

EDGEWATER EAST

**COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2026

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

December 30, 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 a Regular Meeting on January 8, 2026 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Change Order #005 Cross Prairie Offsite Forcemain
4. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
5. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of November 30, 2025
 - B. Approval of December 15, 2025 Regular Meeting Minutes
 - C. Ratification of Access and Utility Easement
6. 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*
 - NEXT MEETING DATE: February 5, 2026 at 9:00 AM

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JODY PINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests
8. Public Comments
9. 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: 782 134 6157

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

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Change Order #005

EDGEWATER EAST CDD
C/O WRATHELL, HUNT & ASSOCIATES, LLC
BOCA RATON, FL 33431

Distribution ☐ CROSS PRAIRIE OFFSITE FORCEMAIN
☐
☐ Office ☐ Field
☐ Other

Job: CROSS PRAIRIE OFFSITE FORCEMAIN
2225-

Contract Number: 2225- CROSS PRAIRIE OFFSITE FORCEMAIN

Change Order #: C05: ODP RECONCILIATION MACK & FERGUSON

To (Contractor): Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741

Change Order Date: 12/08/25

Change Order Page: 1

You are directed to make the following changes in this Contract: Owner Direct Purchase Material Reconciliation! Ferguson and Mack Concrete per attached 3 pages as backup

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
1	6086	-1.000	LS	CO5: ODP RECONCILIATION FERGUSON	4,070,861.43	-4,070,861.43
2	6088	-1.000	LS	CO5: ODP RECONCILIATION MACK CONC	18,423.60	-18,423.60
Total for Change Order 05						-4,089,285.03

Not valid until signed by both the Owner and Contractor. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	13,269,799.34
The net change by previously authorized Change Orders was	884,672.60
The Contract Sum prior to this Change Order was	14,154,471.94
The Contract Sum will be decreased by this Change Order	-4,089,285.03
The new Contract Sum will be	10,065,186.91

Contracts Days Changed By 0 Days

The Contract Time will be unchanged

Authorized By Owner:

Recommended By Engineer:

Accepted By Contractor:

EDGEWATER EAST CDD

HANSON WALTERS & ASSOC., INC.

JR. DAVIS CONSTRUCTION CO., INC.

TJC HB

OFFSITE FORCEMAIN - GOLF COURSE CART PATH AND SOD - GENTRY CREDIT



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Rd.

Kissimmee, FL, 34741

Contact: Larry Barber

Phone: 407-870-0066

Email: Larry.Barber@Jr-Davis.com

Quote To:

COREY CLOUGH

Proposal Date:

9/22/25

Company:

TOHO WATER AUTHORITY

Email:

CCLOUGH@TOHOWATER.COM

HCSS:

2225RFC004

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
50	MOBILIZATION	1.00	LS	4,500.00	4,500.00
100	SURVEY STAKING & ASBUILTS	1.00	LS	2,600.00	2,600.00
200	REPLACE DAMAGED CART PATH	121.00	SY	69.69	8,432.49
300	GRADE AND INSTALL BEMINI SOD	2,935.00	SY	8.67	25,446.45
400	ADD ALT CART PATH	230.00	SY	69.69	16,028.70
500	BAHIA SOD	1,200.00	SY	5.00	6,000.00
600	MOBILIZATION - GENTRY PORTION	-1.00	LS	2,250.00	-2,250.00
700	SURVEY - GENTRY PORTION	-1.00	LS	1,300.00	-1,300.00
800	DAMAGED CART PATH - GENTRY PORTION	-60.50	SY	69.69	-4,216.25
900	BEMINI SOD - GENTRY PORTION	-1,997.00	SY	8.67	-17,313.99
1000	BAHIA SOD - GENTRY PORTION	-600.00	SY	5.00	-3,000.00

GRAND TOTAL

\$34,927.40

NOTES:

- PROPOSAL ASSUMES NO ADDITIONAL FILL IS NEEDED.
- PROPOSAL ASSUMES NO MATERIAL IS TO BE HAULED OFF
- PROPOSAL BASED ON PLANS PROVIDED BY HANSON WALTER
- NO WATERING OR MOWING INCLUDED.

Approval:

Owner/Client: _____

Approved by (name): _____

Signature: _____

Title: _____ Date: _____

Contractor: _____

Approved by (name): _____

				ODP Reconciliation							
Job No.	2225							Original ODP Material Amount		\$	3,163,463.00
Job Name	Cross Prairie OS FM							Change orders		\$	662,463.06
Customer	Edgewater East CDD							Revised PO Amount		\$	3,825,926.06
OR/Eng	Shawn Hindle							Total Amount Invoiced		\$	3,857,674.56
								Total Tax Savings		\$	231,610.47
								Total Unused Amount		\$	(31,748.50)
As of Date				12/8/2025							
ODP #	Vendor	Original PO Amount	Change Orders	Revised Contract Amount	Amount Invoiced	Remaining Amount	Tax Savings				
2225-01	Ferguson	\$ 3,146,153.00	\$ 662,463.06	\$ 3,808,616.06	\$ 3,840,364.56	\$ (31,748.50)	\$ 230,496.87				
2225-02	Mack Concrete	\$ 17,310.00		\$ 17,310.00	\$ 17,310.00	\$ -	\$ 1,113.60				
Grand Totals		\$ 3,163,463.00	\$ 662,463.06	\$ 3,825,926.06	\$ 3,857,674.56	\$ (31,748.50)	\$ 231,610.47				
				\$ 229,555.56	\$ 231,610.47						
				\$ 4,055,481.62	\$ 4,089,285.03	Total Material Deduct					

