ANTHONY
21-26-30-3645-0001-1650	GALLO MARIN JOSE ANTONIO
21-26-30-3643-0001-9700	GARCIA FERNANDEZ ADRIAN
21-26-30-3645-0001-2590	GARCIA MORENO ENRIQUE JOSE
21-26-30-3645-0001-0670	GARCIA NICOLE
21-26-30-3645-0001-0520	GARCIA RAMOS ALLEN DAVID
21-26-30-3645-0001-1470	GEDEON STACEY
21-26-30-3646-0001-7900	GEORGE JANICE
21-26-30-3644-0001-5130	GERLACH YANG
21-26-30-3643-0001-1042	GHISELLINI & SONS INVESTMENT LLC
21-26-30-3644-0001-5060	GOLLAHOTI SIREESHA OMALA DIANA
21-26-30-3645-0001-0620	GOMES EVAN
21-26-30-3644-0001-3410	GONZALES BODDEN WILLIAM JR
21-26-30-3644-0001-4970	GONZALEZ DAZA MAGALI
21-26-30-3645-0001-2360	GONZALEZ DIAZ PRISCILLA
21-26-30-3643-0001-8950	GONZALEZ GONZALEZ ANGEL ISABELINO
21-26-30-3643-0001-9610	GONZALEZ HERNANDEZ JOSE LIBORIO
21-26-30-3645-0001-1640	GORDON ALEXANDRA
21-26-30-3644-0001-3370	GRANT JAMILA SHARRON
21-26-30-3643-0001-1023	GSLC MANAGEMENT LLC
21-26-30-3643-0001-1024	GSLC MANAGEMENT LLC
21-26-30-3645-0001-1000	GUNESH MARGARET
21-26-30-3646-0001-7680	GUTIERREZ VELASQUEZ MIGUEL ALEJANDRO
21-26-30-3646-0001-7690	HANCE DEL VALLE KELIANYS
21-26-30-3645-0001-1080	HERNANDEZ JULIO A
21-26-30-3643-0001-8960	HINDS NEIL PATRICK O
21-26-30-3643-0001-1034	HOLLOWELL JEREL BRETT
21-26-30-3644-0001-4760	HUANG WENMEI
21-26-30-3646-0001-7540	ICOCA INVESTMENTS LLC
21-26-30-3643-0001-9740	IGUINA LOPEZ JOSE V
21-26-30-3644-0001-2660	JARIWALA BHARAT P
21-26-30-3644-0001-3730	JD HOMES LLC
21-26-30-3646-0001-7910	JEW PROPERTIES INVESTMENTS LLC
21-26-30-3645-0001-2380	JOHNSON INDIA
21-26-30-3645-0001-1450	KHUU KANE LY
21-26-30-3645-0001-0570	KINDRED ROBERT BENJAMIN
21-26-30-3645-0001-1050	KVL INVESTMENTS LLC
21-26-30-3645-0001-1710	LAM CAMILA MORAIS
21-26-30-3646-0001-7530	LEAL ALEXANDRE CADIMA
21-26-30-3645-0001-0470	LEMUS JOSE E
21-26-30-3645-0001-1400	LEWIS LASHELL RENAE
21-26-30-3644-0001-3380	LI QI
21-26-30-3644-0001-3420	LI XINYUN
21-26-30-3644-0001-4740	LIU SHUYANG
21-26-30-3644-0001-3690	LOPES MOREIRA PAULA
21-26-30-3644-0001-3820	LOPEZ CARLOS MANUEL
21-26-30-3643-0001-1026	LOPEZ EMILY KINNUNEN

21-26-30-3644-0001-5050	LOPEZ HOCHET LINA
21-26-30-3644-0001-4980	LU LI
21-26-30-3645-0001-2510	LUGO CALDERON CHRISTIAN
21-26-30-3643-0001-1020	LULVES RICARDO WILLIAM
21-26-30-3644-0001-2790	LUONG CONNIE
21-26-30-3646-0001-7630	MACHADO CABRAL AUDELANIA
21-26-30-3645-0001-1090	MAFLA MICHAEL
21-26-30-3644-0001-3720	MAGUREGUI ARIAS JOSE MARIA FELIX
21-26-30-3644-0001-3770	MAGUREGUI ARIAS JOSE MARIA FELIX
21-26-30-3645-0001-1490	MALDONADO DUPUY GISELA COROMOTO
21-26-30-3645-0001-0460	MARTINEZ FUENTES DORENE
21-26-30-3645-0001-1060	MCCALL QUOVADIS NICOLE
21-26-30-3646-0001-7980	MEDEIROS CAROLINA
21-26-30-3643-0001-9510	MEDINA MELENDEZ LUIS JAVIER
21-26-30-3644-0001-3560	MEJIA CRISTINA
21-26-30-3646-0001-7930	MEJIA TEJADA JULIAN MANUEL
21-26-30-3645-0001-2340	MENDOZA FIGUEREDO WILLIAM FELIPE SR
21-26-30-3646-0001-7640	MERCIER JAZMIN MONE'T
21-26-30-3644-0001-3800	MESA CARLOS ANDRES
21-26-30-3643-0001-1033	MILVERDES MARES LLC
21-26-30-3645-0001-1040	MITCHELL JUSTIN PATRICK
21-26-30-3645-0001-1530	MOLBURY MICHELLE
21-26-30-3645-0001-1480	MONTERO HERRERA PABLO JAVIER
21-26-30-3645-0001-2560	MOREL-VILLA JESSICA E
21-26-30-3645-0001-2550	MORENO DIEGO
21-26-30-3644-0001-3750	MUJICA MARIA F
21-26-30-3645-0001-0610	MULANI PAUL
21-26-30-3643-0001-1044	MUNOZ RANGEL RIXIO
21-26-30-3645-0001-1730	NAVARRO TINA
21-26-30-3643-0001-9720	NGUYEN NGHI THANH
21-26-30-3646-0001-7920	NIEVES AVILES ENEIDA
21-26-30-3645-0001-0580	OLIVEIRA HEDNILSON
21-26-30-3646-0001-8000	OLLIVIERRE ANNETTE AGNETTA
21-26-30-3646-0001-7950	OMAR MOHAMMAD JUMA
21-26-30-3644-0001-3760	ORTEGA ARMANDO JOSE
21-26-30-3643-0001-9710	ORTIZ CARLOS ALBERTO
21-26-30-3645-0001-1110	ORTIZ DANY R
21-26-30-3643-0001-9820	PACHANO VILLALOBOS JOSE ALBERTO
21-26-30-3643-0001-1072	PAGAN GOMEZ CLARIBELL
21-26-30-3645-0001-1430	PAGE RASHAD
21-26-30-3645-0001-1600	PARDO TINJACA ADRIANA C
21-26-30-3645-0001-2500	PATEL KINJAL
21-26-30-3645-0001-1020	PATHIVADA PAVAN KUMAR
21-26-30-3645-0001-2290	PAYNE CHARLES
21-26-30-3645-0001-2540	PENUMETSA BANGARRAJU
21-26-30-3644-0001-3440	PEREZ AYLIN
21-26-30-3643-0001-9870	PEREZ CORREA VICTOR HUGO

