

**EDGEWATER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2025

**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 31, 2025

Board of Supervisors
Edgewater East Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold Public Hearings and a Regular Meeting on August 7, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-19, Providing for Funding for the FY 2026 Adopted Budget(s); 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
5. Consideration of Resolution 2025-20, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals;

Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date

6. Review of Landscape and Irrigation Maintenance Services Proposals [ED 5, ED 6 Area]
 - A. Respondents
 - I. Down to Earth
 - II. Duval
 - III. United
 - IV. Yellowstone
 - B. Board Discussion and Evaluation/Ranking
 - C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract
7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-21, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2024
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Consideration of Down To Earth Landscape Maintenance Agreement [ED2 Clay Whaley ROW]
10. Ratification Items
 - A. Bio-Tech Consulting, LLC, Addendum to Proposal for Professional Services
 - B. Bio-Tech Consulting, LLC, Proposal No. 25-949 for Environmental Services [Cross Prairie Pkwy Phase 2 ED6 – Gopher Tortoise Relocation]
11. Acceptance of Unaudited Financial Statements as of June 30, 2025
12. Approval of Minutes
 - A. June 5, 2025 Regular Meeting

B. June 25, 2025 Continued Regular Meeting

13. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Hanson, Walter & Associates, Inc.*
- C. Field Operations: *Wrathell, Hunt and Associates, LLC*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- 410 Registered Voters as of April 15, 2025
- NEXT MEETING DATE: September 4, 2025 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	JODY PINO	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 280 2710

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3A

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

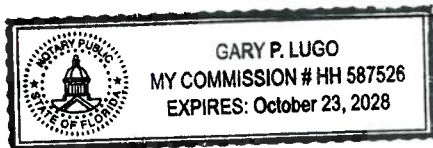
STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Toni Rowan,
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 10, 2025

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 Toni Rowan, who is
personally known to me this



Gary P. Lugo

[Signature]

IN THE MATTER OF: FIRST PUBLICATION: 7/10/2025
LAST PUBLICATION: 7/10/2025

*Notice of Public Hearing to
Consider the adoption of the
FY 2026 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.*



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

SCHOOL GRADES

Continued from Page 1

challenges. But everyone here stayed focused on the work and what we needed to do to help our students succeed. I think moving back to a ‘B’ last year really gave us a lot of confidence and lit a fire that only an ‘A’ grade could quench.”

Poinciana is an ‘A’ school for the first time ever.

“This is a true testament to what our amazing students, staff, and parents are capable of achieving when we work together and put our minds to it,” PHS Principal Jeffrey

Schwartz said on a school social media page. “We are so proud of the hard work and commitment of everyone in our school community, showing the sky is the limit when we unite around a common goal of maximizing the potential of all of our students and placing them in positions of advantage as they move beyond graduation.”

Harmony, NeoCity Academy, New Dimensions, Osceola County School for the Arts, Professional and Technical

High School (PATHS), and Tohopekaliga joined GHS and PHS as ‘A’ high schools; all other high schools scored a ‘B’.

Also on the ‘A’ were: Canoe Creek K-8, Celebration K-8, Four Corners Charter and Upper School, Harmony Community School, Harmony Middle, Mater Academy at St. Cloud, Narcoossee Middle School, Neptune Middle School, Osceola Science Charter School, Osceola Virtual School secondary franchise (secondary), Renaissance

Charter School at Tapestry, Sports Leadership Arts Management (SLAM), St. Cloud Middle School and, in its first year, Voyager K-8.

On the other end of the scale, Virtual Preparatory Academy of Florida was an ‘F’ school, and Florida Cyber Charter Academy, Knights Point K-8 (in its first year) were ranked as ‘D’s.

“We have areas that will require intense focus over the next year as we continue to raise the bar in our pursuit of an ‘A’ district,” Shanoff said.

LOPEZ

Continued from Page 1

to a gambling operation, with slot-machine type games and a lottery, running from 2019—prior to his 2020 election as Sheriff—through August 2024. The restaurant and hookah bar on U.S. Highway 192 just west of Medieval Times billed itself as the “Eclipse Social Club”. Investigators say he was involved in the organization that operating in Osceola and Lake counties and generated over \$20 million in illegal profits; they claim he received between \$600,000 and \$700,000

from the operation, used as campaign contributions and personal payments. A 250-page FDLE affidavit detailing his role, and what informants saw investigating the club, remains sealed while the last of four other co-conspirators, Ying “Kate” Zhang, remains on the run.

Prosecutors say Severance Lopez, who has pled not guilty to her charges, helped move money from others involved in the illegal club to Marcos Lopez’s bank accounts.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
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, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, *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 2026; 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 2026. 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 2026 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 Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

*includes collection costs and early payment discounts

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 2026, 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 at least thirty (30) days prior to the first due date. 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.

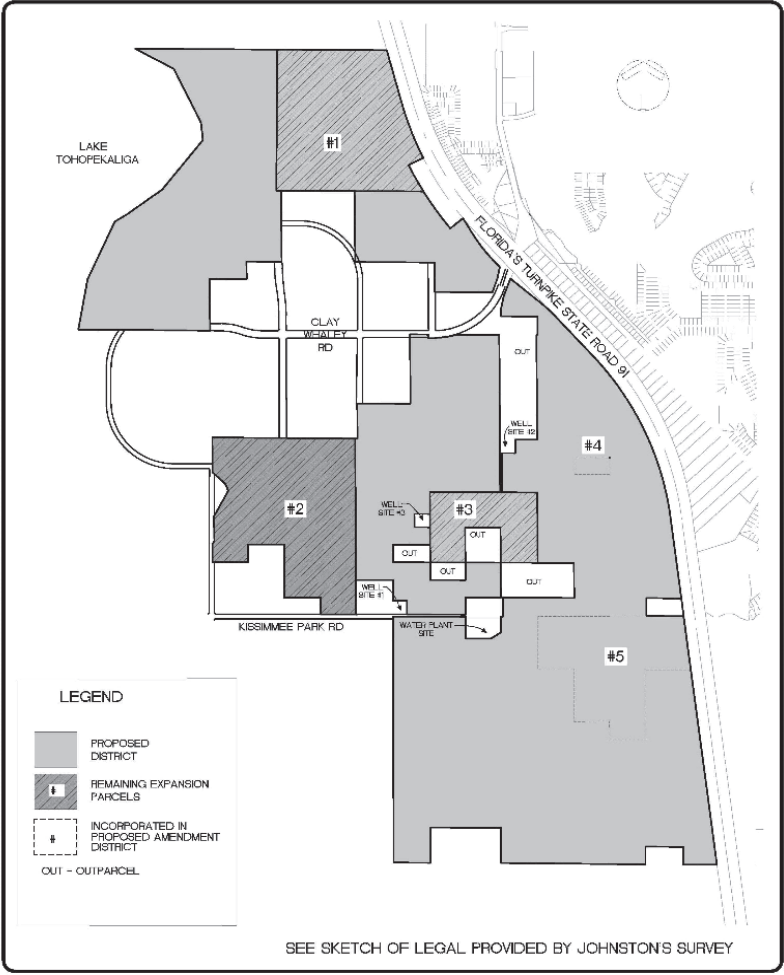
Additional Provisions

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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://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.

District Manager



RESOLUTION 2025-17

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2026 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING A PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; 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* (“**O&M Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M 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 O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”). The O&M 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 Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2025.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Felix Rodriguez Secretary/Assistant Secretary

/s/ Kevin Mays Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Toni Rowan,
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:

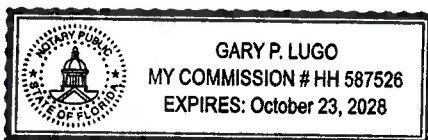
July 17, 2025

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.

Toni Rowan

Sworn and subscribed before me

by Toni Rowan, who is
personally known to me this



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/17/2025

LAST PUBLICATION: 7/17/2025

Notice of public hearing
to consider the adoption of the
FY 2026 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.



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

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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:

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Description of Assessments

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*includes collection costs and early payment discounts

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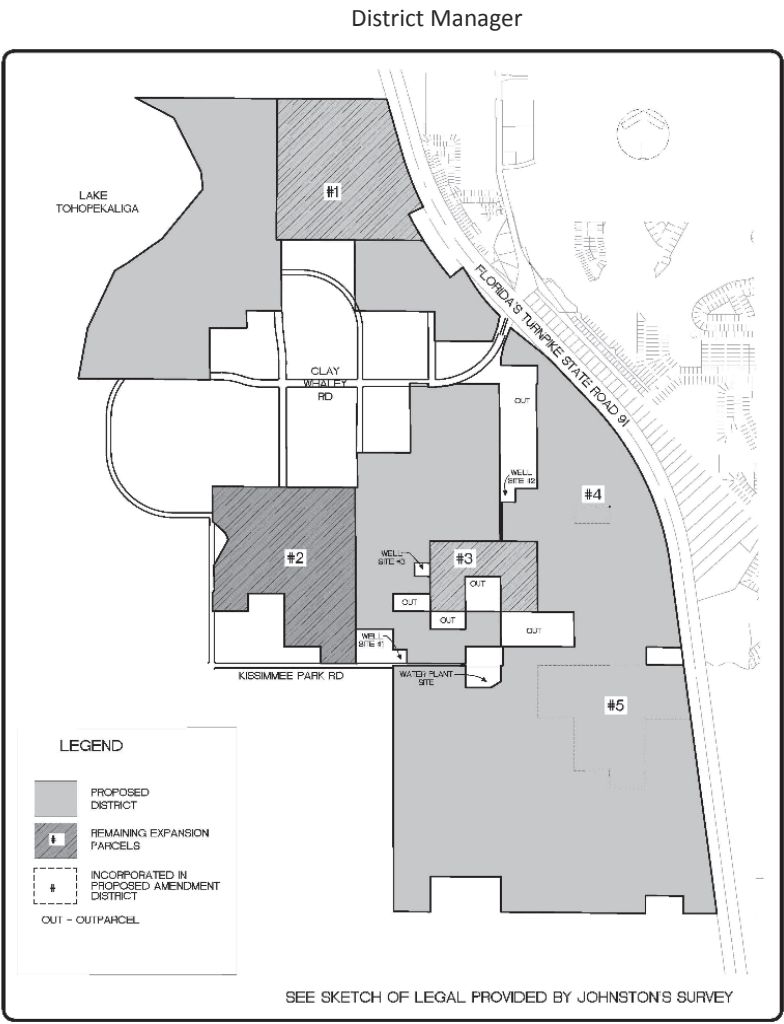
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Additional Provisions

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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.



RESOLUTION 2025-17

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2026 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING A PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); 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* (“**O&M Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. **DECLARING O&M ASSESSMENTS.** The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M 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 O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”). The O&M 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 Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. **SETTING A PUBLIC HEARING.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

3. **PUBLICATION OF NOTICE.** Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County.

4. **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.

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

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2025.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Felix Rodriguez Secretary/Assistant Secretary

/s/ Kevin Mays Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

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EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-18
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.