OWNER DIRECT PURCHASE ORDER Vendor Closeout Letter

December 5, 2025

Edgewater East Community Development District
c/o BTI Partners
4798 New Broad St. STE 220
Orlando, FL
Attention : Eric Lavoie

Re Project: Cross Prairie Offsite Force Main
Subject: ODP – Vendor Reconciliation
Vendor: Ferguson Waterworks
PO No.: 2225-01 dated 1/7/2025

Dear Sir:


The Edgewater East CDD, issued a vendor purchase order to Ferguson Waterworks on 1/7/2025 in the amount of \$3,146,153.00, PO No. 2225-01 for the Cross Prairie Offsite Force Main Project.

The amount invoiced, billed and payments against this Purchase Order total \$3,840,364.56 through 9/9/2025. There are no outstanding invoices for the Cross Prairie Offsite Force Main project against this Purchase Order.

PO Amount:	\$3,146,153.00
Change Order Amount:	\$662,463.06
Revised PO Amount:	\$3,808,616.06
Invoiced Amount:	\$3,840,364.56
Paid Amount:	\$3,840,364.56
PO Balance:	-\$31,748.50

Ferguson Waterworks

Sincerely,


Title (Officer of Vendor Co.)
Laura Rinto - Credit Manager

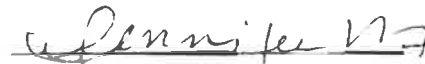
Notarization

State of FL

County of Hillsborough

Sworn before me on this 5th day of December 2025.

Notary Public Commission Expires: 11/12/27







**OWNER DIRECT PURCHASE ORDER
Vendor Closeout Letter**

October 27, 2025

Edgewater East Community Development District
c/o BTI Partners
4798 New Broad St. STE 220
Orlando, FL
Attention : Eric Lavoie

Re Project: Cross Prairie Offsite Force Main
Subject: ODP – Vendor Reconciliation
Vendor: Mack Concrete / CF29576
PO No.: 2225-02 dated 1/14/2025

Dear Sir:

The Edgewater East CDD, issued a vendor purchase order to Mack Concrete on 1/14/2025 in the amount of \$17,310.00, PO No. 2225-02 for the Cross Prairie Offsite Force Main project

The amount invoiced, billed and payments against this Purchase Order total \$17,310.00 through 3/6/2025. There are no outstanding invoices for the Cross Prairie Offsite Force Main project against this Purchase Order.

PO Amount: \$17,310.00
Invoiced Amount: \$17,310.00
Paid Amount: \$17,310.00
PO Balance: \$0.00

Mack Concrete Industries, Inc

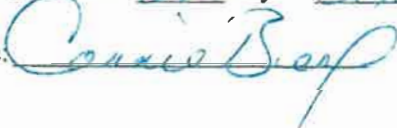
Sincerely,


Office Manager

Notarization

State of Florida
County of Lake
Sworn before me on this 27th day of October 2025.

Notary Public:



Commission Expires



Quality and Service Since 1932

23902 County Road 561 - PO Box 157 - Astatula, FL 34705 - 800-482-6225 phone - 352-742-0799 fax
www.mackconcrete.com

EDGEWATER EAST

COMMUNITY DEVELOPMENT DISTRICT

4

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4A

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☒

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐



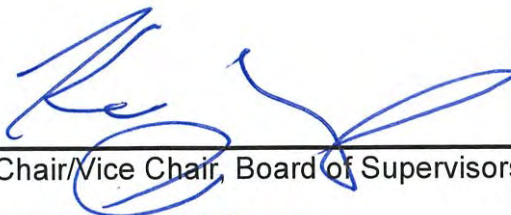
District Manager

ERNESTO J. Torres

Print Name

8/1/24

Date



Chair/Vice Chair, Board of Supervisors

Kevin Mays

Print Name

8/1/24

Date

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4B

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

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

5

CONSENT
AGENDA

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Special Revenue Fund TOHO	Special Revenue Fund W&S Impact Fees	2021 Debt Service Fund	2022 Debt Service Fund	2025 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Force Main Capital Projects Fund	2025 Capital Projects Fund	Total Governmental Funds
ASSETS											
Cash	\$ 985,172	\$ -	\$ 232,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,148,302	\$ -	\$ 2,366,460
Investments											
Revenue	-	-	-	50,837	44,924	-	-	-	-	-	95,761
Reserve	-	-	-	554,522	1,942,701	708,809	-	-	-	-	3,206,032
Prepayment	-	-	-	12,707	21,002	-	-	-	-	-	33,709
Interest	-	-	-	10	-	2,704	-	-	-	-	2,714
Construction	-	-	-	-	-	-	20,222	30,420	-	4,400,994	4,451,636
Construction - E2	-	-	-	-	-	-	-	36	-	-	36
Construction - E5	-	-	-	-	-	-	-	11	-	-	11
Construction - E6N	-	-	-	-	-	-	-	11	-	-	11
Cost of issuance	-	-	-	11,490	-	70	-	-	-	-	11,560
Undeposited funds	55,139	-	-	-	-	-	-	-	-	-	55,139
Due from Landowner	791,062	-	-	-	1,124,119	524,733	-	599	-	-	2,440,513
Due from M/I Homes	60,772	-	-	-	-	174,230	-	-	-	-	235,002
Due from Lennar	55,139	-	-	-	325,741	-	-	-	-	-	380,880
Due from Beazer Homes	83,647	-	-	-	244,694	-	-	-	-	-	328,341
Due from Tamarack Land - Crosspr	69,649	-	-	-	235,847	-	-	-	-	-	305,496
Due from general fund	-	-	-	38,279	-	-	-	-	-	-	38,279
Due from DSF 2022	5,725	-	-	-	-	-	-	-	-	-	5,725
Due from CPF 2022	15,288	-	-	-	-	-	-	-	-	-	15,288
Due from SRF TOHO 1249	1,000	-	-	-	-	-	-	-	-	-	1,000
Due from force main capital projects fund	25,782	-	-	-	-	-	-	-	-	-	25,782
Utility deposit	240	-	-	-	-	-	-	-	-	-	240
Total assets	<u>\$2,148,615</u>	<u>\$ -</u>	<u>\$ 232,986</u>	<u>\$667,845</u>	<u>\$3,939,028</u>	<u>\$ 1,410,546</u>	<u>\$ 20,222</u>	<u>\$ 31,077</u>	<u>\$1,148,302</u>	<u>\$4,400,994</u>	<u>\$ 13,999,615</u>
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts payable	\$ 60,346	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,398
Contracts payable	-	-	-	-	-	-	-	35,343	-	1,377	36,720
Retainage payable	-	-	-	-	-	-	-	48,663	312,206	155,851	516,720
Due to general fund	-	1,000	-	-	5,725	-	-	15,288	25,782	-	47,795
Due to debt service fund 2021	38,279	-	-	-	-	-	-	-	-	-	38,279
Due to other	-	-	526,717	-	-	-	-	-	-	-	526,717
Tax payable	31	-	-	-	-	-	-	-	-	-	31
Landowner advance	21,000	-	-	-	-	-	-	-	-	-	21,000
Total liabilities	<u>119,656</u>	<u>1,052</u>	<u>526,717</u>	<u>-</u>	<u>5,725</u>	<u>-</u>	<u>-</u>	<u>99,294</u>	<u>337,988</u>	<u>157,228</u>	<u>1,247,660</u>
DEFERRED INFLOWS OF RESOURCES											
Deferred receipts	1,060,269	-	-	-	1,930,401	698,963	-	599	-	-	3,690,232
Total deferred inflows of resources	<u>1,060,269</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,930,401</u>	<u>698,963</u>	<u>-</u>	<u>599</u>	<u>-</u>	<u>-</u>	<u>3,690,232</u>
Fund balances:											
Restricted for:											
Special revenue	-	(1,052)	(293,731)	-	-	-	-	-	-	-	(294,783)
Debt service	-	-	-	667,845	2,002,902	711,583	-	-	-	-	3,382,330
Capital projects	-	-	-	-	-	-	20,222	(68,816)	810,314	4,243,766	5,005,486
Unassigned	968,690	-	-	-	-	-	-	-	-	-	968,690
Total fund balances	<u>968,690</u>	<u>(1,052)</u>	<u>(293,731)</u>	<u>667,845</u>	<u>2,002,902</u>	<u>711,583</u>	<u>20,222</u>	<u>(68,816)</u>	<u>810,314</u>	<u>4,243,766</u>	<u>9,061,723</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,148,615</u>	<u>\$ -</u>	<u>\$ 232,986</u>	<u>\$667,845</u>	<u>\$3,939,028</u>	<u>\$ 1,410,546</u>	<u>\$ 20,222</u>	<u>\$ 31,077</u>	<u>\$1,148,302</u>	<u>\$4,400,994</u>	<u>\$ 13,999,615</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 10,569	\$ 10,569	\$ 373,786	3%
Assessment levy: off-roll	418,751	418,751	1,115,408	38%
Total revenues	<u>429,320</u>	<u>429,320</u>	<u>1,489,194</u>	29%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	215	-	N/A
Management/admin/recording	4,000	8,000	48,000	17%
Legal	11,326	11,326	50,000	23%
Engineering	-	-	7,500	0%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	250	500	2,000	25%
EMMA software service	-	1,500	-	N/A
Trustee 2021	-	-	5,725	0%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	917	5,500	17%
DSF accounting & assessment rolls - Series 2022	458	917	5,500	17%
Telephone	17	33	200	17%
Postage	9	62	500	12%
Printing & binding	42	83	500	17%
Legal advertising	64	64	6,500	1%
Annual special district fee	-	175	175	100%
Insurance	-	6,376	7,268	88%
Contingencies/bank charges	16	24	500	5%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	145	210	69%
Total professional & administrative	<u>16,640</u>	<u>31,042</u>	<u>154,508</u>	20%
Field operations				
Field operations management	1,458	2,917	16,000	18%
O&M accounting	-	-	10,000	0%
Stormwater management				
Lake maintenance	1,104	2,208	19,524	11%
Streetlighting	5,017	5,017	107,296	5%
Repairs & maintenance	-	-	47,863	0%
Trail maintenance	-	-	25,000	0%
Sidewalk repairs	-	-	10,000	0%
Pressure washing	-	-	10,000	0%
Electricity	431	431	8,180	5%
Landscape maint.				
Maintenance contract	33,300	66,600	402,820	17%
Plant replacement	-	-	40,000	0%
Landscape contingency	-	-	39,200	0%
Irrigation	21,831	21,831	168,115	13%
Irrigation repairs	-	-	25,000	0%
Mulch	-	-	79,000	0%
Trash services	1,190	1,190	9,000	13%
Total field operations	<u>64,331</u>	<u>100,194</u>	<u>1,016,998</u>	10%
Other fees & charges				
Tax collector	267	267	7,787	3%
Total other fees & charges	<u>267</u>	<u>267</u>	<u>7,787</u>	3%
Total expenditures	<u>81,238</u>	<u>131,503</u>	<u>1,179,293</u>	11%
Excess/(deficiency) of revenues				