21-26-30-3643-0001-9580	PEREZ TORRES NOEL
21-26-30-3646-0001-7700	PETOSKEY COURTNEY ANN
21-26-30-3644-0001-3680	PHILLIPS JARRET
21-26-30-3645-0001-2430	POLEO PUCCI LUIS ALEJANDRO
21-26-30-3643-0001-9750	POMPEI ALEXANDRA
21-26-30-3643-0001-1019	POTENZA IVENS
21-26-30-3645-0001-2530	PRADO WHITBY ANA P
21-26-30-3645-0001-2600	PRIETO KAREN
21-26-30-3643-0001-9660	QUEIROZ GIMENES ANA CARLA DE SOUZA
21-26-30-3644-0001-3450	RAETZ KEVIN SCOTT
21-26-30-3644-0001-3460	RAMIREZ ENRIQUE VALLECILLO
21-26-30-3643-0001-9830	RAMIREZ JONATHAN
21-26-30-3645-0001-0600	RAMKISSOON-UDIT STACY
21-26-30-3645-0001-1620	RAMOS MARTINEZ FAUSTO JOSE
21-26-30-3645-0001-0530	RAMOS TORRES LUIS G
21-26-30-3645-0001-2490	RAMOS VELAZQUEZ JANNETTE IVETTE
21-26-30-3644-0001-3550	REYES & RODRIGUEZ INVESTMENT GROUP LLC
21-26-30-3644-0001-3780	REYES LOBERIZA VIRNA LISA
21-26-30-3643-0001-9540	REYES MOLERO ZUGHEILY
21-26-30-3645-0001-2350	REYNA YESENIA MILDRED
21-26-30-3645-0001-0590	REYNOSO JONATHAN ALEXANDER
21-26-30-3645-0001-1540	REYNOSO VANESSA
21-26-30-3645-0001-2480	RIERA GONZALEZ GLENDA S
21-26-30-3644-0001-3400	RIJO JUAN MAIKEL
21-26-30-3644-0001-3390	RIOS VAZQUEZ HIRAM JOEL
21-26-30-3645-0001-0490	RIVAS ROSADO MIGUEL A
21-26-30-3643-0001-9550	RIVERA TAVERA YANET
21-26-30-3645-0001-2450	RODRIGUEZ ANGHELO
21-26-30-3645-0001-2520	RODRIGUEZ ERICK J
21-26-30-3646-0001-7600	RODRIGUEZ LUIS FELIPE JR
21-26-30-3646-0001-7620	RODRIGUEZ MATUS DAVID EDUARDO
21-26-30-3643-0001-9640	RODRIGUEZ ORTIZ ELBA I
21-26-30-3644-0001-5160	RODRIGUEZ ROSEMARI
21-26-30-3644-0001-5120	RODRIGUEZ SUSANA
21-26-30-3644-0001-4750	ROLDAN MELISSA
21-26-30-3645-0001-0440	ROMAN CRUZ ROSILIO
21-26-30-3644-0001-2740	ROMERO OLIVERAS FRANCES MARIE
21-26-30-3645-0001-2420	ROMERO PEREZ ANTONIO MANUEL SR
21-26-30-3644-0001-5010	ROSAS MORENO IGNACIO SALVADOR
21-26-30-3645-0001-2390	SALAS LUIS CARLOS
21-26-30-3644-0001-4950	SALAZAR PHILLIP MICHAEL
21-26-30-3643-0001-9560	SALIBA LIFE DREAM LLC
21-26-30-3646-0001-7840	SANCHES CITRO LEONARDO
21-26-30-3643-0001-9920	SANCHEZ DEJA ROCHELL
21-26-30-3644-0001-5000	SANCHEZ RODRIGUEZ JAIME ALBERTO
21-26-30-3645-0001-1590	SANTIAGO CHRISTOPHER JOEL
21-26-30-3644-0001-5020	SANTOS JOSEPH FREDRICK

21-26-30-3644-0001-4990	SEPULVEDA MAIZ JOSUE GABRIEL
21-26-30-3643-0001-1031	SETIEN PINA GABRIEL LUIS
21-26-30-3646-0001-7720	SILVA SINNING LUIS HERNAN
21-26-30-3646-0001-7730	SILVA SINNING LUIS HERNAN
21-26-30-3644-0001-5150	SISU INVESTMENTS USA LLC
21-26-30-3645-0001-1380	SOLARTE TORRES RENE L
21-26-30-3645-0001-1100	SOLIS PAOLA
21-26-30-3644-0001-3360	SONG AIJIANG
21-26-30-3644-0001-2760	SONG YUANRENRANG
21-26-30-3644-0001-4730	SONG YUANRENRANG
21-26-30-3644-0001-5030	SONG YUANRENRANG
21-26-30-3645-0001-1500	SORONDO RODRIGUEZ JOSE ALBERTO
21-26-30-3645-0001-2570	SOTO HERNANDEZ ANDREINA
21-26-30-3646-0001-7960	SOUZA GABRIELA ALMEIDA
21-26-30-3645-0001-1440	SPINA GUILHERME
21-26-30-3643-0001-9650	STEPHENSON ERIC ALLEN
21-26-30-3645-0001-1410	STOUTT ASHLEY M
21-26-30-3644-0001-5040	SUN RICH GENG
21-26-30-3645-0001-0890	TOLEDO CARLOS LUIS
21-26-30-3644-0001-3670	TORIBIO JOURY RAFAEL
21-26-30-3645-0001-1560	TORRES DE JESUS ELVIN ADRIAN RLE
21-26-30-3646-0001-7870	TORRES JORGE
21-26-30-3643-0001-9850	TORRES ODETTE X
21-26-30-3645-0001-1520	TORRES RIVERA LUIS ALFREDO
21-26-30-3645-0001-1460	TROUILLOT VLADIMIR
21-26-30-3646-0001-7590	TUCKER BRITTENAY DENISE
21-26-30-3645-0001-2300	URBINA ALEJANDRO
21-26-30-3645-0001-2370	VAIRINHOS MANUEL
21-26-30-3645-0001-2440	VALERIZA INVESTMENTS LLC
21-26-30-3646-0001-7880	VASQUEZ ROJAS YORALMA C
21-26-30-3645-0001-1390	VEGA JOANNE
21-26-30-3644-0001-2730	VEGA MALDONADO MANUEL
21-26-30-3643-0001-1028	VELASQUEZ GUTIERREZ ELIJAH R
21-26-30-3646-0001-7850	VELAZQUEZ SANTIAGO JESUS MANUEL
21-26-30-3643-0001-9880	VILAPLANA ALEXANDER SCOTT
21-26-30-3643-0001-1030	VITEL INVESTMENT LLC
21-26-30-3644-0001-3540	VOLTAIRE ROSE JULENE
21-26-30-3643-0001-9570	WALDENBURG RAYANN MARIE
21-26-30-3644-0001-5110	WANG YU
21-26-30-3643-0001-1027	WESLEY JADA EVETTE
21-26-30-3643-0001-9900	WHARTNABY THOMAS B F
21-26-30-3645-0001-1680	WHYTE TERRANCE RASHAAD
21-26-30-3645-0001-1670	WILLIAMS AMY
21-26-30-3644-0001-5080	WITHERSPOON LEOTA JAMILET
21-26-30-3645-0001-2410	WOLOWITZ ERIK ROBERT
21-26-30-3644-0001-4720	WULFF JOSEPH JOHN
21-26-30-3644-0001-5140	ZAZA BRIAN MATTHEW

21-26-30-3644-0001-5070	ZENG YUHONG
21-26-30-3644-0001-2700	ZION BM LLC
21-26-30-3645-0001-2460	ZULUAGA AGUDELO GERMAN ALBERTO
21-26-30-3644-0001-3500	ZUNIGA HECTOR
21-26-30-3643-0001-1035	ZURITA MENDEZ JORGE ALBERTO

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Edgewater East Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the debt service special assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 1st day of August, 2024.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