- b. 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, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2021	5
Amortization Schedule - Series 2021	6 - 7
Debt Service Fund Budget - Series 2022	8
Amortization Schedule - Series 2022	9 - 10
Assessment Summary	11

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 389,361				\$ 389,361
Allowable discounts (4%)	(15,574)				(15,574)
Assessment levy: on-roll - net	373,787	\$ 367,894	\$ 14	\$ 367,908	373,787
Assessment levy: off-roll	1,103,811	385,122	239,473	624,595	1,115,419
Lot closings	-	82,282		82,282	-
Total revenues	1,477,598	835,298	239,487	1,074,785	1,489,206
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	-
Management/admin/recording	48,000	24,000	24,000	48,000	48,000
Legal	50,000	34,530	15,470	50,000	50,000
Engineering	7,500	23,765	-	23,765	7,500
Audit	6,500	3,000	3,500	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	4,031	1,694	5,725	5,725
Trustee - Series 2022	5,725	-	5,725	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	405	95	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	4,832	1,668	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,750	6,016	-	6,016	7,268
Contingencies/bank charges	500	318	182	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser and tax collector	7,787	7,729	58	7,787	7,787
Total professional & administrative	160,777	117,002	60,952	177,954	162,295

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Field operations management	75,000	8,750	8,000	16,750	16,000
O&M accounting	2,500	-	2,500	2,500	10,000
Stormwater management					
Lake maintenance	19,524	5,134	14,390	19,524	19,524
Streetlighting	107,296	22,014	85,282	107,296	107,296
Irrigation supply			-		
Repairs and maintenance	82,863	-	47,000	47,000	47,863
Trail maintenance	-	-	-	-	25,000
Sidewalk repairs	-	-	-	-	10,000
Pressure washing	-	-	-	-	10,000
Electricity	3,900	2,336	1,564	3,900	8,180
Landscape maint.					
Maintenance contract	402,820	178,976	223,844	402,820	402,820
Plant replacement	40,282	1,903	38,379	40,282	40,000
Landscape contingency	40,282	-	40,282	40,282	39,200
Irrigation	234,115	19,307	114,000	133,307	168,115
Irrigation repairs	-	-	-	-	25,000
Mulch	-	-	-	-	79,000
Toho water expense	-	7,804	-	7,804	-
Other operation expenses	-	13,566	-	13,566	-
Trash services	10,000	1,664	8,336	10,000	9,000
Total field operations	<u>1,018,582</u>	<u>261,454</u>	<u>757,128</u>	<u>845,031</u>	<u>1,016,998</u>
Total expenditures	<u>1,179,359</u>	<u>378,456</u>	<u>818,080</u>	<u>1,022,985</u>	<u>1,179,293</u>
Excess/(deficiency) of revenues					
over/(under) expenditures	298,239	456,842	(578,593)	51,800	309,913
Fund balance - beginning (unaudited)	14,675	499,073	955,915	499,073	550,873
Committed					
Working capital	-	-	-	-	300,274
Unassigned	312,914	955,915	377,322	550,873	560,512
Fund balance - ending (projected)	<u>\$ 312,914</u>	<u>\$ 955,915</u>	<u>\$ 377,322</u>	<u>\$ 550,873</u>	<u>\$ 860,786</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	7,268
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	16,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
O&M accounting	10,000
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	47,863
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Trail maintenance	25,000
Sidewalk repairs	10,000
Pressure washing	10,000
Electricity	8,180
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	40,000
Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape contingency	39,200
Irrigation	168,115
Irrigation annual cost for Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1.	
Irrigation repairs	25,000
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Mulch	79,000
Trash services	9,000
Total expenditures	<u><u>\$ 1,179,293</u></u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 1,166,627				\$ 1,166,627
Allowable discounts (4%)	(46,665)				(46,665)
Assessment levy: net	1,119,962	\$ 1,102,505	\$ 17,457	\$ 1,119,962	1,119,962
Interest	-	21,094	-	21,094	-
Total revenues	1,119,962	1,123,599	17,457	1,141,056	1,119,962
EXPENDITURES					
Debt service					
Principal	430,000	-	430,000	430,000	440,000
Interest	687,330	343,665	343,665	687,330	676,580
Total debt service	1,117,330	343,665	773,665	1,117,330	1,116,580
Other fees & charges					
Property appraiser and tax collector	23,333	22,032	1,301	23,333	23,333
Total other fees & charges	23,333	22,032	1,301	23,333	23,333
Total expenditures	1,140,663	365,697	774,966	1,140,663	1,139,913
Excess/(deficiency) of revenues over/(under) expenditures	(20,701)	757,902	(757,509)	393	(19,951)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(11,823)	-	(11,823)	-
Total other financing sources/(uses)	-	(11,823)	-	(11,823)	-
Fund balance:					
Net increase/(decrease) in fund balance	(20,701)	746,079	(757,509)	(11,430)	(19,951)
Beginning fund balance (unaudited)	931,386	949,807	949,807	949,807	938,377
Ending fund balance (projected)	\$ 910,685	\$ 1,695,886	\$ 192,298	\$ 938,377	918,426
Use of fund balance:					
Debt service reserve account balance (required)					(556,250)
Principal and Interest expense - November 1, 2026					(332,790)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 29,386

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	18,245,000.00		10,958,010.00	29,203,010.00	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA TWO)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment: off-roll	\$ 1,930,402	\$ 989,586	\$ 712,183	\$ 1,701,769	\$ 1,930,401
Lot closings	-	228,633	-	228,633	-
Interest	-	46,046	-	46,046	-
Total revenues	<u>1,930,402</u>	<u>1,264,265</u>	<u>712,183</u>	<u>1,976,448</u>	<u>1,930,401</u>
EXPENDITURES					
Debt service					
Principal	675,000	-	675,000	675,000	695,000
Principal prepayment	-	45,000	20,000	65,000	-
Interest	<u>1,255,656</u>	<u>627,522</u>	<u>628,134</u>	<u>1,255,656</u>	<u>1,231,950</u>
Total debt service	<u>1,930,656</u>	<u>672,522</u>	<u>1,323,134</u>	<u>1,995,656</u>	<u>1,926,950</u>
Excess/(deficiency) of revenues over/(under) expenditures	(254)	591,743	(610,951)	(19,208)	3,451
Fund balance:					
Beginning fund balance (unaudited)	<u>2,561,050</u>	<u>2,595,245</u>	<u>3,186,988</u>	<u>2,595,245</u>	<u>2,576,037</u>
Ending fund balance (projected)	<u>\$ 2,560,796</u>	<u>\$ 3,186,988</u>	<u>\$ 2,576,037</u>	<u>\$ 2,576,037</u>	<u>2,579,488</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,936,927)
Principal and Interest expense - November 1, 2026					(605,550)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 37,011</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025	-		615,975.00	615,975.00	31,770,000.00
5/1/2026	695,000.00	3.000%	615,975.00	1,310,975.00	31,075,000.00
11/1/2026	-		605,550.00	605,550.00	31,075,000.00
5/1/2027	715,000.00	3.000%	605,550.00	1,320,550.00	30,360,000.00
11/1/2027	-		594,825.00	594,825.00	30,360,000.00
5/1/2028	740,000.00	3.375%	594,825.00	1,334,825.00	29,620,000.00
11/1/2028	-		582,337.50	582,337.50	29,620,000.00
5/1/2029	765,000.00	3.375%	582,337.50	1,347,337.50	28,855,000.00
11/1/2029	-		569,428.13	569,428.13	28,855,000.00
5/1/2030	790,000.00	3.375%	569,428.13	1,359,428.13	28,065,000.00
11/1/2030	-		556,096.88	556,096.88	28,065,000.00
5/1/2031	820,000.00	3.375%	556,096.88	1,376,096.88	27,245,000.00
11/1/2031	-		542,259.38	542,259.38	27,245,000.00
5/1/2032	845,000.00	3.375%	542,259.38	1,387,259.38	26,400,000.00
11/1/2032	-		528,000.00	528,000.00	26,400,000.00
5/1/2033	880,000.00	4.000%	528,000.00	1,408,000.00	25,520,000.00
11/1/2033	-		510,400.00	510,400.00	25,520,000.00
5/1/2034	915,000.00	4.000%	510,400.00	1,425,400.00	24,605,000.00
11/1/2034	-		492,100.00	492,100.00	24,605,000.00
5/1/2035	950,000.00	4.000%	492,100.00	1,442,100.00	23,655,000.00
11/1/2035	-		473,100.00	473,100.00	23,655,000.00
5/1/2036	990,000.00	4.000%	473,100.00	1,463,100.00	22,665,000.00
11/1/2036	-		453,300.00	453,300.00	22,665,000.00
5/1/2037	1,030,000.00	4.000%	453,300.00	1,483,300.00	21,635,000.00
11/1/2037	-		432,700.00	432,700.00	21,635,000.00
5/1/2038	1,075,000.00	4.000%	432,700.00	1,507,700.00	20,560,000.00
11/1/2038	-		411,200.00	411,200.00	20,560,000.00
5/1/2039	1,120,000.00	4.000%	411,200.00	1,531,200.00	19,440,000.00
11/1/2039	-		388,800.00	388,800.00	19,440,000.00
5/1/2040	1,165,000.00	4.000%	388,800.00	1,553,800.00	18,275,000.00
11/1/2040	-		365,500.00	365,500.00	18,275,000.00
5/1/2041	1,210,000.00	4.000%	365,500.00	1,575,500.00	17,065,000.00
11/1/2041	-		341,300.00	341,300.00	17,065,000.00
5/1/2042	1,260,000.00	4.000%	341,300.00	1,601,300.00	15,805,000.00
11/1/2042	-		316,100.00	316,100.00	15,805,000.00
5/1/2043	1,310,000.00	4.000%	316,100.00	1,626,100.00	14,495,000.00
11/1/2043	-		289,900.00	289,900.00	14,495,000.00
5/1/2044	1,365,000.00	4.000%	289,900.00	1,654,900.00	13,130,000.00
11/1/2044	-		262,600.00	262,600.00	13,130,000.00
5/1/2045	1,420,000.00	4.000%	262,600.00	1,682,600.00	11,710,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045	-		234,200.00	234,200.00	11,710,000.00
5/1/2046	1,480,000.00	4.000%	234,200.00	1,714,200.00	10,230,000.00
11/1/2046	-		204,600.00	204,600.00	10,230,000.00
5/1/2047	1,540,000.00	4.000%	204,600.00	1,744,600.00	8,690,000.00
11/1/2047	-		173,800.00	173,800.00	8,690,000.00
5/1/2048	1,600,000.00	4.000%	173,800.00	1,773,800.00	7,090,000.00
11/1/2048	-		141,800.00	141,800.00	7,090,000.00
5/1/2049	1,670,000.00	4.000%	141,800.00	1,811,800.00	5,420,000.00
11/1/2049	-		108,400.00	108,400.00	5,420,000.00
5/1/2050	1,735,000.00	4.000%	108,400.00	1,843,400.00	3,685,000.00
11/1/2050	-		73,700.00	73,700.00	3,685,000.00
5/1/2051	1,805,000.00	4.000%	73,700.00	1,878,700.00	1,880,000.00
11/1/2051	-		37,600.00	37,600.00	1,880,000.00
5/1/2052	1,880,000.00	4.000%	37,600.00	1,917,600.00	-
Total	31,770,000.00		20,611,143.78	52,381,143.78	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

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

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 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 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single Family 1	725	\$ 341.42	\$ 1,233.51	\$ 1,574.93	\$ 1,455.54
Single Family 2	402	341.42	986.81	1,328.23	1,210.56
Multi Family	847	341.42	754.91	1,096.33	980.27
Total	1,974				

Future Phase(s), Off-roll assessments

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single Family 1	461	\$ 341.42	\$ -	\$ 341.42	\$ 230.60
Single Family 2	130	341.42	-	341.42	230.60
Multi Family	702	341.42	-	341.42	230.60
Total	1,293				

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4A

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

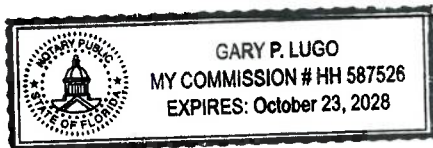
STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Toni Rowan,
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 10, 2025

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 Toni Rowan, who is
personally known to me this



Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/10/2025
LAST PUBLICATION: 7/10/2025

Notice of Public Hearing to
Consider the adoption of the
FY 2026 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.



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

SCHOOL GRADES

Continued from Page 1

challenges. But everyone here stayed focused on the work and what we needed to do to help our students succeed. I think moving back to a ‘B’ last year really gave us a lot of confidence and lit a fire that only an ‘A’ grade could quench.”

Poinciana is an ‘A’ school for the first time ever.

“This is a true testament to what our amazing students, staff, and parents are capable of achieving when we work together and put our minds to it,” PHS Principal Jeffrey

Schwartz said on a school social media page. “We are so proud of the hard work and commitment of everyone in our school community, showing the sky is the limit when we unite around a common goal of maximizing the potential of all of our students and placing them in positions of advantage as they move beyond graduation.”

Harmony, NeoCity Academy, New Dimensions, Osceola County School for the Arts, Professional and Technical

High School (PATHS), and Tohopekaliga joined GHS and PHS as ‘A’ high schools; all other high schools scored a ‘B’.

Also on the ‘A’ were: Canoe Creek K-8, Celebration K-8, Four Corners Charter and Upper School, Harmony Community School, Harmony Middle, Mater Academy at St. Cloud, Narcoossee Middle School, Neptune Middle School, Osceola Science Charter School, Osceola Virtual School secondary franchise (secondary), Renaissance

Charter School at Tapestry, Sports Leadership Arts Management (SLAM), St. Cloud Middle School and, in its first year, Voyager K-8.