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

	Current Month	Year to Date	Budget	% of Budget
over/(under) expenditures	348,082	297,817	309,901	
Fund balances - beginning	620,608	670,873	550,873	
Committed				
Working capital	-	-	300,274	
Unassigned	620,608	968,690	560,500	
Fund balances - ending	<u>\$ 968,690</u>	<u>\$ 968,690</u>	<u>\$ 860,774</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND TOHO
FOR THE PERIOD ENDED NOVEMBER 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	<u>(902)</u>	<u>(752)</u>
Fund balance - ending	<u><u>\$ (1,052)</u></u>	<u><u>\$ (1,052)</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 NOVEMBER 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	<u>(293,581)</u>	<u>(293,431)</u>
Fund balance - ending	<u><u>\$ (293,731)</u></u>	<u><u>\$ (293,731)</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 NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 31,673	\$ 31,673	\$ 1,119,962	3%
Interest	3,078	6,134	-	N/A
Total revenues	<u>34,751</u>	<u>37,807</u>	<u>1,119,962</u>	3%
EXPENDITURES				
Debt Service				
Principal	-	-	440,000	0%
Interest	338,290	338,290	676,580	50%
Total debt service	<u>338,290</u>	<u>338,290</u>	<u>1,116,580</u>	30%
Other fees & charges				
Tax collector	633	633	23,333	3%
Total other fees and charges	<u>633</u>	<u>633</u>	<u>23,333</u>	3%
Total expenditures	<u>338,923</u>	<u>338,923</u>	<u>1,139,913</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	(304,172)	(301,116)	(19,951)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(3,537)</u>	<u>(5,295)</u>	-	N/A
Total other financing sources	<u>(3,537)</u>	<u>(5,295)</u>	-	N/A
Net change in fund balances	(307,709)	(306,411)	(19,951)	
Fund balances - beginning	975,554	974,256	938,377	
Fund balances - ending	<u>\$ 667,845</u>	<u>\$ 667,845</u>	<u>\$ 918,426</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,930,401	0%
Interest	8,163	15,417	-	N/A
Total revenues	<u>8,163</u>	<u>15,417</u>	<u>1,930,401</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	695,000	0%
Principal prepayment	20,000	20,000	-	N/A
Interest	615,975	615,975	1,231,950	50%
Total debt service	<u>635,975</u>	<u>635,975</u>	<u>1,926,950</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(627,812)	(620,558)	3,451	
Fund balances - beginning	<u>2,630,714</u>	<u>2,623,460</u>	<u>2,576,037</u>	
Fund balances - ending	<u><u>\$ 2,002,902</u></u>	<u><u>\$ 2,002,902</u></u>	<u><u>\$ 2,579,488</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 698,963	0%
Interest	3,095	6,178	-	N/A
Total revenues	<u>3,095</u>	<u>6,178</u>	<u>698,963</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	125,000	0%
Interest	191,921	191,921	479,802	40%
Total debt service	<u>191,921</u>	<u>191,921</u>	<u>604,802</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(188,826)	(185,743)	94,161	
Net change in fund balances	(188,826)	(185,743)	94,161	
Fund balances - beginning	900,409	897,326	890,883	
Fund balances - ending	<u>\$ 711,583</u>	<u>\$ 711,583</u>	<u>\$ 985,044</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 106	\$ 152
Total revenues	<u>106</u>	<u>152</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	106	152
OTHER FINANCING SOURCES/(USES)		
Transfer in	3,537	5,295
Total other financing sources/(uses)	<u>3,537</u>	<u>5,295</u>
Net change in fund balances	3,643	5,447
Fund balances - beginning	16,579	14,775
Fund balances - ending	<u>\$ 20,222</u>	<u>\$ 20,222</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 30,185	\$ 30,185
Interest & miscellaneous	55	236
Total revenues	<u>30,240</u>	<u>30,421</u>
EXPENDITURES		
Construction costs - project infrastructure	<u>19,847</u>	<u>31,492</u>
Total expenditures	<u>19,847</u>	<u>31,492</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,393	(1,071)
Fund balances - beginning	(79,209)	(67,745)
Fund balances - ending	<u><u>\$ (68,816)</u></u>	<u><u>\$ (68,816)</u></u>