7

Memorandum

To: Board of Supervisors

From: District Management

Date: August 1, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
ASSETS						
Cash	\$ 656,872	\$ -	\$ -	\$ -	\$ -	\$ 656,872
Investments						
Revenue	-	249,971	137,373	-	-	387,344
Reserve	-	556,290	1,930,400	-	-	2,486,690
Prepayment	-	-	26,740	-	-	26,740
Construction	-	-	-	53,700	-	53,700
Construction - E2	-	-	-	-	2	2
Construction - E6N	-	-	-	-	1,595	1,595
Cost of issuance	-	10,825	-	-	-	10,825
Undeposited funds	40,452	-	-	-	-	40,452
Due from Landowner	-	-	-	-	576,909	576,909
Due from M/I Homes of FL	8,013	-	-	-	-	8,013
Due from general fund	-	6,168	-	-	-	6,168
Due from debt service fund	5,725	-	-	-	-	5,725
Total assets	<u>\$ 711,062</u>	<u>\$ 823,254</u>	<u>\$2,094,513</u>	<u>\$ 53,700</u>	<u>\$ 578,506</u>	<u>\$ 4,261,035</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Contracts payable	-	-	-	-	68,340	68,340
Retainage payable	-	-	-	-	654,313	654,313
Due to general fund	-	-	5,725	-	-	5,725
Due to debt service fund	6,168	-	-	-	-	6,168
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>28,168</u>	<u>-</u>	<u>5,725</u>	<u>-</u>	<u>722,653</u>	<u>756,546</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	8,013	-	-	-	576,909	584,922
Total deferred inflows of resources	<u>8,013</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>576,909</u>	<u>584,922</u>
Fund balances:						
Restricted for:						
Debt service	-	823,254	2,088,788	-	-	2,912,042
Capital projects	-	-	-	53,700	(721,056)	(667,356)
Unassigned	674,881	-	-	-	-	674,881
Total fund balances	<u>674,881</u>	<u>823,254</u>	<u>2,088,788</u>	<u>53,700</u>	<u>(721,056)</u>	<u>2,919,567</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 711,062</u>	<u>\$ 823,254</u>	<u>\$2,094,513</u>	<u>\$ 53,700</u>	<u>\$ 578,506</u>	<u>\$ 4,261,035</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,571	\$ 181,452	\$ -	N/A
Assessment levy: off-roll	-	822,377	992,733	83%
Total revenues	<u>1,571</u>	<u>1,003,829</u>	<u>992,733</u>	101%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	36,000	48,000	75%
Legal	6,546	46,668	50,000	93%
Engineering	8,032	14,570	7,500	194%
Audit	2,500	6,500	6,500	100%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	167	1,500	2,000	75%
Trustee 2021	-	4,031	5,725	70%
Trustee 2022	-	4,031	5,725	70%
DSF accounting & assessment rolls - Series 2021	458	4,125	5,500	75%
DSF accounting & assessment rolls - Series 2022	458	4,125	5,500	75%
Telephone	17	150	200	75%
Postage	57	300	500	60%
Printing & binding	42	375	500	75%
Legal advertising	304	1,625	6,500	25%
Annual special district fee	-	175	175	100%
Insurance	-	5,785	5,750	101%
Contingencies/bank charges	-	127	500	25%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>22,581</u>	<u>131,752</u>	<u>152,990</u>	86%
Field operations				
Accounting	-	-	2,500	0%
Streetlighting	9,105	36,372	80,114	45%
Repairs & maintenance	-	-	24,386	0%
Electricity	-	-	6,586	0%
Lake maintenance	699	2,796	-	N/A
Landscape maint.				
Maintenance contract	23,186	144,527	542,610	27%
Plant replacement	-	-	17,857	0%
Landscape contingency	-	24,209	8,927	271%
Irrigation	415	4,787	156,774	3%
Total field operations	<u>33,405</u>	<u>212,691</u>	<u>839,754</u>	25%
Other fees & charges				
Tax collector	155	18,415	-	N/A
Total other fees & charges	<u>155</u>	<u>18,415</u>	<u>-</u>	N/A
Total expenditures	<u>56,141</u>	<u>362,858</u>	<u>992,744</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(54,570)	640,971	(11)	
Fund balances - beginning	729,451	33,910	20	
Unassigned	674,881	674,881	9	
Fund balances - ending	<u>\$ 674,881</u>	<u>\$ 674,881</u>	<u>\$ 9</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 6,168	\$ 712,635	\$ -	N/A
Assessment levy: off-roll	-	267,338	1,112,587	24%
Interest	3,256	51,774	-	N/A
Total revenues	<u>9,424</u>	<u>1,031,747</u>	<u>1,112,587</u>	93%
EXPENDITURES				
Debt Service				
Principal	-	420,000	420,000	100%
Interest	-	697,830	697,830	100%
Total debt service	<u>-</u>	<u>1,117,830</u>	<u>1,117,830</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	9,424	(86,083)	(5,243)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(2,324)</u>	<u>(589,003)</u>	<u>-</u>	N/A
Total other financing sources	<u>(2,324)</u>	<u>(589,003)</u>	<u>-</u>	N/A
Net change in fund balances	7,100	(675,086)	(5,243)	
Fund balances - beginning	816,154	1,498,340	1,487,480	
Fund balances - ending	<u>\$ 823,254</u>	<u>\$ 823,254</u>	<u>\$ 1,482,237</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 1,322,518	\$ 1,930,402	69%
Lot closing Assessments	101,864	101,864	-	N/A
Interest	8,287	87,571	-	N/A
Total revenues	<u>110,151</u>	<u>1,511,953</u>	<u>1,930,402</u>	78%
EXPENDITURES				
Debt service				
Principal	-	660,000	660,000	100%
Principal prepayment	-	90,000	-	N/A
Interest	-	1,278,494	1,278,894	100%
Total debt service	<u>-</u>	<u>2,028,494</u>	<u>1,938,894</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	110,151	(516,541)	(8,492)	
Fund balances - beginning	<u>1,978,637</u>	<u>2,605,329</u>	<u>2,570,779</u>	
Fund balances - ending	<u><u>\$ 2,088,788</u></u>	<u><u>\$ 2,088,788</u></u>	<u><u>\$ 2,562,287</u></u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 213	\$ 6,883
Total revenues	<u>213</u>	<u>6,883</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>20,363</u>
Total expenditures	<u>-</u>	<u>20,363</u>
Excess/(deficiency) of revenues over/(under) expenditures	213	(13,480)
OTHER FINANCING SOURCES/(USES)		
Transfer in	2,324	589,003
Transfer out	<u>-</u>	<u>(563,039)</u>
Total other financing sources/(uses)	<u>2,324</u>	<u>25,964</u>
Net change in fund balances	2,537	12,484
Fund balances - beginning	51,163	41,216
Fund balances - ending	<u>\$ 53,700</u>	<u>\$ 53,700</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,332,575	\$ 4,729,198
Interest & miscellaneous	4,595	137,695
Total revenues	<u>1,337,170</u>	<u>4,866,893</u>
EXPENDITURES		
Construction costs - project infrastructure	40,327	63,939
Construction costs - construction ED-2	12,121	2,686,259
Construction costs - construction ED-5	9,565	2,671,838
Construction costs - construction ED-6N	6,328	5,588,177
Total expenditures	<u>68,341</u>	<u>11,010,213</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,268,829	(6,143,320)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>563,039</u>
Total other financing sources/(uses)	<u>-</u>	<u>563,039</u>
Net change in fund balances	1,268,829	(5,580,281)
Fund balances - beginning	<u>(1,989,885)</u>	<u>4,859,225</u>
Fund balances - ending	<u><u>\$ (721,056)</u></u>	<u><u>\$ (721,056)</u></u>

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held 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.

Present were:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert “Bobby” Wanas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer
Bob Gang (via telephone)	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:30 p.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Review/Ranking of Proposals for Off-Site
Force Main Construction**

Mr. Hindle stated that Jr. Davis Construction (JDC) and Southern Development & Construction, Inc. (SDC) responded to the Request for Proposals for the Off-Site Force Main Construction project; both proposals are compliant. After speaking with Shane Cox, of SDC, he was told that personnel working at SDC have the required years of experience for what the CDD is constructing, not SDC itself. As such, since this is a criteria in the Toho Agreement, Mr. Cox advised that SDC will not contest the contract award, if the CDD awards the contract to JDC.

Mr. Hindle distributed the Evaluation Criteria and ranking form to the Board Members to complete and reported the following:

➤ Southern Development & Construction, Inc.: The proposal is \$12,226,740, based on the proposer's time period of 340 days. The accelerated cost is \$12,691,440, based on a nine-month schedule.

➤ Jr. Davis Construction: The proposal is \$12,355,113.70, based on the proposer's time period of 365 days. The accelerated cost is \$12,946,145.70, based on a nine-month schedule.