On the other end of the scale, Virtual Preparatory Academy of Florida was an ‘F’ school, and Florida Cyber Charter Academy, Knights Point K-8 (in its first year) were ranked as ‘D’s.

“We have areas that will require intense focus over the next year as we continue to raise the bar in our pursuit of an ‘A’ district,” Shanoff said.

LOPEZ

Continued from Page 1

to a gambling operation, with slot-machine type games and a lottery, running from 2019—prior to his 2020 election as Sheriff—through August 2024. The restaurant and hookah bar on U.S. Highway 192 just west of Medieval Times billed itself as the “Eclipse Social Club”. Investigators say he was involved in the organization that operating in Osceola and Lake counties and generated over \$20 million in illegal profits; they claim he received between \$600,000 and \$700,000

from the operation, used as campaign contributions and personal payments. A 250-page FDLE affidavit detailing his role, and what informants saw investigating the club, remains sealed while the last of four other co-conspirators, Ying “Kate” Zhang, remains on the run.

Prosecutors say Severance Lopez, who has pled not guilty to her charges, helped move money from others involved in the illegal club to Marcos Lopez’s bank accounts.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
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, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, *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 2026; 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 2026. 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 2026 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 Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

*includes collection costs and early payment discounts

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 2026, 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 at least thirty (30) days prior to the first due date. 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.

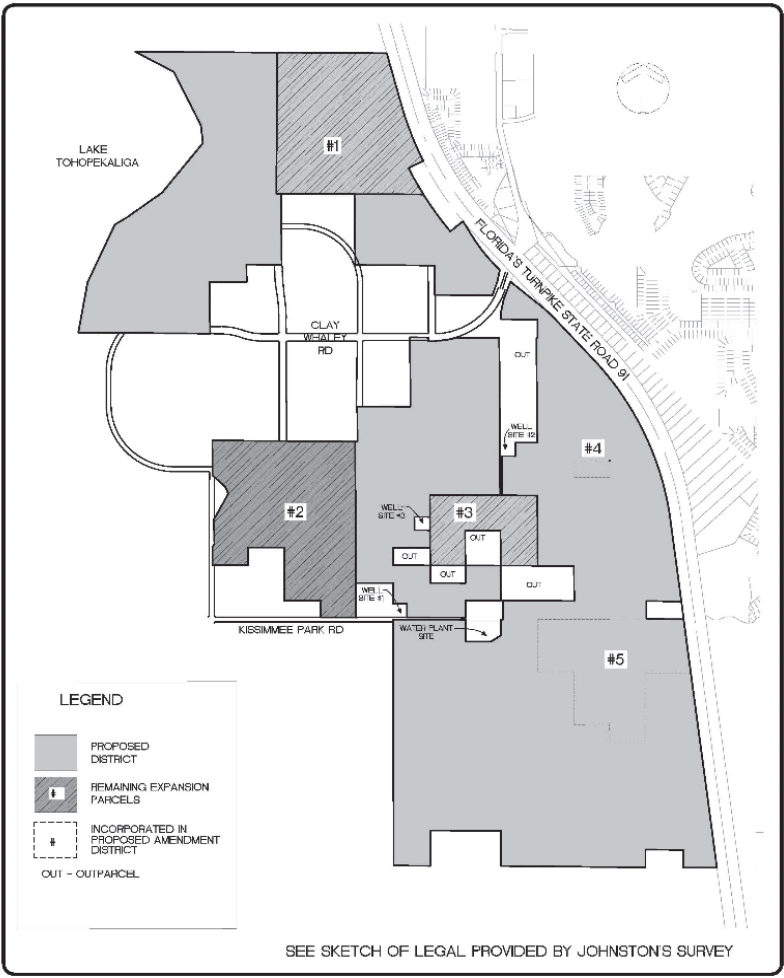
Additional Provisions

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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://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.

District Manager



RESOLUTION 2025-17

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2026 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING A PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; 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* (“**O&M Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M 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 O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”). The O&M 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 Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2025.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Felix Rodriguez Secretary/Assistant Secretary

/s/ Kevin Mays Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, the undersigned authority,
personally appeared Toni Rowan,
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:

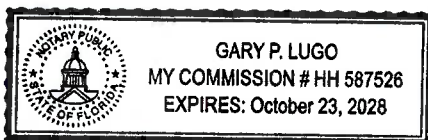
July 17, 2025

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.

Toni Rowan

Sworn and subscribed before me

by Toni Rowan, who is
personally known to me this



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 7/17/2025

LAST PUBLICATION: 7/17/2025

Notice of public hearing
to consider the adoption of the
FY 2026 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.



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

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 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:

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Description of Assessments

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Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

*includes collection costs and early payment discounts

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.

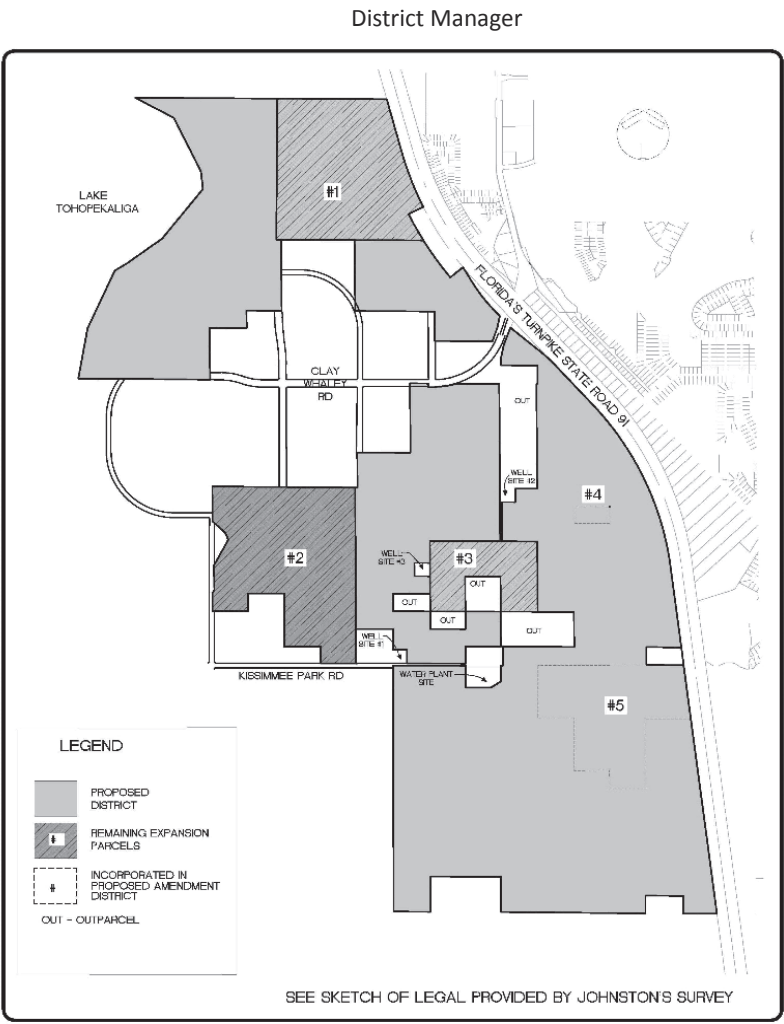
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first due date. 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://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.



RESOLUTION 2025-17

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2026 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING A PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Edgewater East Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); 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* (“**O&M Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

1. **DECLARING O&M ASSESSMENTS.** The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M 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 O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”). The O&M 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 Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. **SETTING A PUBLIC HEARING.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

3. **PUBLICATION OF NOTICE.** Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County.

4. **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.

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

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2025.

ATTEST: **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Felix Rodriguez Secretary/Assistant Secretary

/s/ Kevin Mays Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

In Loving Memory

OSCEOLA NEWS-GAZETTE

OSCEOLA NEWS-GAZETTE

Commemorative keepsakes to honor those who have passed on

Memorial Plaque • Memorial Crystal Ornaments • Memorial Bookmarks

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aroundosceola.com

OSCEOLA NEWS-GAZETTE

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

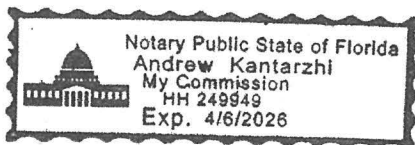
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

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 and/or assist the Financial Analyst for the Edgewater East Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 8, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and 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 the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 8th day of July 2025, 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

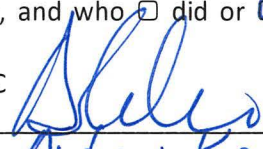

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/26

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

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
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

EDGEWATER PROPERTY FLORIDA HOLDINGS LLC
C/O BTI PARTNERS
401 E LAS OLAS BLVD STE 1870
FORT LAUDERDALE, FL 33301
PARCEL ID: please see "Exhibit B"

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"). 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 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 or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may 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 District's Board of Supervisors 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.

Sincerely,



Ernesto Torres
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,504,780.26** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 819.47 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$850,433.60	\$859,377.22	\$8,943.63

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

Exhibit B

Parcel Number	Owner Name
27-26-30-4950-0001-0080	EDGEWATER PROPERTY FLORIDA HOLDINGS LLC
28-26-30-4950-0001-0320	EDGEWATER PROPERTY FLORIDA HOLDINGS LLC
16-26-30-0000-0010-0000	EDGEWATER PROPERTY HOLDINGS LLC
17-26-30-0000-0010-0000	EDGEWATER PROPERTY HOLDINGS LLC
17-26-30-4950-0001-0670	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-0131-0001-0020	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-0131-0001-0030	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-3642-0001-00L0	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-4950-0001-0650	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-4950-0001-0710	EDGEWATER PROPERTY HOLDINGS LLC
21-26-30-4950-0001-1250	EDGEWATER PROPERTY HOLDINGS LLC
22-26-30-4950-0001-0410	EDGEWATER PROPERTY HOLDINGS LLC
27-26-30-4950-0001-0250	EDGEWATER PROPERTY HOLDINGS LLC
28-26-30-4950-0001-0040	EDGEWATER PROPERTY HOLDINGS LLC
28-26-30-4950-0001-0290	EDGEWATER PROPERTY HOLDINGS LLC

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
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

EDGEWATER PROPERTY HOLDINGS LLC
DBA EDGEWATER PROPERTY FLORIDA HOLDINGS LLC
300 ATLANTIC ST STE 1110
STAMFORD, CT 06901
PARCEL ID: 16-26-30-0000-0017-0000

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). 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 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 or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may 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 District’s Board of Supervisors 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.

Sincerely,



Ernesto Torres
District Manager

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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 3.07 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$3,186.00	\$3,219.51	\$33.51

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

Edgewater East Community Development District
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

WALLAUER DEBRA
3075 KISSIMMEE PARK RD
SAINT CLOUD, FL 34772-7494

PARCEL ID: 21-26-30-4950-0001-0750

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). 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 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 or 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.

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Sincerely,



Ernesto Torres
District Manager

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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 28.742 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$29,828.01	\$30,141.70	\$313.69

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

Edgewater East Community Development District
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

WALLAUER JOHN A
WALLAUER DEBRA L
3075 KISSIMMEE PARK RD
SAINT CLOUD, FL 34772-7494
PARCEL ID: 21-26-30-4950-0001-0930

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
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8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). 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 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 or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may 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 District’s Board of Supervisors 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.

Sincerely,



Ernesto Torres
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,504,780.26** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 24 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$24,906.84	\$25,168.77	\$261.93

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

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
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

BEAZER HOMES LLC
151 SOUTHHALL LN STE 200
MAITLAND, FL 32746

PARCEL ID: 21-26-30-4950-0001-0030

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). 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 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 or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may 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 District’s Board of Supervisors 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.

Sincerely,



Ernesto Torres
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,504,780.26** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 38.63 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$40,089.63	\$40,511.24	\$421.60

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

Edgewater East Community Development District
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
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July 7, 2025

VIA FIRST CLASS U.S. MAIL

CND-VP CROSSPRAIRIE LLC
1111 N POST OAK RD
HOUSTON, TX 77055

PARCEL ID: 28-26-30-4950-0001-0142

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. 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, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). 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 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 or 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.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may 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 District’s Board of Supervisors 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.

