

**EDGEWATER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

February 5, 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/>

January 29, 2026

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

Board of Supervisors
 Edgewater East Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on February 5, 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. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of December 31, 2025
 - B. Approval of January 8, 2026 Regular Meeting Minutes
 - C. Ratification Item(s)
 - I. 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
4. 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: March 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

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 *(for informational purposes)*
5. Board Members' Comments/Requests
 6. Public Comments
 7. 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

3

CONSENT
AGENDA

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 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	\$2,317,440	#####	\$ 13,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,151,134	\$ -	\$ 3,700,986
Investments											
Revenue	-	-	-	51,054	45,181	-	-	-	-	-	96,235
Reserve	-	-	-	552,753	1,928,500	711,077	-	-	-	-	3,192,330
Prepayment	-	-	-	12,745	40,996	-	-	-	-	-	53,741
Interest	-	-	-	11	-	2,825	-	-	-	-	2,836
Construction	-	-	-	-	-	-	20,095	279	-	4,199,041	4,219,415
Construction - E2	-	-	-	-	-	-	-	36	-	-	36
Construction - E5	-	-	-	-	-	-	-	11	-	-	11
Construction - E6N	-	-	-	-	-	-	-	11	-	-	11
Cost of issuance	-	-	-	11,524	-	-	-	-	-	-	11,524
Due from Landowner	791,062	-	-	-	1,124,119	524,732	-	20,265	-	-	2,460,178
Due from M/I Homes	60,772	-	-	-	-	174,230	-	-	-	-	235,002
Due from Lennar	55,139	-	-	-	325,741	-	-	-	-	-	380,880
Due from Beazer Homes	41,824	-	-	-	244,694	-	-	-	-	-	286,518
Due from Tamarack Land - Crosspr	69,649	-	-	-	235,847	-	-	-	-	-	305,496
Due from general fund	-	-	-	1,059,505	-	-	-	-	-	-	1,059,505
Due from DSF 2022	5,725	-	-	-	-	-	-	-	-	-	5,725
Due from SRF TOHO 1249	1,000	-	219,530	-	-	-	-	-	-	-	220,530
Due from force main capital projects fund	41,070	-	-	-	-	-	-	-	-	-	41,070
Utility deposit	240	-	-	-	-	-	-	-	-	-	240
Total assets	<u>\$3,383,921</u>	<u>#####</u>	<u>\$ 232,614</u>	<u>\$1,687,592</u>	<u>\$3,945,078</u>	<u>\$ 1,412,864</u>	<u>\$ 20,095</u>	<u>\$ 20,602</u>	<u>\$1,151,134</u>	<u>\$4,199,041</u>	<u>\$ 16,272,269</u>
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts payable	\$ 20,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,593
Contracts payable	-	-	-	-	-	-	-	20,446	268,553	1,233,861	1,522,860
Retainage payable	-	-	-	-	-	-	-	48,663	61,010	206,573	316,246
Due to general fund	-	1,000	-	-	5,725	-	-	15,288	25,782	-	47,795
Due to debt service fund 2021	1,059,505	-	-	-	-	-	-	-	-	-	1,059,505
Due to SRF W&S Impact fees	-	219,530	-	-	-	-	-	-	-	-	219,530
Due to other	-	-	526,717	-	-	-	-	-	-	-	526,717
Tax payable	31	-	-	-	-	-	-	-	-	-	31
Landowner advance	21,000	-	-	-	-	-	-	-	-	-	21,000
Total liabilities	<u>1,101,129</u>	<u>220,530</u>	<u>526,717</u>	<u>-</u>	<u>5,725</u>	<u>-</u>	<u>-</u>	<u>84,397</u>	<u>355,345</u>	<u>1,440,434</u>	<u>3,734,277</u>