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

	Current Month	Year To Date
REVENUES		
Interest & miscellaneous	\$ 2,978	\$ 7,229
Total revenues	<u>2,978</u>	<u>7,229</u>
EXPENDITURES		
Construction costs	39,470	157,965
Contingencies	75	150
Total expenditures	<u>39,545</u>	<u>158,115</u>
Excess/(deficiency) of revenues over/(under) expenditures	(36,567)	(150,886)
Fund balances - beginning	846,881	961,200
Fund balances - ending	<u>\$ 810,314</u>	<u>\$ 810,314</u>

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

	Current Month	Year To Date
REVENUES		
Interest & miscellaneous	\$ 18,891	\$ 43,643
Total revenues	<u>18,891</u>	<u>43,643</u>
EXPENDITURES		
Construction costs	106,628	996,789
Total expenditures	<u>106,628</u>	<u>996,789</u>
Excess/(deficiency) of revenues over/(under) expenditures	(87,737)	(953,146)
Fund balances - beginning	4,331,503	5,196,912
Fund balances - ending	<u>\$ 4,243,766</u>	<u>\$ 4,243,766</u>

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on December 15, 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:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Pete Glasscock	Hanson, Walter & Associates Inc.
Shane Cox	SDC
Hunter Gordon	Hughes Brothers Construction
Dave D'Ambrosio (via telephone)	BTI Partners
Eric Lavoie (via telephone)	BTI Partners
Bryan Merced (via telephone)	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:08 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 Amended and Restated
Disclosure of Public Finance (2025)
(Assessment Area Three)**

Mr. Torres presented the Amended and Restated Disclosure of Public Finance for 2025 for Assessment Area Three. Mr. Eckert explained that, by statute, Staff is required to file a

disclosure in the public records outlining the District's finances, assessment levels and what it maintains. The disclosure was updated following the 2025 bond issuance.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Amended and Restated Disclosure of Public Finance for 2025 for Assessment Area Three, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement [Land Surveying / Force Main Easements – HWA Job #4288-13-05]

Mr. Torres presented the Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement for Land Surveying / Force Main Easements – HWA Job #4288-13-05.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Hanson, Walter & Associates, Inc. Addendum to Letter of Agreement for Land Surveying / Force Main Easements – HWA Job #4288-13-05, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Jr. Davis Construction Co., Inc. Change Order #001 [Cross Prairie Parkway South Framework Phase 2]

Mr. Torres presented the Jr. Davis Construction Co., Inc. Change Order #001 for Cross Prairie Parkway South Framework Phase 2.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Jr. Davis Construction Co., Inc. Change Order #001 for Cross Prairie Parkway South Framework Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending and Restating 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

Mr. Eckert presented Resolution 2026-01.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-01, Amending and Restating 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2026-02.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 3, 2026, at a to be determined time, at the offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, for the Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

- A. Acceptance of Unaudited Financial Statements as of October 31, 2025
- B. Approval of October 7, 2025 Regular Meeting Minutes
- C. Ratification Item(s)
 - I. Special Warranty Deeds
 - a. ED6 Phase 1 Lands
 - b. Clay Whaley ROW

c. **Corrective Special Warranty Deed (Clay Whaley ROW)**II. **Development Agreement Between The 2975 Clay Whaley Road Land Trust and the CDD**III. **Amendment to the Development Agreement Between The 2975 Clay Whaley Road Land Trust and the CDD**IV. **Temporary Construction Easement (Clay Whaley Road and Cross Prairie Parkway ROW)**V. **Assignment of Impact Fee Credits**a. **ED-6 Roadway Phase 1 – TWA Upsizing Costs**b. **ED-2 Clay Whaley Road – TWA Upsizing Costs**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Consent Agenda Items A, B and C, as presented, were accepted, approved and ratified, respectively.

NINTH ORDER OF BUSINESS**Discussion: FY2026 Meeting Schedule**

Mr. Torres noted the importance of ensuring a quorum for upcoming meetings. To avoid quorum issues, he urged the Board to attend the January 8, 2026 and February 5, 2026 public hearing meetings for the various Districts that the Board Members serve on.

Discussion ensued regarding the numerous meetings scheduled on January 8, 2026, who can attend and possibly rescheduling meetings for some of the Districts.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert reminded the Board to complete the required four hours of ethics training by December 31, 2025.

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

Mr. Hindle reported the following:

➤ Everything is going well with the construction contracts.

➤ GAI provided a proposal, which Staff subsequently executed. GAI sent a contract that did not match their proposal. District Staff is still working on the GAI contract.

Mr. Hindle stated he hopes to have the matter resolved this week but, if it cannot be resolved with GAI, other options will be considered.

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

There was no report.

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

- **NEXT MEETING DATE: January 8, 2026 at 9:00 AM**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

▪ Consideration of Jr. Davis Change Orders

This item was an addition to the agenda.