Sincerely,



Ernesto Torres
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,504,780.26** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 71.25 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$73,942.17	\$74,719.79	\$777.62

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

Edgewater East Community Development District
OFFICE OF THE DISTRICT MANAGER
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS U.S. MAIL

TAMARACK LAND-CROSSPRAIRE LLC
712 VISTA BLVD STE 303
WACONIA, MN 55387

PARCEL ID: 28-26-30-4950-0001-0325

RE: Edgewater East Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Edgewater East Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 9:00 AM
LOCATION: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

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Sincerely,



Ernesto Torres
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,504,780.26** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 78.46 acres of undeveloped land.
3. **Schedule of O&M Assessments:**

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Unit	1,072	1.00	\$363.21*
Undeveloped Land	1,063.622	Per Acre	\$1,048.70

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. 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) is met.

4. **Proposed Annual O&M Assessments for Your Property.**

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$81,424.60	\$82,280.91	\$856.31

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Osceola County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly 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 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 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.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-19
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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, 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that

such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026**, and **25%** due no later than **May 1, 2026**.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: **70%** due no later than **March 15, 2026**, and **30%** due no later than **September 15, 2026**.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: 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 District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING ISSUANCE OF COMPETITIVE SOLICITATIONS FOR IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PROGRAM; APPROVING EVALUATION CRITERIA FOR REQUESTS FOR QUALIFICATIONS AND REQUESTS FOR PROPOSALS; ESTABLISHING A CONSTRUCTION EVALUATION COMMITTEE; APPOINTING INITIAL MEMBERS OF THE CONSTRUCTION EVALUATION COMMITTEE AND PROVIDING FOR REMOVAL AND REPLACEMENT; DEFINING THE DUTIES OF THE CONSTRUCTION EVALUATION COMMITTEE; 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 created and existing pursuant to Chapter 190, Florida Statutes, as amended, (the "Act"); and

WHEREAS, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for certain basic public infrastructure; and

WHEREAS, at this time, the District's Board of Supervisors ("Board") finds it is in the District's best interests to authorize the competitive solicitation of all components of the District's Engineer's Report dated August 26, 2020, as amended and supplemented from time to time ("CIP"), in accordance with state and federal law and the District's Rules of Procedure; and

WHEREAS, the Board believes it is beneficial to have subject matter experts initiate and prepare the competitive solicitations necessary to construct the District's CIP, and therefore desires to establish a Construction Evaluation Committee ("Committee"); and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for qualifications and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for proposals and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to appoint the initial members of the Committee and provide for their removal and replacement from time to time; and

WHEREAS, the Board further desires to provide for the general functions of the Committee.

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

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby authorizes the advertisement of all competitive solicitations for of all components of the District's CIP in accordance with state and federal law and its Rules of Procedure. This expressly includes, but is not limited to, professional services, construction services, and purchases of goods necessary for implementation of the CIP. No further action by the Board is necessary to initiate and publish such competitive solicitations.

SECTION 3. The Evaluation Criteria attached hereto as **Exhibit A** are hereby approved for all requests for qualifications. Prior to issuance of a request for qualifications, the Committee shall have the power and discretion to deviate from the point allocations for any category by up to 25% for an individual request for qualifications, provided the total number of points possible shall remain at 100. For example, if a point category is allocated 25 points, the Committee can reduce or increase that allocation by 25% of the 25 points, which would be 6.25 points, while still ensuring that the total number of points possible remains at 100.

SECTION 4. The Evaluation Criteria attached hereto as **Exhibit B** are hereby approved for all requests for proposals. Prior to issuance of a request for proposals, the Committee shall have the power and discretion to deviate from the point allocations for any category by up to 25% for an individual request for proposals, provided the total number of points possible shall remain at 100. For example, if a point category is allocated 25 points, the Committee can reduce or increase that allocation by 25% of the 25 points, which would be 6.25 points, while still ensuring that the total number of points possible remains at 100

SECTION 5. The Committee is hereby established. The Committee shall consist of no more than three members and no less than 2 members. The initial members of the Committee are:

1. Eric Lavoie
2. Shawn Hindle
3. _____

The Board shall have the power to remove and replace any and all Committee members by motion or resolution. At least two Committee members must be physically present to constitute a quorum. In the event only one Committee member can be physically present, an employee of the District Engineer may fill in as a substitute member for that specific meeting. The Committee and its members shall be subject to Florida's Sunshine Laws, including open meetings laws and public records laws.

SECTION 6. The duties of the Committee shall generally include:

1. Coordinate timing of District infrastructure projects.
2. Initiate, prepare and advertise competitive solicitation requests.
3. Approve preliminary requirements and minimum qualifications necessary to submit a response to a competitive solicitation on a case-by-case basis.
4. Approve deviations from the Evaluation Criteria on a case-by-case basis, in accordance with this Resolution.
5. Review responses to competitive solicitations and provide information and advice to the Board regarding the same.
6. Provide recommendations to the Board for its consideration and final approval.
7. Perform other tasks necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this Resolution.

SECTION 7. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 8. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Evaluation Criteria for Requests for Qualifications

Exhibit B: Evaluation Criteria for Requests for Proposals

Exhibit A

Evaluation Criteria for Requests for Qualifications

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 8 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 2 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Exhibit B

Evaluation Criteria for Requests for Proposals

1. PRELIMINARY REQUIREMENTS (Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in the County in which the District is located and the State of Florida, (iii) Proposer will have constructed _____ (____) projects similar in quality and scope with a minimum of \$_____ in overall total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$_____ from a surety company acceptable to the District.

2. PRICE (60 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

45 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid. Points for all other Proposers will be calculated by dividing the dollar amount in the lowest cost proposal by the dollar amount in each Proposer's cost proposal and then multiplying that result by 45. The cost proposal evaluation for this point category will include any bid alternates recommended for implementation by the Construction Evaluation Committee.

15 Points are allocated for the reasonableness of unit prices and balance of bid.

3. PERSONNEL & EQUIPMENT (10 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in the County in which the District is located; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE (10 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc.

5. SCHEDULE (20 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

10 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of CALENDAR days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule. Points for all other Proposers will be calculated by dividing the number of days in the most expedited construction schedule by the number of days in each Proposer's construction schedule and then multiplying that result by 10.

10 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

100 Total Points Possible

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

6B

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSALS [ED 5, ED 6 AREA]

EVALUATION MATRIX

	PRELIMINARY REQUIREMENTS	PRICE	PERSONNEL & EQUIPMENT	EXPERIENCE	SCHEDULE	TOTAL POINTS
PROPOSER	PASS/FAIL	60 POINTS	10 POINTS	10 POINTS	20 POINTS	100 POINTS
Down to Earth						
Duval						
United						
Yellowstone						

NOTES:

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

7

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Edgewater East Community Development District, Osceola County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

G. H. & Associates

June 27, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Edgewater East Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of most recent fiscal year resulting in a net position balance of \$17,725,527.
- The change in the District's total net position in comparison with the prior fiscal year was \$10,843,807, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$4,016,282, a decrease of (\$5,021,736) in comparison with the prior fiscal year. The fund balance is restricted for debt service, non-spendable for prepaid items, unassigned deficit in the capital projects fund, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 6,006,129	\$ 12,733,067
Capital assets, net of depreciation	66,000,616	51,355,541
Total assets	72,006,745	64,088,608
Current liabilities	2,799,021	4,518,684
Long-term liabilities	51,482,197	52,688,204
Total liabilities	54,281,218	57,206,888
Net position		
Net investment in capital assets	14,518,419	3,567,777
Restricted	2,735,878	3,280,034
Unrestricted	471,230	33,909
Total net position	\$ 17,725,527	\$ 6,881,720

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 4,045,587	\$ 3,546,846
Operating grants and contributions	175,192	149,769
Capital grants and contributions	9,141,260	6,267,345
Total revenues	13,362,039	9,963,960
Expenses:		
General government	227,066	173,824
Interest	1,951,098	1,982,823
Maintenance and operations	340,068	302,883
Total expenses	2,518,232	2,459,530
Change in net position	10,843,807	7,504,430
Net position - beginning	6,881,720	(622,710)
Net position - ending	\$ 17,725,527	\$ 6,881,720

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,518,232. The costs of the District's activities were funded by program revenues which are comprised of assessments, Developer contributions, impact fee revenues, and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$66,000,616 invested in capital assets for its governmental activities. No depreciation has been taken as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$51,185,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District's operations are expected to increase as the District is built out. Subsequent to fiscal year end the Board is in discussion to issue Bonds in order to finance the construction and acquisition of infrastructure improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 640,884
Assessments receivable	7,314
Due from other funds	5,725
Due from Developer	562,293
Prepays	705
Restricted assets:	
Investments	4,789,208
Capital assets:	
Nondepreciable	66,000,616
Total assets	<u>72,006,745</u>
LIABILITIES	
Accounts payable	67,562
Contracts and retainage payable	1,895,560
Due to Developer	21,000
Due to other funds	5,725
Accrued interest payable	809,174
Non-current liabilities:	
Due within one year	1,105,000
Due in more than one year	50,377,197
Total liabilities	<u>54,281,218</u>
NET POSITION	
Net investment in capital assets	14,518,419
Restricted for debt service	2,735,878
Unrestricted	471,230
Total net position	<u>\$ 17,725,527</u>

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 227,066	\$ 227,066	\$ -	\$ -	\$ -
Maintenance and operations	340,068	784,869	-	9,141,260	9,586,061
Interest	1,951,098	3,033,652	175,192	-	1,257,746
Total governmental activities	2,518,232	4,045,587	175,192	9,141,260	10,843,807
					Change in net position
					10,843,807
					Net position - beginning
					6,881,720
					Net position - ending
					\$ 17,725,527

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 565,036	\$ 75,848	\$ -	\$ 640,884
Investments	-	2,921,491	1,867,717	4,789,208
Due from Developer	9,241	553,052	-	562,293
Due from other funds	5,725	-	-	5,725
Assessments receivable	6,928	386	-	7,314
Prepaid items	705	-	-	705
Total assets	<u>\$ 587,635</u>	<u>\$ 3,550,777</u>	<u>\$ 1,867,717</u>	<u>\$ 6,006,129</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 67,562	\$ -	\$ -	\$ 67,562
Contracts and retainage payable	-	-	1,895,560	1,895,560
Due to Developer	21,000	-	-	21,000
Due to other funds	-	5,725	-	5,725
Total liabilities	<u>88,562</u>	<u>5,725</u>	<u>1,895,560</u>	<u>1,989,847</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	705	-	-	705
Restricted for:				
Debt service	-	3,545,052	-	3,545,052
Unassigned	498,368	-	(27,843)	470,525
Total fund balances	<u>499,073</u>	<u>3,545,052</u>	<u>(27,843)</u>	<u>4,016,282</u>
Total liabilities and fund balances	<u>\$ 587,635</u>	<u>\$ 3,550,777</u>	<u>\$ 1,867,717</u>	<u>\$ 6,006,129</u>

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 4,016,282

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	66,000,616	
Accumulated depreciation	<u>-</u>	66,000,616

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(809,174)	
Original issue premium	(297,197)	
Bonds payable	<u>(51,185,000)</u>	<u>(52,291,371)</u>
Net position of governmental activities		<u>\$ 17,725,527</u>

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 1,011,935	\$ 3,033,652	\$ -	\$ 4,045,587
Developer contributions	-	-	5,281,317	5,281,317
Interest	-	175,192	161,135	336,327
Impact fees	-	-	3,698,808	3,698,808
Total revenues	1,011,935	3,208,844	9,141,260	13,362,039
EXPENDITURES				
Current:				
General government	206,703	-	20,363	227,066
Maintenance and operations	340,068	-	-	340,068
Debt service:				
Principal	-	1,195,000	-	1,195,000
Interest	-	1,976,566	-	1,976,566
Capital outlay	-	-	14,645,075	14,645,075
Total expenditures	546,771	3,171,566	14,665,438	18,383,775
Excess (deficiency) of revenues over (under) expenditures	465,164	37,278	(5,524,178)	(5,021,736)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(595,895)	595,895	-
Total other financing sources (uses)	-	(595,895)	595,895	-
Net change in fund balances	465,164	(558,617)	(4,928,283)	(5,021,736)
Fund balances - beginning	33,909	4,103,669	4,900,440	9,038,018
Fund balances - ending	\$ 499,073	\$ 3,545,052	\$ (27,843)	\$ 4,016,282

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (5,021,736)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	14,645,075
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,195,000
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	11,007
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>14,461</u>
Change in net position of governmental activities	<u><u>\$ 10,843,807</u></u>