Mr. Hindle stated that the other developers are in favor of accepting the Board's decision to award the contract but the developers prefer the nine month expedited schedule and they are more comfortable with engaging JDC. A Board Members asked if the contract has liquidated damages if the criteria for accepting that dollar amount is a nine month schedule. Mr. Hindle stated the contract includes liquidated damages.

Mr. Eckert stated that the Board will need to rank the two respondents, unless SDC officially withdrew its proposal. Mr. Hindle stated that SDC did not withdraw its proposal.

Mr. Hindle prepared a spreadsheet with statistical information as to the amount of credits the CDD will receive from The Toho Water Authority (Toho), the amount the CDD will have to place in escrow, along with the pro-rated amount the other developers will reimburse the CDD for soft cost expenditures, surveys, design and permitting. The CEI services for construction management and closeout and inspection fees will probably be in escrow and then paid out of the escrow accounts. The CDD will be required to escrow \$4,032,971.26, plus soft costs, which are not included in that amount; therefore the CDD's overall cost of the project is \$4,398,473.46, which includes a 10% contingency. The CDD's obligation is about \$400,000 and about \$400,000 has been spent to date.

The Board consensus was to complete individual scoring for each respondent, in each category, based on the accelerated proposal. The Board discussed scoring between themselves and submitted their individual forms completed at the board meeting to Mr. Torres.

Mr. Torres presented the scores and ranking, as follows:

#1	Jr. Davis Construction	99 Points
#2	Southern Development & Construction, Inc.	90 Points

Asked about the Force Main Agreement with Toho, Mr. Eckert stated that he exchanged emails with Mr. Thacker and a conference call is scheduled on Friday. It was noted that the Agreement was supposed to be presented to the Toho Board today, but the meeting was

rescheduled to the end of July; they are awaiting confirmation that the Agreement is placed on the agenda.

On MOTION by Mr. Kramer and seconded by Mr. May, with all in favor, ranking Jr. Davis Construction as the #1 respondent to the Request for Proposals for the Off-Site Force Maine Construction Project and authorizing Staff to negotiate a contract with the #1 ranked proposer after the protest period expires, subject to an agreement between the Toho Water Authority and the other Developers, which is needed to fund the project, was approved.

FOURTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2023,
Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for Fiscal Year Ended September 30, 2023 and noted the pertinent information. It was a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of non-compliance.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-12,
Hereby Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2023**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Special Warranty Deed**

Mr. Eckert stated that he prepared the form of the JCH CP, LLC Special Warranty Deed and recommends approval, whereby the CDD accepts the deed for the tracts identified on the first page, in Assessment Area One, from the homebuilder Jones Homes for dedication into the CDD's record.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the JCH CP, LLC Special Warranty Deed for the tracts identified on Page 1, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of May 31, 2024

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the
Unaudited Financial Statements as of May 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

- A. June 6, 2024 Regular Meeting
- B. June 20, 2024 Special Meeting

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the
June 6, 2024 Regular Meeting and the June 20, 2024 Special Meeting Minutes,
as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that he is working on several items.

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

Mr. Hindle reported on drainage issues and requested approval to engage a contractor
to clean the inlets to address grading and drainage concerns in the swale. He noted ED5
drainage is not an issue, as he believes the crews addressed that this morning.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor,
engaging SDC to clean blocked CDD inlets to address grading and drainage
concerns in the swale, in a not-to-exceed amount of \$15,000, was approved.

Mr. Hindle stated that the designs for Kissimmee Park Road are almost complete and
will be submitted soon.

Discussion ensued regarding the Developer selling property and updating the right-of-
way (ROW) easements and pond to the correct entity and making sure the posting to the
property appraiser's website is correct.

Mr. Hindle and Mr. Kramer will discuss this matter outside the CDD meeting.

- 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**

Regarding the Fiscal Year 2025 budget and \$200 assessment increase, Mr. Torres stated this is the first time the CDD sent Mailed Notices informing property owners of an assessment increase.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the meeting adjourned at 3:04 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS A

MEMORANDUM

TO: Edgewater East Community Development District Board of Supervisors
District Manager
District Engineer

FROM: Michael Eckert
District Counsel

DATE: July 19, 2024

RE: Second Amended and Restated Interlocal Agreement with Osceola County and
City of Saint Cloud

The Edgewater East Community Development District (“District”) and Osceola County, Florida (“County”) entered into a First Amended and Restated Interlocal Agreement recorded on December 20, 2021, in Book 6111, Pages 2804-2817, of the Official Records of Osceola County, Florida (“Interlocal Agreement”). In February of 2024, the District delivered to Osceola County a partially executed Second Amended and Restated Interlocal Agreement which has been approved by the District and the County, but which is pending approval of the City of Saint Cloud. I enclose a copy of the Second Amended and Restated Interlocal Agreement because it is more correct and inclusive than the First Amended and Restated Interlocal Agreement, and therefore should be followed. I encourage you to read the Second Amended and Restated Interlocal Agreement in its entirety and calendar any deadlines sufficiently in advance to meet the requirements therein. The purpose of this memorandum is not to provide an all-inclusive list of the District’s responsibilities under the Second Amended and Restated Interlocal Agreement, but I did want to highlight a couple of provisions that require action by the District on an annual or recurring basis, above and beyond what is required by Florida statute.

Section 3.01 – Enhanced Disclosure of District Jurisdiction & Assessments

The District must file a signed “Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments” and “Notice of Lien” when imposing any special assessment lien on parcels within the District’s boundaries for purposes of covering the costs of infrastructure improvements. These notices will be in addition to the District’s Disclosure of Public Financing. The District is currently in compliance with this requirement

Section 3.02 – Notice of District Meeting Schedule

Each year, the District must mail the District's meeting schedule, including the date, time, and place, for the ensuing fiscal year to the Osceola County Manager, as well as post a copy of the schedule on the District's website.

Section 3.04 – Notice of Annual Budget Hearing

The District shall provide the Osceola County Property Appraiser and Tax Collector with the date, time, and location of the District's annual budget hearing for purposes of inclusion in the TRIM notices sent to the District's landowners. This information shall be in addition to the District's disclosure of the proposed annual budget pursuant to Section 190.008, F.S.

Section 4.01.G. – Habitat Conservation and Management Plan

The District is required to perform monitoring and biennial reporting for the Habitat Conservation and Management Plan. The District Manager and District Engineer should coordinate the requirements and calendar the due dates for such monitoring and reporting.

If you have any questions about the foregoing, please do not hesitate to contact my office.

This instrument prepared by and return to:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**SECOND AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN
OSCEOLA COUNTY, FLORIDA, THE CITY OF ST. CLOUD, FLORIDA, AND
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE
EXERCISE OF POWERS AND COOPERATION ON PROVIDING ADDITIONAL
DISCLOSURE AND NOTICES AND THE PROVISION OF ENHANCED
IMPROVEMENTS AND INFRASTRUCTURE**

THIS SECOND AMENDED AND RESTATED INTERLOCAL AGREEMENT (the “**Second Amended and Restated Interlocal Agreement**”), dated as of February 19, 2024, is entered into by and between Osceola County, Florida (the “**County**”), a political subdivision of the State of Florida, the Edgewater East Community Development District (the “**District**”), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 and the City of St. Cloud (the “**City**”), a Florida Municipal Corporation.