DEFERRED INFLOWS OF RESOURCES											
Deferred receipts	1,018,445	-	-	-	1,930,401	698,963	-	20,265	-	-	3,668,074
Total deferred inflows of resources	<u>1,018,445</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,930,401</u>	<u>698,963</u>	<u>-</u>	<u>20,265</u>	<u>-</u>	<u>-</u>	<u>3,668,074</u>
Fund balances:											
Restricted for:											
Special revenue	-	(1,202)	(294,103)	-	-	-	-	-	-	-	(295,305)
Debt service	-	-	-	1,687,592	2,008,952	713,901	-	-	-	-	4,410,445
Capital projects	-	-	-	-	-	-	20,095	(84,060)	795,789	2,758,607	3,490,431
Unassigned	1,264,347	-	-	-	-	-	-	-	-	-	1,264,347
Total fund balances	<u>1,264,347</u>	<u>(1,202)</u>	<u>(294,103)</u>	<u>1,687,592</u>	<u>2,008,952</u>	<u>713,901</u>	<u>20,095</u>	<u>(84,060)</u>	<u>795,789</u>	<u>2,758,607</u>	<u>8,869,918</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$3,383,921</u>	<u>#####</u>	<u>\$ 232,614</u>	<u>\$1,687,592</u>	<u>\$3,945,078</u>	<u>\$ 1,412,864</u>	<u>\$ 20,095</u>	<u>\$ 20,602</u>	<u>\$1,151,134</u>	<u>\$4,199,041</u>	<u>\$ 16,272,269</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 347,726	\$ 358,295	\$ 373,786	96%
Assessment levy: off-roll	41,824	460,575	1,115,408	41%
Total revenues	<u>389,550</u>	<u>818,870</u>	<u>1,489,194</u>	55%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	215	-	N/A
Management/admin/recording	4,000	12,000	48,000	25%
Legal	6,138	17,464	50,000	35%
Engineering	16,830	16,830	7,500	224%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	250	750	2,000	38%
EMMA software service	-	1,500	-	N/A
Trustee 2021	-	-	5,725	0%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	1,375	5,500	25%
DSF accounting & assessment rolls - Series 2022	458	1,375	5,500	25%
Telephone	17	50	200	25%
Postage	-	62	500	12%
Printing & binding	42	125	500	25%
Legal advertising	129	193	6,500	3%
Annual special district fee	-	175	175	100%
Insurance	-	6,376	7,268	88%
Contingencies/bank charges	7	30	500	6%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	145	210	69%
Total professional & administrative	<u>28,329</u>	<u>59,370</u>	<u>154,508</u>	38%
Field operations				
Field operations management	1,458	4,375	16,000	27%
O&M accounting	-	-	10,000	0%
Stormwater management				
Lake maintenance	1,104	3,312	19,524	17%
Streetlighting	4,976	9,993	107,296	9%
Repairs & maintenance	-	-	47,863	0%
Trail maintenance	-	-	25,000	0%
Sidewalk repairs	-	-	10,000	0%
Pressure washing	-	-	10,000	0%
Electricity	706	1,137	8,180	14%
Landscape maint.				
Maintenance contract	33,300	99,900	402,820	25%
Plant replacement	-	-	40,000	0%
Landscape contingency	-	-	39,200	0%
Irrigation	16,049	37,880	168,115	23%
Irrigation repairs	-	-	25,000	0%
Mulch	-	-	79,000	0%
Trash services	952	2,142	9,000	24%
Total field operations	<u>58,545</u>	<u>158,739</u>	<u>1,016,998</u>	16%
Other fees & charges				
Tax collector	6,955	7,222	7,787	93%
Total other fees & charges	<u>6,955</u>	<u>7,222</u>	<u>7,787</u>	93%
Total expenditures	<u>93,829</u>	<u>225,331</u>	<u>1,179,293</u>	19%
Excess/(deficiency) of revenues				