See notes to the financial statements

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, certain Board members are affiliated with BTI Partners ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund Class Y	\$ 4,789,208	S&P AAAm	Weighted average of the fund portfolio: 31 days
	<u>\$ 4,789,208</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 595,895
Capital projects	595,895	-
Total	<u>\$ 595,895</u>	<u>\$ 595,895</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures as the District met the reserve release conditions on the Series 2021 Bonds and transferred a portion of the reserve balance to the construction trust account.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 51,355,541	\$ 14,645,075	\$ -	\$ 66,000,616
Total capital assets, not being depreciated	51,355,541	14,645,075	-	66,000,616
Governmental activities capital assets, net	\$ 51,355,541	\$ 14,645,075	\$ -	\$ 66,000,616

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

NOTE 7 – LONG-TERM LIABILITIES

Series 2021 Area 1

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the District met the Reserve release conditions on the Series 2021 Bonds and transferred \$556,290 from the reserve account to the construction account.. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022 Area 2

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

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$115,000 of the Series 2022 Bonds. See Note 13 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 19,095,000	\$ -	\$ 420,000	\$ 18,675,000	\$ 430,000
Plus: bond premium	142,106	-	5,075	137,031	-
Series 2022	33,285,000	-	775,000	32,510,000	675,000
Plus: bond premium	166,098	-	5,932	160,166	-
Total	<u>\$ 52,688,204</u>	<u>\$ -</u>	<u>\$ 1,206,007</u>	<u>\$ 51,482,197</u>	<u>\$ 1,105,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,105,000	\$ 1,942,018	\$ 3,047,018
2026	1,135,000	1,911,018	3,046,018
2027	1,170,000	1,879,168	3,049,168
2028	1,205,000	1,843,618	3,048,618
2029	1,245,000	1,804,228	3,049,228
2030-2034	6,915,000	8,367,949	15,282,949
2035-2039	8,350,000	6,971,760	15,321,760
2040-2044	10,130,000	5,224,940	15,354,940
2045-2049	12,360,000	3,036,800	15,396,800
2050-2052	7,570,000	569,597	8,139,597
Total	<u>\$ 51,185,000</u>	<u>\$ 33,551,096</u>	<u>\$ 84,736,096</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund portions of the construction project. In connection with that agreement, Developer contributions to the capital projects fund were \$5,281,317 during the current fiscal year. The Developer has also provided the District with a general reserve for operations of \$21,000 which will be repaid to the Developer at a later date.

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

The District collected a total of \$3,698,808 of impact fees from the Developer during the current fiscal year.

NOTE 9 – CONCENTRATION

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

NOTE 10 – MANAGEMENT COMPANY

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

NOTE 11 – RISK MANAGEMENT

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

NOTE 12 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2024, the District had open contracts for various construction projects. The contracts totaled approximately \$14.9 million, of which approximately \$2.7 million was uncompleted at September 30, 2024.

NOTE 13 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$25,000 of the Series 2022 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 992,733	\$ 1,011,935	\$ 19,202
Total revenues	<u>992,733</u>	<u>1,011,935</u>	<u>19,202</u>
EXPENDITURES			
Current:			
General government	152,990	206,703	(53,713)
Maintenance and operations	839,743	340,068	499,675
Total expenditures	<u>992,733</u>	<u>546,771</u>	<u>445,962</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	465,164	<u>\$ 465,164</u>
Fund balance - beginning		<u>33,909</u>	
Fund balance - ending		<u>\$ 499,073</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0
Independent contractor compensation	\$142,224
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$245.32 Debt service - \$797.52 - \$1,303.13
Special assessments collected	\$4,045,587
Outstanding Bonds:	see Note 7 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Edgewater East Community Development District, Osceola County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 27, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

B. Shaw & Associates

June 27, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Edgewater East Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

Grau & Associates

June 27, 2025



Grau & Associates

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Edgewater East Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 27, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 27, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2025-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER
EAST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2024;

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

1. The Audited Financial Statements for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

8

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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

9



Landscape Maintenance Agreement

Attn: **EDGEWATER EAST CDD- ED2 Clay Whaley ROW C/O BTI Partners**
4798 New Broad Street, Orlando, FL 32814

Submitted By: SSS Down to Earth Opco LLC (DTE)

Edgewater EAST CDD-ED2 Clay Whaley ROW

Landscape Maintenance Summary

Landscape Maintenance	Based on 42 Weeks of Service	\$13,843.86	Annually
Irrigation Maintenance		\$1,747.20	Annually
Fertilization & Pest Control		\$1,634.00	Annually

Total Annual Fee	\$ 17,225.06
Total Monthly Fee	\$ 1,435.42

Edgewater EAST CDD-ED2 Clay Whaley ROW CO
BTI Partners

Name _____

Title _____

Signature _____ Date _____

Down To Earth

Name _____

Title _____

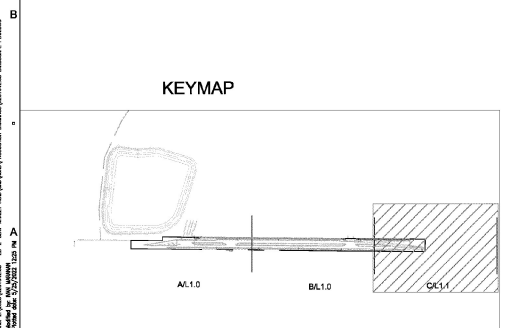
Signature _____ Date _____

Scope Calendar

Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓					✓			4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization				✓						✓			2
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due 30 days from the invoice date, or a Credit Card may be used. Version 4 4 2024.



PLANT SCHEDULE

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	LIN	18	<i>Leguminosia indica</i> 'Natchez' / Natchez Crepe Myrtle	85 gal	12" HT. X 5" SPRED, 6" CT. 3" CAL	12" HT. x 5" SPRL 6" CT.
	MG	5	<i>Macnolia grandiflora</i> 'D.D. Blanchard' TM / Southern Magnolia	100 GAL	4" CAL	15" HT. MATCHED
	PE	67	<i>Pinus ellioti</i> 'Dense' / South Florida Slash Pine	F.G.	10'-13" HT. X 4" SPRED, 4" MIN. CAL.	10'-13" HT. X 4" SPRED
	QV	42	<i>Quercus virginiana</i> / Live Oak	100 gal	15'-16" HT. X 6" SPRED, 7" MIN. CT. 4" MIN. CAL.	14" HT. X 6" SPRED, 7" MIN CT.
	SP	51	<i>Sabal palmeto</i> / Cabbage Palm	F.G.	8'-16" CT.	8'-16" C.T.
SHRUB AREAS						
	HP	522	<i>Hamelia patens</i> / Firebush	3 gal	FULL, 30" O.C.	30" O.C.
	HD2	3,139	<i>Hallanthus dubius</i> / Dune Sunflower	1 gal	FULL	12" O.C.
	PN	501	<i>Ilex vomitoria</i> 'Nana' / Dwarf Yaupon Holly	3 gal	FULL, 30" O.C.	30" O.C.
	BR	227	<i>Sesuviae repens</i> 'Cinereo' / Silver Saw Palmetto	3 gal	FULL, 48" O.C.	48" O.C.
	ZF	125	<i>Zamia floridana</i> / Coorilo Palm	3 gal	FULL	30" O.C.
GROUND COVERS						
	PN	0,983 sf	<i>Paspalum notatum</i> / Bahiá Grass	50d		
	SS	50,339 sf	<i>Stenotaphrum secundatum</i> 'CitraBlue' / CitraBlue St. Augustine	50d		

KEY MAP

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ISSUED FOR:

1	PER COUNTY COMMENTS	25 MAR 20
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2	PER COUNTY COMMENTS	13 APR 22
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PROJECT NUMBER R201042.05

DATE: 03-02-2022

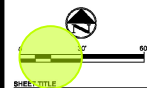
DATE: _____ T = 37-0°

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CHECKED BY: _____ IM

DRAWING SCALE AND NORTH ARROW



LANDSCAPE PLAN

SHEET NUMBER _____

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1

0504 0155

SDP21-0157

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

ADDENDUM TO PROPOSAL BETWEEN THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND BIO-TECH CONSULTING, LLC (“CONSULTANT”) FOR PROFESSIONAL SERVICES

District:	Edgewater East Community Development District	Consultant:	Bio-Tech Consulting, LLC
Mailing Address:	c/o Wrathell Hunt & Associates 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Mailing Address:	3025 East South Street Orlando, Florida 32803
Phone:	(561) 571-0010	Email:	mark@bio-techconsulting.com

The following provisions supplement the proposal, dated June 30, 2025, and attached hereto as **Exhibit A** (the “Agreement”).

1. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. The Consultant or any subconsultant performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Consultant’s legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, including Independent Consultants Coverage for bodily injury and property damage in connection with subconsultants’ operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Consultant of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Consultant shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. Consultant agrees that nothing in the Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
4. Consultant agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Consultant, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District’s percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the District for any and all percentage of fault attributable to Consultant for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

5. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The provision supersedes any provisions in the Agreement related to attorney's fees for collection efforts.
6. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days' written notice by the District to the Consultant. Consultant shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Consultant shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
7. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **Ernesto Torres** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, TORRESE@WHHASSOCIATES.COM, AND 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

8. The Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
9. The Consultant agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
10. Consultant certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Consultant is found to have submitted a false statement with regards to the prior sentence, has been placed on the

Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

11. In all matters relating to the Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant, if there are any, in the performance of the Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity.
12. Section 7.5 of the Agreement is amended to remove the words “defend, indemnify, and” from the second line.
13. Section 9.1 of the Agreement is amended to replace the last sentence with the following sentence: *[t]he Client agrees to save consultant harmless for loss, damage or liability arising from acts by Client, Client’s agent, staff and other consultants employed by Client.*
14. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

BIO-TECH CONSULTING, LLC

Digitally signed by Mark Ausley

8F120E7ADF7B4A0...

By:

Its: Mark Ausley

Date: 7/3/2025

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**

Digitally signed by Ken Mays

By: Ken Mays

Its: VILE CHAIR

Date: 7/3/25

EXHIBIT A

Orlando [HeadQuarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5154 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Land & Aquatic
Management Operations]
3825 Rouse Road
Orlando, FL 32817



Bio-Tech Consulting

Environmental and Permitting

June 30, 2025

Kevin Kramer
Edgewater East Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Proj: Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation
Re: Proposal for Environmental Services - (BTC Proposal No. 25-949)

Dear Kevin:

Bio-Tech Consulting (BTC) is pleased to provide this proposal for environmental services associated with Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Please note, a deposit of \$16,992.00 (i.e., \$15,000.00 = 50% recipient site costs + \$1,992.00 = FWC mitigation fee) will be required prior to submitting the application to FWC and to secure the Gopher Tortoise Recipient Site Reservation Letter. The FWC Mitigation Fee of \$1,992.00 is based on an estimated population of five (5) tortoises at the time of application.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,
Mark Ausley
Vice President of Regulatory and Wildlife
Sciences

877.894.5969 407.894.5969 fax 407.894.5970 info@bio-techconsulting.com bio-techconsulting.com

Kevin Kramer, BTI Partners
Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation (BTC Proposal # 25-949)

**PROPOSAL FOR ENVIRONMENTAL SERVICES
CROSS PRAIRIE PKWY PHASE 2 ED6 - GOPHER TORTOISE
RELOCATION
BTC PROPOSAL No. 25-949**

1. FFWCC - GT MITIGATION FEE (11-10)

Pursuant to the Gopher Tortoise Permitting Guidelines (revised April 2023), the Florida Fish and Wildlife Conservation Commission (FFWCC) has implemented a per tortoise mitigation fee for all tortoises that will be impacted as a result of development activities. This fee must be paid to FFWCC prior to permit issuance.

NOTES: The following tasks are based on a survey identifying 10 burrows with an estimated population of 5 tortoises.

TOTAL PRICE: \$1,992.00

2. FFWCC - GT PERMIT APPLICATION (11-11)

Submit an application to the Florida Fish and Wildlife Conservation Commission (FFWCC) and obtain a Gopher Tortoise "10 or Fewer" or a "Conservation" Permit. Once issued, the "10 or Fewer" or "Conservation" Permit will be valid for 12 months.

TOTAL PRICE: \$1,200.00

3. FFWCC - GT COORDINATION (11-16)

Coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC) regarding the relocation of tortoises from the project site. This task may include replying to requests for additional information FFWCC may send out or conducting a site visit to verify current population.