RECITALS:

WHEREAS, Edgewater Property Florida Holdings, LLC, a Florida limited liability company (the “**Petitioner**”), as fee simple owner of certain real property located in Osceola County, Florida, did file with the County on February 17, 2020, a petition (the “**Petition**”) pursuant to the Act (as defined herein) to establish the Edgewater East Community Development District; and

WHEREAS, upon review of the Petition and supporting testimony, evidence and documentation, including but not limited to surveys, plans and specifications and financial data, the Board of County Commissioners of Osceola County (the “**County Board**”), on June 15, 2020, granted the Petition; and

WHEREAS, on June 15, 2020, concurrent with or subsequent to the action of the County Board granting the Petition, the County Board enacted Ordinance No. 2020-49, as subsequently amended by Ordinance No. 2020-66 to correct a scrivener’s error, establishing the District (the “**Establishing Ordinance**”); and

WHEREAS, the District is an independent special district and a local unit of special-purpose government which is created pursuant to the Act, and is limited to the performance of those specialized functions authorized by the Act and the Ordinance; and

WHEREAS, the governing body of the District is created, organized, constituted, and authorized to function specifically as prescribed in the Act and the Ordinance for the delivery of urban community development services; and

WHEREAS, pursuant to the Act, the District is presently authorized to construct, acquire, and maintain infrastructure improvements and services set forth in Section 190.012(1) of the Act, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District; and

WHEREAS, in accordance with the Act, the County expressed in the Establishing Ordinance its consent to the District Board (as defined herein) having the additional powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities described and authorized by Sections 190.012(1) and 190.012(2)(a) of the Act, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District; and

WHEREAS, it is in the mutual interest of the County and the District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning the cost effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969” (hereinafter, the “**Cooperation Act**”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Petitioner presented to the District Board, after its establishment, a proposed Interlocal Agreement between the County and the District to further define the responsibility of the District to (i) provide for certain enhanced disclosure regarding the establishment of the District and the existence of liens and special assessments on lands contained within the District's boundaries, (ii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of the scheduled monthly meetings of the Board of Supervisors for its ensuing fiscal year and (iii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of its budget hearing; and

WHEREAS, in September 2020, the County and the District thereafter entered into that certain “Interlocal Agreement Between Osceola County, Florida and Edgewater East Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices” (the “**Original Interlocal Agreement**”) finding it to be necessary, proper, and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, on December 13, 2021, the County Board enacted Ordinance No. 2021-86, amending the boundaries of the District (the “**First Boundary Amendment Ordinance**”); and

WHEREAS, on December 18, 2023, the County Board enacted Ordinance No. 2023-15, further amending the boundaries of the District (the “**Second Boundary Amendment Ordinance**,” and together with the Establishing Ordinance and First Boundary Amendment Ordinance, the “**Ordinance**”); and

WHEREAS, in December 2021, the County and the District, following the enactment of the First Boundary Amendment Ordinance, entered into that certain “First Amended and Restated Interlocal Agreement Between Osceola County, Florida and Edgewater East Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices” (the “**First Amended and Restated Interlocal Agreement**” and together with the Original Interlocal Agreement, the “**Interlocal Agreement**”) finding it to be necessary, proper, and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the District consists of that real property wholly within the boundaries described in the Ordinance; and

WHEREAS, subsequent to the approval of the First Amended and Restated Interlocal Agreement, all of the real property that constitutes the boundaries of the Edgewater East Community Development District and that is subject to the First Amended and Restated Interlocal Agreement was annexed into and made a part of the municipal boundaries of the City; and

WHEREAS, the District, County and the City desire to enter into this Second Amended and Restated Interlocal Agreement so that the terms of the Interlocal Agreement apply to all property within the District’s boundaries as amended by the Second Boundary Amendment Ordinance.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

ARTICLE I - INTRODUCTION

Section 1.01 Authority. This Second Amended and Restated Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act and the Act, and other applicable provisions of law.

Section 1.02 Recitals and Exhibits. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Second Amended and Restated Interlocal Agreement. All exhibits identified herein are hereby incorporated by reference to the same extent as if fully set forth herein.

Section 1.03 Authority to Contract. The execution of this Second Amended and Restated Interlocal Agreement has been duly authorized by the appropriate body or official(s) of the County, the City and the District, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 1.04 Definitions. The following terms when used in capitalized form herein shall have the respective meaning indicated below unless the context shall clearly indicate otherwise:

“District Board” means the initial Board of Supervisors and all subsequent forms of the Board of Supervisors for the District.

“Capital Assessments” means an apportioned charge levied by the District against a Parcel to satisfy the costs and expenses of the infrastructure improvements, which shall constitute a special assessment lien on the Parcel. This assessment is intended to refer to the Benefit Special Assessments and Special Assessments, as set forth and described in Section 190.021(2) and 190.022 of the Act, respectively.

“Act” means the “Uniform Community Development District Act of 1980” codified in Chapter 190, *Florida Statutes*, as amended from time to time.

“Parcel” means a portion of the Property such as a lot, parcel, tract or any other quantity of land capable of being separately conveyed and having a separate folio number assigned by the Tax Collector for Osceola County.

“Property” means the lands within the boundaries of the District as established by the Ordinance and as identified in the attached **Exhibit A**, which is hereby incorporated herein.

ARTICLE II - DISTRICT POWERS

Section 2.01 Exercise of Powers.

A. Powers. The District has and shall retain all powers, rights, obligations and responsibilities granted or imposed by the Act, as amended from time to time, including but not limited to, all general powers and special powers set forth in Sections 190.011, 190.012(1), 190.012(2)(a), 190.012(2)(d), 190.012(3) and 190.012(4), *Florida Statutes*.

B. Acknowledgment of Powers. The District hereby acknowledges that its additional powers under the Ordinance do not include those set forth in Sections 190.012(2)(b), 190.012(2)(c), 190.012(2)(e) and 190.012(2)(f), *Florida Statutes*, and the District agrees that it will not provide such improvements or services, nor collect assessments therefor without the prior approval and amendment to the Ordinance by the County Board.

ARTICLE III - ENHANCED DISCLOSURE AND NOTICE

Section 3.01 Enhanced Disclosure of District and Assessments. In addition to the statutory requirements for disclosure set forth in Sections 190.008, 190.009, 190.048 and 190.0485, the District Board hereby agrees to have executed and filed in the Official Records of Osceola County a “Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments” and a “Notice of Lien,” (or similar notices) at the time any Capital Assessments are placed on Parcels within the District. Such notices are intended to inform potential future landowners of land within the boundaries of the District of both the establishment of the District and the existence of liens and special assessments on lands contained within the District, which liens run with the land.

This notice supplements the following notices that will also be placed in the public records of the County on all property within the District:

Notice of Establishment of the District
Disclosure of Public Financing
This Second Amended and Restated Interlocal Agreement

Section 3.02 Notice of District Meeting Schedule. In addition to the statutory notice requirement set forth in Section 190.008(2)(a), the District hereby agrees to publish in a newspaper that meets the requirements of Chapter 190, once a year a notice of District's adopted schedule of meetings of its Board of Supervisors for the ensuing fiscal year ("**District Meeting Schedule**"), which notice shall designate the date, time and place of each of the scheduled meetings. The described District Meeting Schedule will also be provided to the Osceola County Manager by mail to the County Administration Building, 1 Courthouse Square, Suite 4700, Kissimmee, Florida 34741 or such other address as directed in writing by the County Manager. The District Meeting Schedule shall also be posted online on the District's website as noted in Section 3.03 hereunder.

Section 3.03 District Website Information. The District shall establish a website within 120 days of its establishment. The District website shall include the District's Meeting Schedule and all other information as required by Chapter 189.015(1), 189.016 and 189.069, Florida Statutes, which shall include, but is not limited to, the:

1. Full legal name of the District.
2. Public purpose of the District.
3. Name, official addresses, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the District.
4. Fiscal year of the District.
5. Full text of the special district's charter, the date of establishment, the establishing entity, and a reference to Chapter 190, Florida Statutes, under which the District operates, include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the District.
7. Description of the boundaries or service area of, and the services provided by, the District.
8. Listing of all taxes, fees, assessments, or charges imposed and collected by the District, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge.
9. Primary contact information for the District for purposes of communication from the department.
10. A code of ethics adopted by the District, if applicable, and a hyperlink to generally applicable ethics provisions.
11. Budget of the District and any amendments thereto in accordance with s. 189.016.
12. Final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the District. If the District has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.
13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

15. At least 7 days before each meeting or workshop, the agenda of the event, excluding confidential and exempt information.