Mr. Lavoie presented the following:

➤ **Jr. Davis Change Order No. 2 - Cross Prairie North OUC Conduit Work/Irrigation Sleeves**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Change Order No. 2 - Cross Prairie North OUC Conduit Work/Irrigation Sleeves, was approved.

Discussion ensued regarding the scopes of work, funding source and the Toho Agreement.

➤ **Jr. Davis Change Order No.3 - Cross Prairie North to Forcemain; Cleanup to Complete Project.**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Change Order No. 3 - Cross Prairie North to Forcemain, Cleanup to Complete Project, was approved.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the meeting adjourned at 9:31 a.m.

199
200
201
202
203

Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

5C

ACCESS EASEMENT

Prepared by and after recording return to:
Office of the General Counsel, Jad M. Brewer
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

----- (Space above this line for recording data) -----

ACCESS AND UTILITY EASEMENT

THIS ACCESS AND UTILITY EASEMENT (the "Easement") is made and granted this 2nd day of December, 2025 ("Effective Date"), by **Edgewater East Community Development District**, a local unit of special-purpose government established and created pursuant to Chapter 190, Florida Statutes, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and **Edgewater Property Holdings, LLC doing business in Florida as Edgewater Property Florida Holdings, LLC**, a Delaware limited liability company, whose mailing address is 401 E. Las Olas Boulevard, Suite 1870, Ft. Lauderdale, Florida 33301, hereinafter the "**Grantors**", to the **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter "**Toho**" or "**Grantee**".

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant and convey their respective interests to the Grantee, its successors and assigns, a perpetual non-exclusive easement to enter on, over, across and through the Easement Area (as hereinafter defined) for the purpose of ingress and egress to, and construction, installation, relocation, maintenance, repair and operation of water and wastewater utilities and attendant appurtenant improvements ("**Facilities**") through, under, and upon the real property located in Osceola County, Florida, in Exhibit "A" attached hereto and incorporated herein by reference ("**Easement Area**"). The Grantors' respective interests in the Easement Area are more particularly described as follows:

(a) As to Edgewater Property Holdings, LLC doing business in Florida as Edgewater Property Florida Holdings, LLC, that portion of Parcel ID No. 22-26-30-4950-0001-0410 identified in Exhibit "A"; and

4927-7749-4889.10

(b) As to Edgewater East Community Development District, that portion of Tracts B, C and D, ED-6 ROADWAY PHASE 1, according to the plat thereof, as recorded in Plat Book 37, Pages 12 through 13, inclusive, identified in Exhibit "A".

Grantors may continue to use the surface of their respective interests in the Easement Area for any lawful purpose that does not unreasonably interfere with the easement rights granted herein to Grantee, including the right to improve the Easement Area, which improvements may include parking, paving, sidewalks, lighting, stormwater improvements, landscaping, irrigation, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and advance written approval from TOHO. Notwithstanding the foregoing, Grantors shall not place any permanent structures or improvements, including but not limited to, buildings or foundations, on, over or across the Easement Area.

Notwithstanding anything to the contrary herein, Grantors shall have the right to access, construct, and maintain permanent stormwater pond improvements within their respective interests in the Easement Area, without interference from Grantee and without the requirement for notice or written approval from Grantee, provided that such improvements are constructed and maintained in accordance with plans approved by Osceola County, and do not interfere with Grantee's Facilities. The Grantors' exercise of this right shall not be deemed to unreasonably interfere with the easement rights granted herein to Grantee, so long as the improvements do not impede the operation, maintenance, or repair of Grantee's Facilities.

Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Easement Area. No easements, except that expressly set forth herein shall be implied by this Easement.

Grantee will, at its sole cost and expense, restore the surface of all disturbed areas of the Easement Area to its original condition as near as is reasonably commercially practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, relocation, replacement or removal of the Facilities within the Easement Area, or other exercise by Grantee of its rights under this Easement.

Grantee shall have the right and authority to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of the Facilities within the Easement Area.

Any notice to be given or served upon any party hereto, in connection herewith, must be in writing, and may be given by: (a) personal delivery; (b) registered or certified mail, in each case return receipt requested and postage prepaid; or (c) nationally recognized overnight courier, with all fees prepaid. Notices shall be given to the parties at the address noted below. Any party hereto may, at any time by giving five days written notice to the party, designate any other address in substitution of the foregoing address to which notice shall be given and other parties to whom copies of all noticed hereunder shall be sent.

Toho: Tohopekaliga Water Authority

Executive Director
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Copy to: Tohopekaliga Water Authority
Office of General Counsel
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Owner: Edgewater East Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Craig Wrathell

Copy to: Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida, 32301
Attn: Michael C. Eckert

Owner: Edgewater Property Holdings, LLC,
doing business in Florida as
Edgewater Property Florida Holdings, LLC
401 E. Las Olas Boulevard, Suite 1870
Ft. Lauderdale, Florida 33301
Attn: Noah Breakstone

Copy to: Edgewater Property Holdings, LLC,
doing business in Florida as
Edgewater Property Florida Holdings, LLC
4798 New Broad Street, Suite 220
Orlando, Florida 32814
Attn: Kevin Mays

Copy to: Edgewater Property Holdings, LLC,
doing business in Florida as
Edgewater Property Florida Holdings, LLC
9 Old Kings Highway South, 4th Floor
Darien, Connecticut 06820
Attn: General Counsel

Copy to: Edgewater Property Holdings, LLC,
doing business in Florida as

Edgewater Property Florida Holdings, LLC
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
Attn: Ellen Avery-Smith

Grantors warrant that they are the record owners of their respective interests of the property within the Easement Area, and their respective interests in the Easement Area are not encumbered with a mortgage or other financial encumbrance or lien, and that Grantors have the power and authority to grant this Easement.