TOTAL PRICE: \$1,200.00

4. FFWCC - GT AFTER ACTION REPORTING (11-17)

Submit an "After-action Report" to the Florida Fish and Wildlife Conservation Commission within 45 days of the excavation efforts. This report will detail weight, size and sex of the gopher tortoise as well as the overall success of the relocation efforts.

TOTAL PRICE: \$400.00

5. GT RELOCATION - BACKHOE & OPERATOR (11-21)

Upon issuance of either the "10 or Fewer" or "Conservation" permit, gopher tortoise burrows will be excavated via a backhoe with an Authorized Agent.

TOTAL PRICE: \$2,000.00

6. GT RELOCATION - BIOLOGIST & TRANSPORTATION (11-22)

Upon issuance of either the "10 or Fewer" or "Conservation" relocation permit, the on-site gopher tortoise burrows will be excavated by a Florida Fish and Wildlife Conservation Commission-approved Authorized Agent and will be transported to a recipient site within 24-72 hours.

TOTAL PRICE: \$2,400.00

7. GT RELOCATION - RECIPIENT SITE FEE (11-23)

Upon issuance of either the "10 or Fewer" or "Conservation" relocation permit, the on-site gopher tortoise burrows will be relocated by a Florida Fish and Wildlife Conservation Commission-approved Authorized Agent.

Total Number of GTs: 5

Per GT Price: \$6,000.00

TOTAL PRICE: \$30,000.00

INITIAL: JK (BTC) _____ (Client)



Kevin Kramer, BTI Partners
Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation (BTC Proposal # 25-949)

INITIAL: JK (BTC) _____ (Client)



Kevin Kramer, BTI Partners
 Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation (BTC Proposal # 25-949)

Bio-Tech Consulting
Time & Materials Schedule

Expert Witness	\$350.00-\$400.00/Hour
President, John Miklos	\$300.00/Hour
Vice Presidents/Directors	\$200.00/Hour
Senior Scientist	\$200.00/Hour
Environmental Lead	\$185.00/Hour
Environmental Scientist IV	\$175.00/Hour
Environmental Scientist III	\$165.00/Hour
Environmental Scientist II	\$155.00/Hour
Environmental Scientist I	\$145.00/Hour
Land Management Supervisor	\$150.00/Hour
Environmental Field Tech	\$105.00/Hour
GIS and Data Analyst	\$120.00/Hour
Administration	\$75.00/Hour
Materials & Costs	Cost + 12%

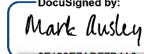
Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, LLC, and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:


John Miklos, President
Bio-Tech Consulting, LLC

June 30, 2025

Date

DocuSigned by:

 8F120E7ADE7B4A0
Authorized Signatory

7/3/2025

Date

INITIAL:  (BTC) _____ (Client)



Kevin Kramer, BTI Partners
Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation (BTC Proposal # 25-949)

MANDATORY

Billing/Accounts Payable Contact:

Billing Information: Name: _____
Title: _____
Company: _____
Address: _____

Phone: _____
Cell: _____
Fax: _____
E-mail: _____

☐

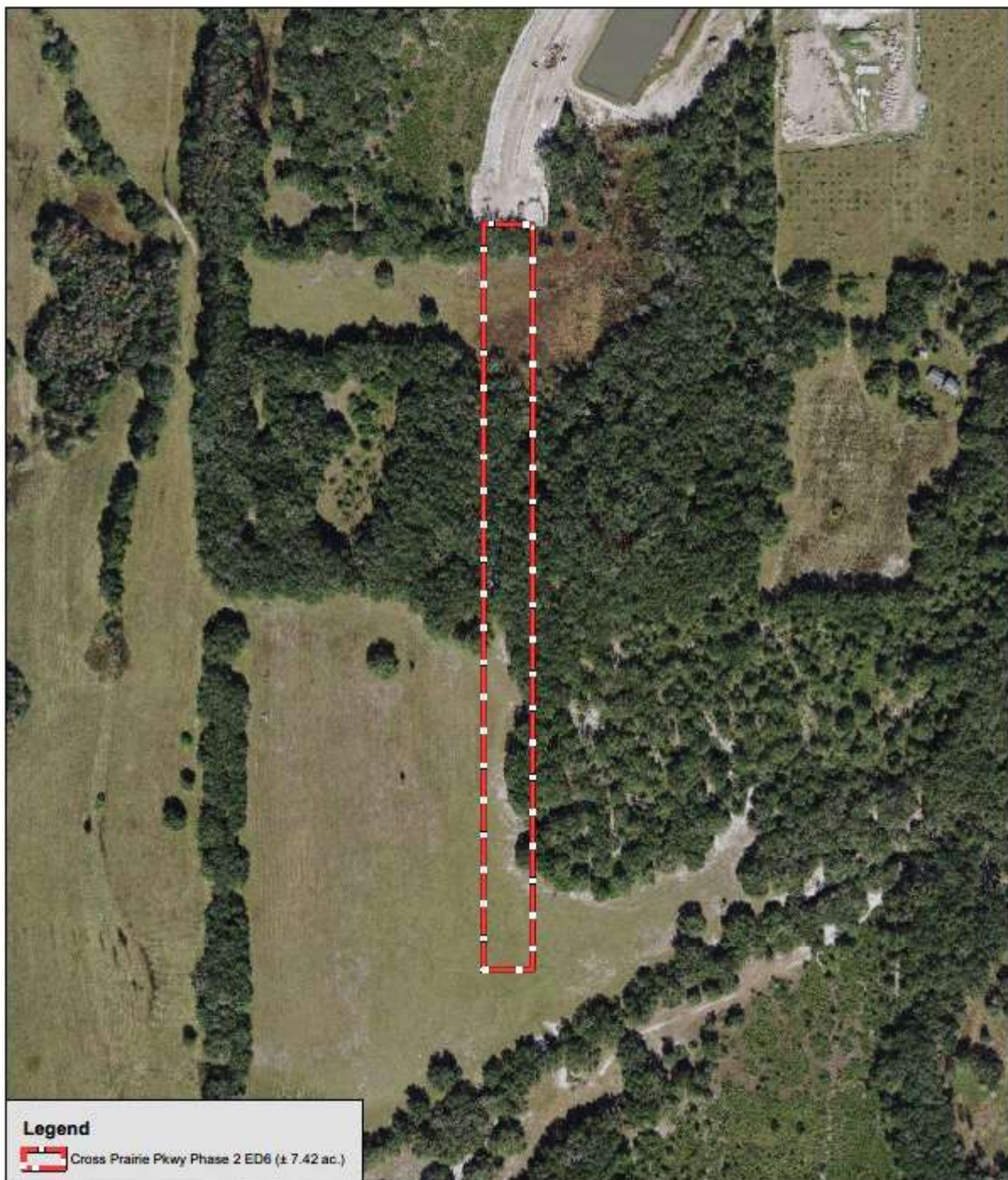
Please check here if you prefer to receive a paper invoice

Landowner/Access Contact Information:

Name: _____
Phone: _____
Gate Code: _____
Access Point: _____
Tenants Present: _____
Other Relevant Information:

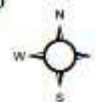
INITIAL: JK (BTC) _____ (Client)





 **Bio-Tech Consulting**
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone 407.894.5969 Fax 407.894.5970
bio-techconsulting.com

Cross Prairie Pkwy Phase 2 ED6
Osceola County, Florida
Figure 2
2024 Aerial Photograph



 400 Feet
Project #: 1288-24
Produced By: EM
Date: 5/30/2025

[i]

Bio-Tech Consulting, LLC
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, LLC heretofore referred to as the "Consultant" has the responsibility for providing the services described under the "Scope of Services" section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The "Client", or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.



[a]

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility



(ii)

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

[w]

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.



EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B



Bio-Tech Consulting

Environmental and Permitting

June 30, 2025

Kevin Kramer

Edgewater East Community Development District

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Proj: Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation

Re: Proposal for Environmental Services - (BTC Proposal No. 25-949)

Dear Kevin:

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Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,

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Vice President of Regulatory and Wildlife
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Orlando [Land & Aquatic
Management Operations]
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Orlando, FL 32817

**PROPOSAL FOR ENVIRONMENTAL SERVICES
CROSS PRAIRIE PKWY PHASE 2 ED6 - GOPHER TORTOISE
RELOCATION
BTC PROPOSAL No. 25-949**

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NOTES: The following tasks are based on a survey identifying 10 burrows with an estimated population of 5 tortoises.

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Total Number of GTs: 5

Per GT Price: \$6,000.00

TOTAL PRICE: \$30,000.00

Kevin Kramer, BTI Partners
Cross Prairie Pkwy Phase 2 ED6 - Gopher Tortoise Relocation (BTC Proposal # 25-949)

INITIAL: *JK* (BTC) *LM* (Client)

Bio-Tech Consulting
Time & Materials Schedule

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President, John Miklos	\$300.00/Hour
Vice Presidents/Directors	\$200.00/Hour
Senior Scientist	\$200.00/Hour
Environmental Lead	\$185.00/Hour
Environmental Scientist IV	\$175.00/Hour
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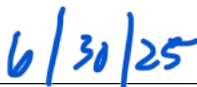
John Miklos, President
Bio-Tech Consulting, LLC

June 30, 2025

Date



Authorized Signatory
KEVIN MAYS



Date

INITIAL:  (BTC)  (Client)

MANDATORY

Billing/Accounts Payable Contact:

Billing Information: Name: _____
 Title: _____
 Company: _____
 Address: _____

 Phone: _____
 Cell: _____
 Fax: _____
 E-mail: _____

☐

Please check here if you prefer to receive a paper invoice

Landowner/Access Contact Information:

Name: _____
Phone: _____
Gate Code: _____
Access Point: _____
Tenants Present: _____
Other Relevant Information:

INITIAL: *JK* (BTC) _____ (Client)



Legend



Cross Prairie Pkwy Phase 2 ED6 ($\pm$ 7.42 ac.)

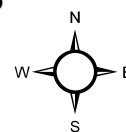


Bio-Tech Consulting

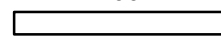
Environmental and Permitting

3025 East South Street Orlando, FL 32803
Phone 407.894.5969 Fax 407.894.5970
bio-techconsulting.com

Cross Prairie Pkwy Phase 2 ED6
Osceola County, Florida
Figure 2
2024 Aerial Photograph