Section 3.04 Notice of Annual Budget Hearing. In addition to the statutory notice requirement set forth in Section 190.008(2)(a), the District hereby agrees to work in cooperation with the Osceola County Property Appraiser and Tax Collector to have notice of the date, time and places of the annual budget hearing placed on the TRIM Notice sent to each landowner in the District. In the event of any increase to assessments, each affected landowner will get notice of the proposed increase and date, place and time of public hearing to consider such increase. The District shall also post budget information on its Website, as noted in Section 3.03 above.

ARTICLE IV –ENHANCED IMPROVEMENTS AND INFRASTRUCTURE

Section 4.01 Acknowledgement of Edgewater East Enhancements. The District hereby acknowledges that the following Edgewater East Enhancements, i.e., elements of enhanced infrastructure intended to be delivered by District or Petitioner to the residents of the development, will exceed the County's design standards or otherwise deliver infrastructure or services that would not otherwise be provided by the County or the City. With the exception of the Habitat Conservation and Management Plan (HCMP), the City shall have the power to enforce all commitments of the District named in Article IV herein.

A. **Multimodal Corridor with Entry Enhancements:** Several fully landscaped entry features and hardscape elements, designed to exceed the County's minimum standards in Chapter 4 of the Land Development Code, will be provided along the corridor and throughout the District as further enhancements.

B. **Bio Swale and Linear Park System:** A 50' wide linear park system is provided along the multimodal corridor linking the District's various neighborhood centers and open recreation spaces. It includes a 10' wide continuous trail visible from the road that provides alternative transportation opportunities while creating paths that can be used for community events such as fun runs, 5k and 10k runs, etc. The linear parks also include a bio swale system planted with enhanced vegetation intended to both filter pollutants and nutrients from the roadway runoff, while creating an aesthetically pleasing element for both residents and the motoring public. The proposed bio swale is an integral part of a concept to advance developments to a more "Green" standard. The concept of the Bioswale is to create a treatment train that provides pretreatment of runoff prior to being conveyed to a retention basin. As both Goblets Cove and Friars Cove are environmentally sensitive basins on Lake Tohopekaliga, it is the desire of the District to improve water quality prior to discharging to tributaries that outfall into the basins. The linear parks, bio swales and open recreation spaces are to be owned and maintained by the District.

C. **Landscape Enhancements:** Landscaping in the linear parks, bio swales, open recreation areas and other public spaces, including landscaped medians and street trees in the parkways along the multimodal corridor will be designed to exceed the County's minimum standards. Shade trees to be provided along the trail system and at trail heads within the linear parks.

D. Maintenance of Water, Sewer, and Stormwater Systems. The development of the Property within the District will involve the construction of a stormwater system and ongoing operation and maintenance of such system in compliance with SFWMD permits. The stormwater system includes joint stormwater management designed to handle drainage from District land and privately owned properties within the District. The District is anticipated to undertake the responsibility of the ongoing operation and maintenance of the stormwater system in compliance with SFWMD permits. This is a unique benefit of establishing the District, as a public governmental entity, as SFWMD is often reluctant to accept operation and maintenance of the SFWMD permit by a private entity.

E. Maintenance of Local Roads, Sidewalks and Right-of-Way Landscaping. Upon construction and approval by City in accordance with applicable standards, all roads, sidewalks, and landscaping within rights-of-way for neighborhood roads shall be owned and maintained in perpetuity by the District at District's expense. The District shall not own and maintain the right-of-way for Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road and other framework roads within the project, except the District shall be responsible for maintenance of enhanced landscaping and irrigation installed by the District therein. The District reserves the right to request that future subdivision specific development approvals include gated neighborhood roads, and the City and the County agree to evaluate such requests on a case by case basis. Gated access shall not be permitted on Cross Prairie Parkway and gates shall not negatively impact the general goal of local roadway connectivity.

G. Habitat Conservation and Management Plan. The District will provide all sign content and technical assistance needed to provide for the protection of species and safety of residents. The District will fund the maintenance, preservation, and improvement of wetlands, lakes, wildlife linkages and corridors; as well as the monitoring and biennial reporting of the HCMP and provide accurate and timely monitoring and reporting per HCMP requirements to meet protection and management goals for all areas including unregulated activities. The County shall enforce these commitments regardless of jurisdiction.

ARTICLE V - MISCELLANEOUS PROVISIONS

Section 5.01 Notices. Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party's name below, or at such other address as the party or parties shall have been specified by written notice to the other party delivered in accordance herewith. The County has designated an individual within County staff (CDD Coordinator) as the recipient of all notices to be transmitted to the County as described in Article III herein. The District may deliver such notices to the CDD Coordinator by electronic mail (email), hand delivery, certified mail, facsimile, or any other mutually acceptable method of delivery.

If to the County:

County Attorney
County Administration Building
1 Courthouse Square, Suite 4200
Kissimmee, Florida 34741

If to the CDD Coordinator: _____

If to the City: City Manager
1300 Ninth Street
St. Cloud, Florida 34769

If to the District: Edgewater East Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With copy to: Edgewater Property Florida Holdings, LLC
401 East Las Olas Boulevard, Suite 1870
Fort Lauderdale, Florida 33301

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Section 5.02 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the County, the City, the District, and their respective successors and assigns.

Section 5.03 Filing. The County Board, the City Council and the District Board hereby authorize and direct, after execution of this Second Amended and Restated Interlocal Agreement by the duly qualified and authorized officers of each of the parties hereto, that this Second Amended and Restated Interlocal Agreement be filed with the Clerk of the Circuit Court of Osceola County, Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act.

Section 5.04 Applicable Law and Venue. This Second Amended and Restated Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Second Amended and Restated Interlocal Agreement, venue shall be solely in Osceola County, Florida.

Section 5.05 Entire Agreement. This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Second Amended and Restated. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

Section 5.06 Continued Effect; Remedies. Notwithstanding anything herein to the contrary, no provision of this Second Amended and Restated Interlocal Agreement shall be construed to affect, alter, or otherwise impair the District's power to impose, levy and collect Capital Assessments or assessments for operation and maintenance purposes and the failure of the District to comply with or provide the enhanced disclosure or notices as described herein shall not in any manner render the Capital Assessments, the operation and maintenance assessments, or any of the proceedings related thereto ineffective; provided, however, that the District must comply with the additional notice requirement set forth in Section 3.03 hereof for its annual operations and maintenance budget hearing to be considered effective. The County's sole remedy for the District's failure to perform in accordance with the terms of this Second Amended and Restated Interlocal Agreement shall be an action for mandamus or specific performance, as applicable, by court order, to cause the District to comply with its obligations hereunder. Notwithstanding the foregoing, in the event of the either party's failure to perform in accordance with the terms of this Second Amended and Restated Interlocal, the other party may exercise any legal remedy available to it to enforce the terms and conditions hereof or any Development Order or Permit issued for or related to the enhanced improvements and infrastructure.

Section 5.07 Effective Date. This Second Amended and Restated Interlocal Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Osceola County, Florida. This Second Amended and Restated Interlocal Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Second Amended and Restated Interlocal Agreement on this date and year first above written.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

By: _____
Name: _____
Title: _____

ATTEST:

Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____, as _____ of _____, on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

**SIGNATURE PAGE TO SECOND AMENDED AND RESTATED INTERLOCAL
AGREEMENT**

CITY OF ST. CLOUD, FLORIDA

By: _____
Nathan Blackwell, Mayor

ATTEST:

Ivy Dela Cruz, City Clerk

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2024, by _____, as
_____ of _____, on its behalf. He [] is personally known
to me or [] produced _____ as identification.

Notary Public, State of Florida

SIGNATURE PAGE TO SECOND AMENDED AND RESTATED INTERLOCAL
AGREEMENT

EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT

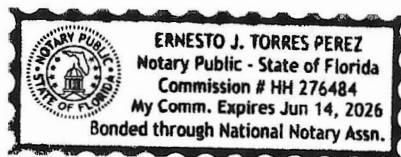
By: [Signature]
Name: Kevin Mays
Title: Vice Chair

ATTEST:

[Signature]
Name: ROBERT WANGS
Title: ASST. SEC.