All benefits and burdens arising under this Easement shall run in favor of Grantors and Grantee, and their respective successors and assigns, and shall run with title to the Easement Area.

IN WITNESS WHEREOF, the Grantors have authorized and caused the execution of this instrument as of the date first above written.

[signatures next page]

WITNESSES:

Signed, sealed and delivered
in the presence of:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established
pursuant to Chapter 190, Florida Statutes,

Eric Lavoie

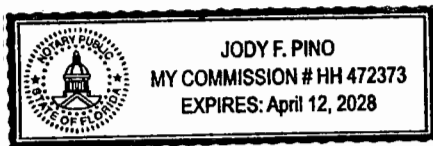
Print Name: Eric Lavoie
Address: 4798 New Broad St.
Orlando FL 32814

By: *[Signature]*
Chairperson/Vice Chairperson

Kevin Kramer
Print Name: Kevin Kramer
Address: 4798 New Broad St
Orlando, FL 32814

STATE OF FLORIDA
COUNTY OF Orange

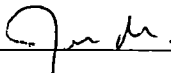
The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 2nd day of December 2025, by the Chairperson/Vice Chairperson
of the Edgewater East Community Development District, a local unit of special-purpose
government established pursuant to Chapter 190, Florida Statutes, on behalf of District. He is
personally known to me or has produced
_____ as identification.



[Signature]
Print Name: Jody F. Pino
Notary Public, State of Florida
Commission No.: HH 472373
My Commission Expires: 4/12/2028

{Notary Seal}

WITNESSES:


Witness Signature

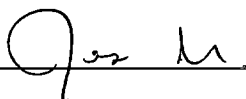
Printed name: Jessibel Moregro

Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820


Witness Signature


Printed name: Tiana Tupac-Yupanqui

Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820


Witness Signature

Printed name: Jessibel Moregro


Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820


Witness Signature

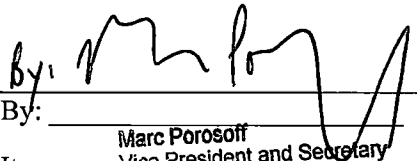
Printed name: Tiana Tupac-Yupanqui

Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

**EDGEWATER PROPERTY HOLDINGS
FLORIDA, LLC**, a Delaware limited liability
company, doing business in Florida as
Edgewater Property Florida Holdings, LLC


By: Steven A. Russell
Vice President

Its: _____


By: Marc Porosoff
Vice President and Secretary

Its: _____

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

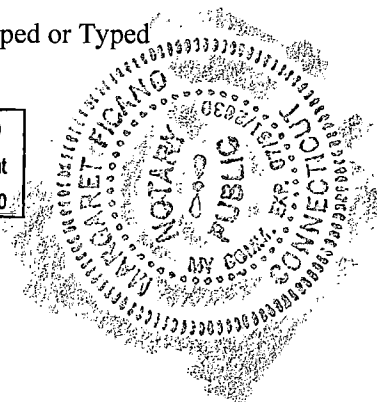
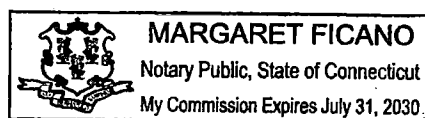
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December 2025, by Steven A. Russell, as VP of Edgewater Property Holdings, LLC doing business in Florida as Edgewater Property Florida Holdings, LLC, a Delaware limited liability company, who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



STATE OF CONNECTICUT

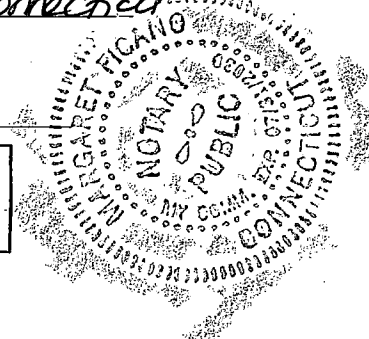
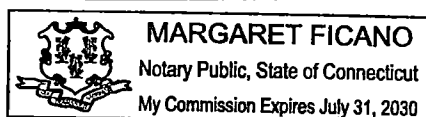
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December 2025, by Marc Porosoff, as VP/Secretary of Edgewater Property Holdings, LLC doing business in Florida as Edgewater Property Florida Holdings, LLC, a Delaware limited liability company, who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