400

 Feet

Project #: 1288-24

Produced By: EM

Date: 5/30/2025

Bio-Tech Consulting, LLC
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SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Special Revenue Fund TOHO	Special Revenue Fund W&S Impact Fees	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Force Main Capital Projects Fund	Total Governmental Funds
ASSETS									
Cash	\$ 971,231	\$ 700	\$1,385,150	\$ -	\$ -	\$ -	\$ -	\$3,566,219	\$ 5,923,300
Investments									
Revenue	-	-	-	33,140	109,934	-	-	-	143,074
Reserve	-	-	-	556,290	1,949,679	-	-	-	2,505,969
Prepayment	-	-	-	12,503	2,202	-	-	-	14,705
Interest	-	-	-	344,808	-	-	-	-	344,808
Construction	-	-	-	-	-	9,182	140,279	-	149,461
Construction - E2	-	-	-	-	-	-	35	-	35
Construction - E5	-	-	-	-	-	-	10	-	10
Construction - E6N	-	-	-	-	-	-	11	-	11
Cost of issuance	-	-	-	11,306	-	-	-	-	11,306
Due from Landowner	424,385	-	-	-	-	-	660,408	-	1,084,793
Due from general fund	-	-	-	4,961	-	-	-	-	4,961
Due from DSF 2022	5,725	-	-	-	-	-	-	-	5,725
Due from SRF	-	-	-	-	-	-	-	624,816	624,816
Due from SRF TOHO 1249	1,000	-	-	-	-	-	-	-	1,000
Due from force main capital projects fund	25,782	-	-	-	-	-	405,286	-	431,068
Utility deposit	240	-	-	-	-	-	-	-	240
Total assets	<u>\$1,428,363</u>	<u>\$ 700</u>	<u>\$1,385,150</u>	<u>\$963,008</u>	<u>\$2,061,815</u>	<u>\$ 9,182</u>	<u>\$1,206,029</u>	<u>\$4,191,035</u>	<u>\$11,245,282</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 12,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,025
Contracts payable	-	-	-	-	-	-	800,687	1,159,195	1,959,882
Retainage payable	-	-	-	-	-	-	296,362	433,191	729,553
Due to general fund	-	1,000	-	-	5,725	-	-	25,782	32,507
Due to debt service fund 2021	4,961	-	-	-	-	-	-	-	4,961
Due to capital project fund	-	-	-	-	-	-	-	405,286	405,286
Due to force main capital projects fund	-	-	624,816	-	-	-	-	-	624,816
Due to other	-	-	526,717	-	-	-	-	-	526,717
Tax payable	61	-	-	-	-	-	-	-	61
Landowner advance	21,000	-	-	-	-	-	-	-	21,000
Total liabilities	<u>38,047</u>	<u>1,000</u>	<u>1,151,533</u>	<u>-</u>	<u>5,725</u>	<u>-</u>	<u>1,097,049</u>	<u>2,023,454</u>	<u>4,316,808</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	424,385	-	-	-	-	-	660,408	-	1,084,793
Total deferred inflows of resources	<u>424,385</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>660,408</u>	<u>-</u>	<u>1,084,793</u>
Fund balances:									
Restricted for:									
Special revenue	-	(300)	233,617	-	-	-	-	-	233,317
Debt service	-	-	-	963,008	2,056,090	-	-	-	3,019,098
Capital projects	-	-	-	-	-	9,182	(551,428)	2,167,581	1,625,335
Unassigned	965,931	-	-	-	-	-	-	-	965,931
Total fund balances	<u>965,931</u>	<u>(300)</u>	<u>233,617</u>	<u>963,008</u>	<u>2,056,090</u>	<u>9,182</u>	<u>(551,428)</u>	<u>2,167,581</u>	<u>5,843,681</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,428,363</u>	<u>\$ 700</u>	<u>\$1,385,150</u>	<u>\$963,008</u>	<u>\$2,061,815</u>	<u>\$ 9,182</u>	<u>\$1,206,029</u>	<u>\$4,191,035</u>	<u>\$11,245,282</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,780	\$ 374,540	\$ 373,787	100%
Assessment levy: off-roll	17,412	597,144	1,103,811	54%
Lot closings	-	82,282	-	N/A
Total revenues	<u>20,192</u>	<u>1,053,966</u>	<u>1,477,598</u>	71%
EXPENDITURES				
Professional & administrative				
Supervisor fees	215	1,077	-	N/A
Management/admin/recording	4,000	36,000	48,000	75%
Legal	4,543	56,626	50,000	113%
Engineering	11,135	34,900	7,500	465%
Audit	-	3,000	6,500	46%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	1,500	2,000	75%
Trustee 2021	-	8,063	5,725	141%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	4,124	5,500	75%
DSF accounting & assessment rolls - Series 2022	458	4,124	5,500	75%
Telephone	17	150	200	75%
Postage	54	649	500	130%
Printing & binding	42	375	500	75%
Legal advertising	-	5,024	6,500	77%
Annual special district fee	-	175	175	100%
Insurance	-	6,016	5,750	105%
Contingencies/bank charges	254	1,869	500	374%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>21,343</u>	<u>164,377</u>	<u>152,990</u>	107%
Field operations				
Field operations management	1,458	13,125	75,000	18%
Accounting	-	-	2,500	0%
Stormwater management				
Lake maintenance	1,104	8,276	19,524	42%
Streetlighting	4,962	36,214	107,296	34%
Repairs & maintenance	450	15,466	82,863	19%
Electricity	661	4,283	3,900	110%
Toho water expense	-	7,804	-	N/A
Landscape maint.				
Maintenance contract	30,073	271,865	402,820	67%
Plant replacement	-	1,903	40,282	5%
Landscape contingency	-	-	40,282	0%
Irrigation	18,091	51,413	234,115	22%
Trash services	952	4,520	10,000	45%
Total field operations	<u>57,751</u>	<u>414,869</u>	<u>1,018,582</u>	41%
Other fees & charges				
Tax collector	56	7,862	7,787	101%
Total other fees & charges	<u>56</u>	<u>7,862</u>	<u>7,787</u>	101%
Total expenditures	<u>79,150</u>	<u>587,108</u>	<u>1,179,359</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(58,958)	466,858	298,239	
Fund balances - beginning	1,024,889	499,073	14,675	
Fund balances - ending	<u>\$ 965,931</u>	<u>\$ 965,931</u>	<u>\$ 312,914</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND TOHO
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Contingencies	<u>150</u>	<u>300</u>
Total expenditures	<u>150</u>	<u>300</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (150)	 (300)
 Fund balance - beginning	 (150)	 -
Fund balance - ending	<u><u>\$ (300)</u></u>	<u><u>\$ (300)</u></u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND W&S IMPACT FEES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
REVENUES		
Uncoded revenue	\$ -	\$ 233,933
Total revenues	<u>-</u>	<u>233,933</u>
EXPENDITURES		
Contingencies	<u>166</u>	<u>316</u>
Total expenditures	<u>166</u>	<u>316</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (166)	 233,617
 Fund balance - beginning	 <u>233,783</u>	 <u>-</u>
Fund balance - ending	<u><u>\$ 233,617</u></u>	<u><u>\$ 233,617</u></u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 8,331	\$ 1,122,425	\$ 1,119,962	100%
Assessment prepayments	-	12,472	-	N/A
Interest	3,127	35,415	-	N/A
Total revenues	<u>11,458</u>	<u>1,170,312</u>	<u>1,119,962</u>	104%
EXPENDITURES				
Debt Service				
Principal	-	430,000	430,000	100%
Interest	-	687,330	687,330	100%
Total debt service	<u>-</u>	<u>1,117,330</u>	<u>1,117,330</u>	100%
Other fees & charges				
Tax collector	166	22,430	23,333	96%
Total other fees and charges	<u>166</u>	<u>22,430</u>	<u>23,333</u>	96%
Total expenditures	<u>166</u>	<u>1,139,760</u>	<u>1,140,663</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	11,292	30,552	(20,701)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(1,851)</u>	<u>(17,351)</u>	<u>-</u>	N/A
Total other financing sources	<u>(1,851)</u>	<u>(17,351)</u>	<u>-</u>	N/A
Fund balances - beginning	953,567	949,807	931,386	
Fund balances - ending	<u>\$ 963,008</u>	<u>\$ 963,008</u>	<u>\$ 910,685</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 1,154,426	\$ 1,930,402	60%
Lot closings	-	228,633	-	N/A
Interest	7,198	71,793	-	N/A
Total revenues	<u>7,198</u>	<u>1,454,852</u>	<u>1,930,402</u>	75%
EXPENDITURES				
Debt service				
Principal	-	695,000	675,000	103%
Principal prepayment	-	45,000	-	N/A
Interest	-	1,254,007	1,255,656	100%
Total debt service	<u>-</u>	<u>1,994,007</u>	<u>1,930,656</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	7,198	(539,155)	(254)	
Fund balances - beginning	<u>2,048,892</u>	<u>2,595,245</u>	<u>2,561,050</u>	
Fund balances - ending	<u>\$ 2,056,090</u>	<u>\$ 2,056,090</u>	<u>\$ 2,560,796</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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 24	\$ 1,113
Total revenues	<u>24</u>	<u>1,113</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	24	1,113
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,851	17,351
Transfer out	-	(70,568)
Total other financing sources/(uses)	<u>1,851</u>	<u>(53,217)</u>
Fund balances - beginning	7,307	61,286
Fund balances - ending	<u>\$ 9,182</u>	<u>\$ 9,182</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, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,321,613
W&S impact fee credits	-	367,590
Interest & miscellaneous	710	16,551
Total revenues	<u>710</u>	<u>1,705,754</u>
EXPENDITURES		
Construction costs - project infrastructure	<u>120,115</u>	<u>2,643,907</u>
Total expenditures	<u>120,115</u>	<u>2,643,907</u>
Excess/(deficiency) of revenues over/(under) expenditures	(119,405)	(938,153)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>405,286</u>	<u>475,854</u>
Total other financing sources/(uses)	<u>405,286</u>	<u>475,854</u>
Fund balances - beginning	(837,309)	(89,129)
Fund balances - ending	<u>\$ (551,428)</u>	<u>\$ (551,428)</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FORCE MAIN CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Offsite force main contribution	\$ 219,530	\$ 14,600,838
W&S impact fee credits	405,286	405,286
Interest & miscellaneous	12,059	178,867
Total revenues	<u>636,875</u>	<u>15,184,991</u>
EXPENDITURES		
Construction costs	2,664,752	12,611,386
Contingencies	97	738
Total expenditures	<u>2,664,849</u>	<u>12,612,124</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,027,974)	2,572,867
OTHER FINANCING SOURCES/(USES)		
Transfer out	(405,286)	(405,286)
Total other financing sources/(uses)	<u>(405,286)</u>	<u>(405,286)</u>
Net change in fund balances	(2,433,260)	2,167,581
Fund balances - beginning	4,600,841	-
Fund balances - ending	<u><u>\$ 2,167,581</u></u>	<u><u>\$ 2,167,581</u></u>

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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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 June 5, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Shawn Hindle	District Engineer
Bryan Merced	Field Operations Manager
Dave D'Ambrosio (via telephone)	BTI Partners
Eric Lavoie	BTI Partners
Josh Feagin	Duval Landscape

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:03 a.m. Supervisors Kramer, Mays and Onorato were present. Supervisors Breakstone and Pino were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-11, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Mr. Torres presented Resolution 2025-11. He reviewed the proposed Fiscal Year 2026 budget compared to the Fiscal Year 2025 budget and explained the reasons for any changes.

The consensus was to amend the proposed Fiscal Year 2026 budget to keep assessments at the same levels as Fiscal Year 2025.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-11, Approving Proposed Budget(s) for FY 2026, as amended; Setting a Public Hearing Thereon for August 7, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., at 8 Broadway, Suite 104, Kissimmee, Florida 34741, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026; and Providing for an Effective Date

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Insert "January 8, 2026"

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026, as amended; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: Memorandum Regarding Direct Purchase of Materials

Mr. Eckert presented the Kutak Rock Memorandum Regarding Direct Purchase of Materials. Purchasing materials directly can result in cost savings to the CDD, generating additional funds for construction. He recommended procuring insurance to prevent the risk of loss of direct-purchased materials. Mr. Mays stated, to meet the tax exemption requirement, the CDD must bear the risk of loss.

A. Consideration of Resolution 2025-13, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural

Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-13, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-15. The sole purpose of this Resolution is to add Felix Rodriguez; all prior appointments to the Board remain unaffected by this Resolution.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, The Resolution 2025-15, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Impact Fee Credit Reconciliation Agreements

- 125
- 126 A. Reimbursement Agreement for Water Impact Fee Credits [JCH CP, LLC]
- 127 B. Reimbursement Agreement for Water Impact Fee Credits [M/I Homes of Orlando, LLC]
- 128 (in substantial form)
- 129 C. Reimbursement Agreement for Overuse of Water Impact Fee Credits [Meritage Homes
- 130 of Florida, Inc.]
- 131 D. Reimbursement Agreement for Sewer Impact Fee Credits [M/I Homes of Orlando, LLC,
- 132 Edgewater Property Holdings, LLC] (in substantial form)
- 133 E. Reimbursement Agreement for Overuse of Sewer Impact Fee Credits [JCH CP, LLC,
- 134 Edgewater Property Holdings, LLC]
- 135 F. Reimbursement Agreement for Overuse of Sewer Impact Fee Credits [Meritage Homes
- 136 of Florida, Inc., Edgewater Property Holdings, LLC]

137 On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the

138 Impact Fee Credit Reconciliation Agreements, listed in Items 8A through 8F,

139 were approved.

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142 **NINTH ORDER OF BUSINESS**

143 **Consideration of Down to Earth Estimate**

144 **#119702 for Refreshment of Crush Shell**

145 **Rock on Trail**

146 Mr. Torres presented Down to Earth Estimate #119702, in the amount of \$134,071.38,

147 which exceeds his level of authority to approve.

148 A Board Member voiced their opinion that the improvement is the responsibility of the

149 builders and there should be a two-year maintenance bond and that the Board needs to see the

150 specifications and the builder needs to build it to that specifications for two years.

151 Discussion ensued regarding the trail, the builder possibly not meeting design

152 specifications, a County obligation to facilitate the improvement, the builders' specifications

153 and how best to proceed.

154 The consensus was for the District Engineer to review the specifications, send a notice

155 to the builder, examine the construction of the trail and report back.