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 1 day of February, 2024, by Kevin Mays, as Vice Chair of
the Board of Supervisors of the Edgewater East Community Development District, on its behalf.
He ☒ is personally known to me or ☐ produced _____ as
identification.



[Signature]
Notary Public, State of Florida

EXHIBIT "A"
TO SECOND AMENDED AND RESTATED INTERLOCAL AGREEMENT

LEGAL DESCRIPTION
CDD PARCEL – 1

A parcel of land being a portion of the Northeast 1/4 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, AND Government Lots 1 and 2 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, LESS AND EXCEPT that portion of Government Lot 1, in Section 17, Township 26 South, Range 30 East, lying Northwesterly of Canal C-31 a/k/a St. Cloud Canal, AND Lots 67, 68, 69, 70, 74, 75, 76, 77, 78, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106, 107, 108, 117, 118, 119, 120, 121, 122, 123 and 124, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 55, Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 17; thence run N89°41'52"W along the North line of said Section 17, a distance of 1375.99 feet to the Point of Beginning; thence departing said North line, run thence run S00°18'08"W, a distance of 2,641.70 feet to a point on the South line of the Northeast ¼ of said Section 17; thence run S89°40'58"E along said South line, a distance of 84.65 feet; thence departing said South line, run along the Easterly line of the aforesaid Platted Lots the following five (5) courses and distance; thence run S00°34'45"E, a distance of 1,333.22 feet; thence run N89°31'28"W, a distance of 643.27 feet; thence run S00°36'41"E, a distance of 329.96 feet; thence run N89°29'18"W, a distance of 678.18 feet; thence run S00°38'28"E, a distance of 970.25 feet to a point on the North Right of Way line of Clay Whaley Road; thence run N89°30'02"W along said North right of Way line, a distance of 2,405.26 feet to a point on the Meander-Witness line of Lake Tohopekaliga; thence along said Meander-Witness line the following seven (7) courses and distances; thence run N10°10'23"E, a distance of 954.03 feet; thence run N24°40'23"E, a distance of 1,188.07 feet; thence run N58°10'23"E, a distance of 264.02 feet; thence run N54°10'23"E, a distance of 792.05 feet; thence run N38°40'23"E, a distance of 1,188.07 feet; thence run N06°19'37"W, a distance of 330.02 feet; thence run N26°19'37"W, a distance of 1,122.07 feet; thence run N61°49'37"W, a distance of 792.05 feet to a point on the aforesaid North line of Section 17; thence run S89°41'52"E along said North line, a distance of 2,586.89 feet to the Point of Beginning.

Containing 266.3 acres, more or less. (calculated to the Meander-Witness line as shown on the sketch)

Containing 250.5 acres, more or less. (calculated to Elevation 56.5 contour line – Safe Development line of Lake Tohopekaliga)

(these areas also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 2

A parcel of land being a portion of the Southwest 1/4 of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence run N00°31'03"W along the West line of the Southwest 1/4 of said Section 16, a distance of 1328.92 feet to the Point of Beginning; thence continue N00°31'03"W along said West line, a distance of 1,328.82 feet to the Northwest corner of the Southwest 1/4 of said Section 16; thence run S89°35'06"E along the North line of the Southwest 1/4, a distance of 1,258.21 feet to a Point on a non-tangent curve, concave to the Northeast, having a Radius of 6,229.58 feet and a Central Angle of 07°47'11", said point being a point on the Westerly line of property per Stipulated Order of Taking as recorded in Official Records Book 2776, Page 2504, Public Records of Osceola County, Florida; thence along said Westerly line the following seven (7) courses and distances; thence run Southeasterly, along the Arc of said curve, a distance of 846.58 feet (Chord Bearing = S35°19'41"E, Chord = 845.92 feet) to a point; thence run N50°46'44"E, a distance of 298.80 feet; thence run S31°09'21"E, a distance of 340.17 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 2,958.79 feet and a Central Angle of 11°37'31"; thence run Southeasterly, along the Arc of said curve, a distance of 600.34 feet (Chord Bearing = S36°58'07"E, Chord = 599.31 feet) to the Point of Tangency thereof; thence run S42°46'53"E, a distance of 199.38 feet; thence run S11°58'13"W, a distance of 293.39 feet to a Point on a non-tangent curve, concave to the East, having a Radius of 1,296.23 feet and a Central Angle of 00°03'00"; thence run Southerly, along the Arc of said curve, a distance of 1.13 feet (Chord Bearing = S11°18'47"W, Chord = 1.13 feet) to a point on the Westerly line of Road A Connector as recorded in Official Records Book 4249, Page 2879; thence along said Westerly line the following two (2) courses and distances; thence run S23°39'16"W, a distance of 220.82 feet; to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 1,120.00 feet and a Central Angle of 07°52'31"; thence run Southwesterly, along the Arc of said curve, a distance of 153.95 feet (Chord Bearing = S27°35'32"W, Chord = 153.82 feet) to a point on the South line of Pond 9 as recorded in Official Records Book 4249, Page 2879; thence along said South line the following two (2) courses and distances; thence run S89°36'48"W, a distance of 116.36 feet; thence run N50°13'38"W, a distance of 249.11 feet to a point on the North line of the South 19.6176 acres of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence run N89°36'17"W along said North line, a distance of 655.87 feet to a point on the East line of Road A Segment 1 as recorded in Official Records Book 4249, Page 2879; thence run N00°21'47"W along said East line, a distance of 551.30 feet to a point on the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence run N89°35'57"W along said South line, a distance of 1,450.60 feet to the Point of Beginning.

Containing 3,198,081.98 square feet or 73.418 acres, more or less

CDD PARCEL – 3

A parcel of land being the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 5, 11, 12, 21, 22, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59, 60, 69, 70, 71, 72, 73, 74, 88, 89, 90, 104, 105, 106, 108, 117, 118, 119, 123 and a portion of Lots 6, 87, and 122, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Lot 5, said point being a point on the West Right of Way line of Kissimmee Park Road (State Road 525); thence along said West Right of Way line the following two (2) courses and distances; thence run S00°20'10"E, a distance of 2,619.93 feet; thence run S00°19'41"E, a distance of 329.00 feet; thence departing said West Right of Way line, run N89°41'51"W, a distance of 1,284.08 feet; thence run S00°17'29"E, a distance of 409.30 feet to a point on the Easterly extension of the North line of Well Site #3 as recorded in Official Records Book 3040, Page 35, Public Records of Osceola County, Florida; thence along the boundary of said Well Site #3 the following three (3) courses and distances; thence run N89°45'24"W, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 250.03 feet; thence run S89°45'24"E, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run N89°47'10"W, a distance of 677.35 feet; thence run S00°16'23"E, a distance of 330.01 feet; thence run S89°48'56"E, a distance of 677.45 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run S89°50'42"E, a distance of 642.55 feet; thence run N00°18'35"W, a distance of 329.33 feet; thence run S89°48'56"E, a distance of 642.45 feet to a point on the aforesaid West Right of Way line of Kissimmee Park Road; thence run S00°19'41"E along said West Right of Way line, a distance of 658.00 feet; thence departing said West Right of Way line, run N89°52'28"W, a distance of 642.65 feet; thence run S00°18'35"E, a distance of 309.33 feet to a point on the North Right of Way line of Kissimmee Park Road; thence run N89°54'14"W along said North Right of Way line, a distance of 1,070.48 feet to point on the boundary of Well Site #1, as recorded in Official Records Book 3040, Page 13, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run N00°16'23"W, a distance of 250.02 feet; thence run N89°54'14"W, a distance of 250.02 feet; thence run N00°16'23"W, a distance of 390.00 feet; thence run N89°50'42"W, a distance of 660.05 feet; thence run N00°15'17"W, a distance of 2,644.75 feet; thence run S89°30'15"E, a distance of 20.00 feet; thence run N00°15'17"W, a distance of 660.08 feet; thence run S89°37'37"E, a distance of 968.46 feet; thence run N00°17'07"W, a distance of 1,299.70 feet to a point on the South Right of Way line of Clay Whaley Road; thence run S89°36'17"E along said South Right of Way line, a distance of 329.27 feet to a point on the boundary of Road A Segment 1 and Road A Connector as recorded in Official Records Book 4249, Page 2879, Public Records of Osceola County, Florida; thence along said boundary the following four (4) courses and distances; thence run S00°21'47"E, a distance of 70.01 feet; thence run S89°36'17"E, a distance of 130.01 feet; thence run N00°21'47"W, a distance of 10.01 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 1,280.00 feet and a Central Angle of 17°22'39"; thence run Easterly, along the Arc of said curve, a distance of 388.22 feet (Chord Bearing = N81°28'18"E, Chord = 386.73 feet) to a point on the aforesaid South Right of Way line of Clay Whaley Road; thence