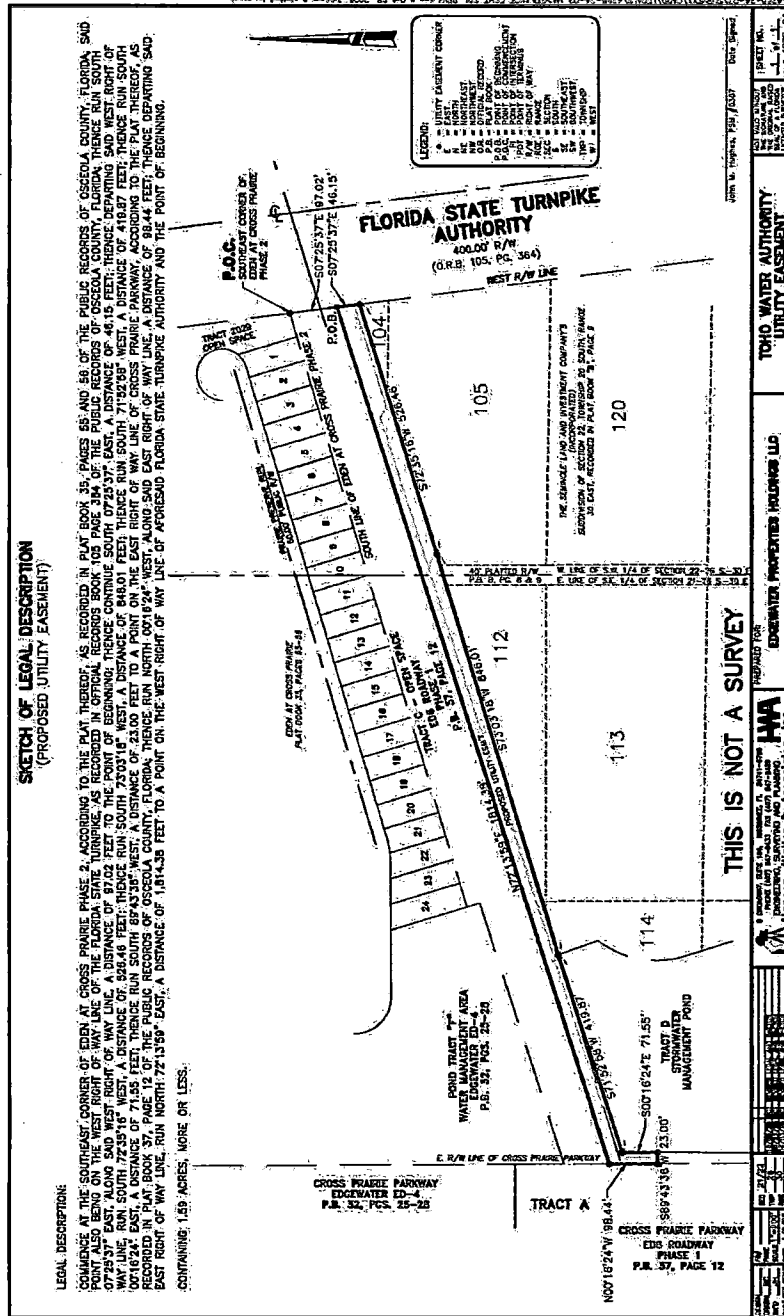
(NOTARY SEAL)

Name: _____



(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

EXHIBIT A



EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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: December 30, 2025
SUBJECT: Status Report – Field Operations

LANDSCAPING:

1. Site visits were conducted on December 4th, 11th, 16th, 23rd, and 30th.
2. OUC has been observed onsite installing light poles and the associated top light fixtures in ED6.
3. Yellowstone was informed that the turf area near the townhomes on Cross Prairie requires attention, as several areas are overgrown with weeds and are in poor condition. They are currently on an every-other-week schedule for the winter; however, they have agreed to service the site this week to address these areas.
4. During inspection, it was observed that beds along Cross Prairie have weed growth that need attention. Yellowstone was informed.
5. There is a broken 4-inch irrigation mainline on Cross Prairie. A proposal in the amount of \$3,979.32 has been received and approved, and Duval has scheduled the repair.
6. Proposals for items not completed by the previous landscape company (Down To Earth), including sod replacement, plant bed fill-ins, and tree replacements, are still pending from Yellowstone.
7. OUC has yet to provide a status update on the installation of an electric meter for Clay Whaley ED2.
8. Overall, site conditions and communication have improved since Yellowstone began services three months ago. They have been responsive and have demonstrated accountability in their work.

• Ponds

1. The District Engineer has yet to provide an update on the ED2 larger pond turnover.

MISC. FIELD OPERATION UPDATES:

Nothing to report.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025 <i>rescheduled to October 7, 2025</i>	Regular Meeting	9:00 AM
October 7, 2025	Regular Meeting	9:00 AM
November 6, 2025 CANCELED	Regular Meeting	9:00 AM
December 4, 2025 <i>rescheduled to December 15 2025</i>	Regular Meeting	9:00 AM
December 15, 2025	Regular Meeting	9:00 AM
January 8, 2026	Regular Meeting	9:00 AM
February 5, 2026	Regular Meeting	9:00 AM
March 5, 2026	Regular Meeting	9:00 AM
April 2, 20256	Regular Meeting	9:00 AM
May 7, 2026	Regular Meeting	9:00 AM
June 4, 2026	Regular Meeting	9:00 AM
July 2, 2026	Regular Meeting	9:00 AM
August 6, 2026	Regular Meeting	9:00 AM
September 3, 2026	Regular Meeting	9:00 AM

Exception(s)

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