156 Mr. Torres stated District Management will monitor and track this and provide updates.

157

158 **TENTH ORDER OF BUSINESS**

159 **Authorization for Chair or Vice Chair to**

160 **Execute Edgewater Cross Prairie – Phase 1**

Plat

Mr. Torres presented the Edgewater Cross Prairie – Phase 1 Plat. Mr. Eckert stated this is the Lennar plat that was recorded on May 25, 2025; it should be for ratification, not approval.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Edgewater Cross Prairie – Phase 1 Plat, including any actions taken by the Chair or Vice Chair, was ratified.

ELEVENTH ORDER OF BUSINESS**Approval of Transportation Credit Tri-Party Agreement (in substantial form)**

Mr. Torres presented the Transportation Credit Tri-Party Agreement. Mr. Eckert asked for the Board’s authorization to finalize the Agreement when it comes time to do so.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Transportation Credit Tri-Party Agreement, in substantial form, and authorizing District Counsel to finalize the Agreement, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2025-16 Supplemental Assessment Resolution for Assessment Area 3**

- Final Supplemental Assessment Methodology Report for Assessment Area 3**

Mr. Eckert stated this item is still underway and asked to defer it to the next meeting.

A Board Member asked if today’s meeting will be continued to the end of the month.

Mr. D’Ambrosio stated Staff is targeting June 25, 2025 to approve the assessment resolution.

THIRTEENTH ORDER OF BUSINESS**Ratification Items**

A. Edgewater Property Holdings, LLC, Temporary Construction Easement Offsite Force Main Project

B. Ferguson Waterworks Change Orders for [Cross Prairie Parkway to Cord Ave, Offsite Force Main]

I. No. 3

II. No. 4

C. K. Hovnanian Four Seasons at Crossprairie, LLC Assignment of Impact Fee Credits (ED6)

- 199 **D. Down to Earth Construction Agreement [ED2 Clay Whaley Road, Phase 2 – Landscape**
200 **and Irrigation Work]**
- 201 **E. City of St. Cloud Authorization Letter for ED2 Landscape and Irrigation and Installation**
202 **Work**
- 203 **F. Lennar Homes, LLC, Temporary Access and Construction Easement Agreement (Eagle**
204 **Monitoring)**
- 205 **I. Subpermittee Authorization Agreement (Bald Eagle Incidental Take Permit) for**
206 **informational purposes**
- 207 **G. Consideration of The Lake Doctors, Inc. Third Amendment to The Lake Doctors, Inc. for**
208 **Water Management Services Agreement**

209 **On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor,**
210 **Items A through G, as listed, were ratified.**

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213 **FOURTEENTH ORDER OF BUSINESS**

Consent Agenda

- 214
215 **A. Acceptance of Unaudited Financial Statements as of April 30, 2025**
- 216 **B. Approval of April 3, 2025 Regular Meeting Minutes**

217 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**
218 **Unaudited Financial Statements as of April 30, 2025, were ratified, and the**
219 **April 3, 2025 Regular Meeting Minutes, as presented, were approved.**

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222 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

- 223
224 **A. District Counsel: Kutak Rock LLP**

225 Mr. Eckert stated the recent legislative session was uneventful.

- 226 **• Discussion: Memorandum Regarding Collection and Distribution of Force Main**
227 **Fee**

228 Mr. Eckert stated this item was previously approved; the Memorandum is informational.

- 229 **• Discussion: Status of Agreement for Cross Prairie Parkway South Civil Site Work**
230 **with Jr. Davis**

231 Mr. Eckert stated the Cross Prairie South Agreement is in flux. Staff is working through
232 the issues and will provide an update once everything is resolved and the contract is executed.

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

234 Mr. Hindle reported the following:

➤ A few inlets on Knotty Pine are filled with construction debris; it will be suggested to the builder that the contractor clean the inlets before final inspection with the City.

➤ Jones Homes and their contractors will be asked to address a damaged sidewalk at the end of a roadway.

➤ All plans and permits for a project on Kissimmee Park Road being built by Bella Terra, are undergoing final review. The CDD must convey the rights-of-way (ROWs) and easements to them. Staff is getting the plat together.

Mr. Mays suggested recording the plat sooner rather than later.

Mr. Hindle stated that he recently met with Hazen regarding shifting the water main so that trees can be planted, which is required by code.

➤ The payouts for Nos. 3 and 4 on the off-site force main are delayed.

Discussion ensued regarding rescheduling the July 3, 2025 meeting, the bid opening meeting date, awarding the landscape contract at the August meeting and extending the bid submittal due date to July.

C. Field Operations: Wrathell, Hunt and Associates, LLC

The Field Operations Status Report was included for informational purposes.

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

- **NEXT MEETING DATE: July 3, 2025 at 9:00 AM**

- **QUORUM CHECK**

The July 3, 2025 meeting will be cancelled. The next meeting will be on August 7, 2025.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the meeting recessed and was continued to June 25, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

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

The Board of Supervisors of the Edgewater East Community Development District held a Continued Regular Meeting on June 25, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Felix Rodriguez	District Manager
Mike Eckert (via telephone)	District Counsel
Shawn Hindle	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 9:01 a.m.

Supervisors Kramer, Mays and Pino were present. Supervisors Breakstone and Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-16, Setting Forth the Specific Terms of the Edgewater East Community Development District's Special Assessment Revenue Bonds, Series 2025; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report;

Confirming and Adopting the Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date [Assessment Area Three]

Mr. Rodriguez presented Resolution 2025-16.

Mr. Eckert stated this Resolution provides that the District has agreed to sell its 2025 bonds in a principal amount not to exceed \$9,520,000. He reviewed Sections 1 through 10 of the Resolution and stated this is the final process before the bond closing.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-16, Setting Forth the Specific Terms of the Edgewater East Community Development District's Special Assessment Revenue Bonds, Series 2025; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date [Assessment Area Three], was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-17, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting a Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2025-17.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Resolution 2025-17, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting a Public Hearing for August 7, 2025 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 ; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**UPCOMING MEETINGS**➤ **July 3, 2025 at 9:00 AM**

Mr. Rodriguez stated the July 3, 2025 meeting will be cancelled.

➤ **August 7, 2025 at 9:00 AM**➤ **September 4, 2025 at 9:00 AM**○ **QUORUM CHECK**

All Supervisors present confirmed their attendance at the August 7, 2025 meeting.

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

There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:07 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C



Wrathell, Hunt and Associates, LLC

TO: Edgewater East Board of Supervisors
FROM: Bryan Merced – Operations Manager
DATE: July 31, 2025
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- **Down To Earth**

1. Conducted a site visit on [07-29-25](#).
2. Disappointment was expressed to DTE with the execution of the plant and mulching projects, as well as its continued delay. DTE advised *"I understand your frustration with the execution of the plant replacements. The plants have already been ordered, and as soon as they are delivered, we will begin installing them immediately. Following the plant installation, we will proceed with the mulching."*
3. An update was requested, from DTE, on the status of health checks for a few palms/trees that were pointed out to the account manager at the beginning of July. The account manager advised he put in a request for the health check, and that it does take time for a HORT technician to come out.
4. An update was requested for the turf weeds that are prevalent throughout the ED6 section. The account manager advised *"I apologize for the state of the turf in ED6. Weeds have indeed been an ongoing issue, and I will escalate this to the team to make it a priority for the next service. We'll work to restore the area and prevent further weed growth."*
5. The account manager was informed, last week, about plant beds with weeds, especially Toho Shores Drive where new plants were installed. The account manager advised *"I completely understand your disappointment, especially after the new plants were installed. I will ensure the beds are properly cleaned and that the weeds are removed. Our team will revisit Toho Shores Drive and take immediate action to resolve this issue."* DTE was seen, during my visit, treating the Cross Prairie beds for weeds. They had yet to address the grass and weeds growing in the plant beds, where new plants were installed, on Toho Shores Drive.
6. DTE advised they will look into the areas I reported that have dead/dying grass, to confirm whether it is pest control related or some other reason.
7. DTE advised that dead trees have been removed. Upon my site visit it was determined there were still several dead trees throughout. DTE was informed there is still a dead pine tree on Clay Whaley, heading towards the turnpike. There is a dead oak close to 4521 Cross Prairie. There is a dead pine close to 4649 Cross Prairie. There are dead magnolias in the medians on Cross Prairie. There are several dead trees near the trail and around the ponds. There are also a couple trees that have fallen around the ponds off of Knotty Pine.
8. The insurance adjuster, for the vehicle owner who crashed into CDD common area, is working with DTE as they disagree with the quantity of plants that should be replaced.

9. DTE was asked to provide the cost to maintain the new section of Clay Whaley. On 07-23-25 DTE provided a cost of \$21,167.85, but this was to maintain the large pond in ED2, which is not ready for turnover maintenance. On 07-25-25 DTE provided a cost of \$21,823.81 to maintain the new section of Clay Whaley. I expressed my confusion as they provided a cost, back in June, to service the new section of Clay Whaley, and both ponds, for a total combined yearly amount of \$ 28,585.81. On 07-30-25, they provided an updated cost of \$17,225.07 for the new section of Clay Whaley. This was forwarded to the district manager.
10. The account manager was asked for an update on filling the open site supervisor/foreman position. It has been clear no one is visiting the property to ensure work is up to standard and tasks are getting completed correctly. The account manager advised *"I acknowledge the concern regarding site visits and oversight. I apologize for the lack of leadership in this area. I will personally schedule regular site visits and ensure that a supervisor is overseeing the work to guarantee everything is being completed properly."*
11. Regarding my concern with DTE's lack of consistent communication, as well as proactiveness, the account manager advised *"I understand that communication has been lacking, and we are committed to improving in this area. I will ensure that we are more proactive and provide you with regular updates. I am open to suggestions on how we can improve our communication and work more closely with you moving forward. I want to assure you that we are taking your concerns seriously, and I will be personally involved in ensuring these issues are resolved swiftly. If there is anything specific you would like me to do or any way I can assist you in getting things back on track, please let me know."*

- **Ponds**

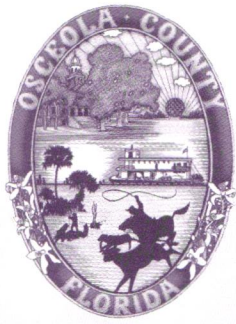
Nothing to report.

MISC. FIELD OPERATION UPDATES:

1. Stormwater Drain on Knotty Pine – The District Manager has reached out to the respective builder to inform them that they are responsible for having this drain cleaned out.
2. Damaged Sidewalk at the end of Knotty Pine – The District Manager has reached out to the respective builder to inform them that they are responsible for having the sidewalk repaired.
3. Trail – This item is on hold until initial specs can be received, and builders are notified to restore areas to those specs. The HOA confirmed on 06-26-25, that they plan to send notice to one homeowner that they will need to restore the trail area they damaged.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Edgewater East Community Development District – Registered Voters

Dear Ms. Gillyard:

Thank you for your letter requesting confirmation of the number of registered voters within the Edgewater East Community Development District as of April 15, 2025.

The number of registered voters within the Edgewater East CDD is 410 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "My Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	9:00 AM
November 7, 2024	Landowners' Meeting	9:00 AM
November 7, 2024	Regular Meeting	9:00 AM
December 5, 2024	Regular Meeting	9:00 AM
January 9, 2025*	Regular Meeting <i>adoption of Delegation Resolution</i>	9:00 AM
January 13, 2025 CANCELED	Continued Regular Meeting	9:00 AM
January 22, 2025	Special Public Meeting: Bid Opening <i>RFP Cross Prairie Parkway South Framework Roadway, Phase 2 Civil Site Work</i>	11:00 AM
January 23, 2025 CANCELED	Special Meeting <i>adoption of Final Assessment Resolution</i>	9:00 AM
February 6, 2025	Regular Meeting	9:30 AM
March 6, 2025	Public Hearing and Regular Meeting <i>adoption of Force Main Fee</i>	9:00 AM
April 3, 2025	Regular Meeting	9:00 AM
May 1, 2025 CANCELED NO QUORUM	Regular Meeting	9:00 AM
June 5, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	9:00 AM
June 25, 2025	Continued Regular Meeting	9:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 3, 2025 CANCELED	Regular Meeting	9:00 AM
August 7, 2025	Public Hearings and Regular Meeting <i>Adoption of FY2026 Budget</i>	9:00 AM
September 4, 2025	Regular Meeting	9:00 AM

Exception

**January meeting date is one (1) week later to accommodate New Year's Day.*