run S89°36'17"E along said South Right of Way line, a distance of 786.67 feet to the Point of Beginning.
Containing 218.579 acres, more or less.

(these areas also include platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 4

A parcel of land being a portion of the Southeast $\frac{1}{4}$ of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 3, 14, 19, 30, 31, 34, 35, 46, 47, 49, 50, 51, 61, 62, 63, 64, 65, 66, 67, 68, 78, 79, 80, 81, 82, 83, 94, 95, 96, 97, 98, 99, 111, 112, 113, 114, 125, 126, 127 and 128 and a portion of Lots 2, 15, 17, 18, 32, 33, 48, and 52, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, AND a portion of Lots 41, 56, 57, 72, 73, 88, 89, 104, 105, and 120, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 9, Public Records of Osceola County, AND Lots 8, 9, 24, 25, 40, 41, 56, 57, 72, 73, 88, 89, 104 and a portion of Lots 7, 10, 23, 26, 39, 42, 55, 58, 71, 74, 87, 90, 103 and 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 14, Public Records of Osceola County, AND Lots 1, 2, 3, 4, 6, 7, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 106, 109, 110, 111, and 112 and a portion of Lots 5 and 12, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 15, Public Records of Osceola County, and being more particularly described as follows:

Begin at the Northeast corner of Section 28, Township 26 South, Range 30 East; thence run S89°05'39"E, a distance of 678.23 feet to a point on the West Right of Way line of the Florida's Turnpike; thence run S07°25'37"E along said West Right of Way line, a distance of 4,692.42 feet; thence departing said West Right of Way line, run N89°43'24"W, a distance of 618.61 feet; thence run N00°04'06"W, a distance of 332.21 feet; thence run N89°39'17"W, a distance of 664.77 feet; thence run N89°28'39"W, a distance of 20.00 feet; thence run S00°00'43"E, a distance of 332.64 feet; thence run N89°25'23"W, a distance of 2,615.32 feet; thence run N89°48'21"W, a distance of 17.50 feet; thence run N00°03'47"W, a distance of 660.33 feet; thence run N89°47'13"W, a distance of 1,285.54 feet; thence run S00°03'46"E, a distance of 660.76 feet; thence run N89°48'21"W, a distance of 677.77 feet; thence run N00°03'46"W, a distance of 1,982.96 feet; thence continue N00°03'46"W along said line, a distance of 2,626.62 feet to a point on the South Right of Way line of Kissimmee Park Road; thence run S89°54'14"E along said South Right of Way line, a distance of 1,320.51 feet to a point

on the boundary of the Water Plant Site as recorded in Official Records Book 3040, Page 46, Public Records of Osceola County, Florida; thence along said boundary of said Water Plant Site the following four (4) courses and distances; thence run S00°02'06"E, a distance of 410.68 feet; thence run S89°54'07"E, a distance of 460.85 feet; thence run N57°33'43"E, a distance of 215.39 feet; thence run N00°01'33"W, a distance of 294.86 feet to a point on the aforesaid Right of Way of Kissimmee Park Road; thence along said Right of Way the following two (2) courses and distances; thence run S89°54'14"E, a distance of 35.11 feet; thence run N00°19'41"W, a distance of 349.01 feet; thence departing said Right of Way, run S89°56'02"E, a distance of 1,302.46 feet; thence run N00°16'26"W, a distance of 657.21 feet; thence run N89°54'02"W, a distance of 660.30 feet; thence run N00°18'04"W, a distance of 1,315.19 feet; thence run N89°50'01"W, a distance of 643.42 feet to a point on the East Right of Way of Kissimmee Park Road; thence along said East Right of Way the following two (2) courses and distances; thence run N00°19'41"W, a distance of 328.99 feet; thence run N00°20'10"W, a distance of 409.93 feet to a point on the boundary of Well Site #2 as recorded in Official Records Book 3040, Page 24, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run S89°44'21"E, a distance of 250.03 feet; thence run N00°20'10"W, a distance of 250.03 feet; thence run S89°44'21"E, a distance of 393.83 feet; thence run N00°18'45"W, a distance of 1,957.22 feet; thence run N48°59'04"E, a distance of 30.18 feet; thence run N00°11'18"W, a distance of 330.04 feet; thence run N89°30'18"W, a distance of 667.59 feet to a point on the East Right of Way line of Kissimmee Road; thence run N00°11'18"W, a distance of 146.08 feet to a point on the Right of Way for the Florida's Turnpike; thence along said Right of Way the following eight (8) courses and distances; thence run N89°36'48"E, a distance of 72.12 feet; thence run N00°23'12"W, a distance of 98.77 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 1,055.93 feet and a Central Angle of 24°02'29"; thence run Northerly, along the Arc of said curve, a distance of 443.07 feet (Chord Bearing = N11°38'03"E, Chord = 439.83 feet) to the Point of Tangency thereof; thence run N23°39'18"E, a distance of 28.84 feet; thence run S50°40'48"E, a distance of 610.80 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,604.58 feet and a Central Angle of 03°51'08"; thence run Southeasterly, along the Arc of said curve, a distance of 376.82 feet (Chord Bearing = S48°45'14"E, Chord = 376.75 feet) to a point; thence run S42°46'53"E, a distance of 1,089.11 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,529.58 feet and a Central Angle of 35°21'16"; thence run Southeasterly, along the Arc of said curve, a distance of 3,412.05 feet (Chord Bearing = S25°06'15"E, Chord = 3,358.17 feet) to the Point of Tangency thereof; thence run S07°25'37"E, a distance of 1,525.20 feet; thence departing said Right of Way, run N89°06'39"W, a distance of 636.55 feet; thence run S00°12'52"E, a distance of 328.22 feet to the Point of Beginning..

Containing 828.537 acres, more or less.

(this area also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 5

LOT 110, The SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, according to the plat thereof, as recorded in Plat Book B, Page 8, of the Public Records of Osceola County, Florida.

Less and excepting therefrom the following described property:

A parcel of land, being a portion of Lot 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, according to the Plat thereof, as recorded in Plat Book B, Page 8, of the public records of Osceola County, Florida, being more particularly described as:

Beginning the Southwest corner of said Lot 110, run North 00°18'02" West along the West line of said Lot 110, a distance of 115.14 feet; thence run South 89°55'02" East, a distance of 469.48 feet; thence run South 00°16'26" East along said East line, a distance of 22.73 feet; thence run South 89°55'02" East, a distance of 173.21 feet to a point on the East line of said Lot 110; thence run South 00°16'26"E along said East line, a distance of 92.41 feet to the Southeast corner of said Lot 110; thence run North 89°55'02" West along the South line of said Lot 110, a distance of 642.64 feet to the Point of Beginning.

Containing 3.24 acres more or less (this area does not include any platted right of ways).

FOR A TOTAL ACREAGE OF: 1,390.074

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
¹ <i>Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741</i>		
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 <i>rescheduled to July 10, 2024</i>	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