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
over/(under) expenditures	295,721	593,539	309,901	
Net change in fund balances	295,721	593,539	309,901	
Fund balances - beginning	968,626	670,808	550,873	
Committed				
Working capital	-	-	300,274	
Unassigned	620,608	1,264,347	560,500	
Fund balances - ending	<u>\$ 1,264,347</u>	<u>\$ 1,264,347</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 DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Contingencies	<u>150</u>	<u>450</u>
Total expenditures	<u>150</u>	<u>450</u>
 Excess/(deficiency) of revenues over/(under) expenditures	(150)	(450)
 Net change in fund balances	(150)	(450)
 Fund balance - beginning	<u>(1,052)</u>	<u>(752)</u>
Fund balance - ending	<u>\$ (1,202)</u>	<u>\$ (1,202)</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 DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Contingencies	<u>150</u>	<u>450</u>
Total expenditures	<u>150</u>	<u>450</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (150)	 (450)
 Net change in fund balances	 (150)	 (450)
 Fund balance - beginning	 <u>(293,953)</u>	 <u>(293,653)</u>
Fund balance - ending	<u><u>\$ (294,103)</u></u>	<u><u>\$ (294,103)</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 DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 1,042,067	\$ 1,073,741	\$ 1,119,962	96%
Interest	1,929	8,064	-	N/A
Total revenues	<u>1,043,996</u>	<u>1,081,805</u>	<u>1,119,962</u>	97%
EXPENDITURES				
Debt Service				
Principal	-	-	440,000	0%
Interest	-	338,290	676,580	50%
Total debt service	<u>-</u>	<u>338,290</u>	<u>1,116,580</u>	30%
Other fees & charges				
Tax collector	20,841	21,475	23,333	92%
Total other fees and charges	<u>20,841</u>	<u>21,475</u>	<u>23,333</u>	92%
Total expenditures	<u>20,841</u>	<u>359,765</u>	<u>1,139,913</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	1,023,155	722,040	(19,951)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(1,640)</u>	<u>(8,704)</u>	-	N/A
Total other financing sources	<u>(1,640)</u>	<u>(8,704)</u>	<u>-</u>	N/A
Net change in fund balances	1,021,515	713,336	(19,951)	
Fund balances - beginning	666,077	974,256	938,377	
Fund balances - ending	<u>\$ 1,687,592</u>	<u>\$ 1,687,592</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 DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,930,401	0%
Interest	6,049	21,467	-	N/A
Total revenues	<u>6,049</u>	<u>21,467</u>	<u>1,930,401</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	695,000	0%
Principal prepayment	-	20,000	-	N/A
Interest	-	615,975	1,231,950	50%
Total debt service	<u>-</u>	<u>635,975</u>	<u>1,926,950</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	6,049	(614,508)	3,451	
Net change in fund balances	6,049	(614,508)	3,451	
Fund balances - beginning	<u>2,002,903</u>	<u>2,623,460</u>	<u>2,576,037</u>	
Fund balances - ending	<u>\$ 2,008,952</u>	<u>\$ 2,008,952</u>	<u>\$ 2,579,488</u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 698,963	0%
Interest	2,317	8,496	-	N/A
Total revenues	<u>2,317</u>	<u>8,496</u>	<u>698,963</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	125,000	0%
Interest	-	191,921	479,802	40%
Total debt service	<u>-</u>	<u>191,921</u>	<u>604,802</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	2,317	(183,425)	94,161	
Net change in fund balances	2,317	(183,425)	94,161	
Fund balances - beginning	<u>711,584</u>	<u>897,326</u>	<u>890,883</u>	
Fund balances - ending	<u>\$ 713,901</u>	<u>\$ 713,901</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 DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 54	\$ 153
Total revenues	<u>54</u>	<u>153</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	54	153
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,640	5,167
Total other financing sources/(uses)	<u>1,640</u>	<u>5,167</u>
Net change in fund balances	1,694	5,320
Fund balances - beginning	18,401	14,775
Fund balances - ending	<u>\$ 20,095</u>	<u>\$ 20,095</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 30,185
Interest & miscellaneous	44	280
Total revenues	<u>44</u>	<u>30,465</u>
EXPENDITURES		
Construction costs	-	955
Construction costs - project infrastructure	15,288	45,825
Total expenditures	<u>15,288</u>	<u>46,780</u>
Excess/(deficiency) of revenues over/(under) expenditures	(15,244)	(16,315)
Net change in fund balances	(15,244)	(16,315)
Fund balances - beginning	(68,816)	(67,745)
Fund balances - ending	<u>\$ (84,060)</u>	<u>\$ (84,060)</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FORCE MAIN CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest & miscellaneous	\$ 2,906	\$ 10,136
Total revenues	2,906	10,136
EXPENDITURES		
Construction costs	17,356	175,322
Contingencies	75	225
Total expenditures	17,431	175,547
Excess/(deficiency) of revenues over/(under) expenditures	(14,525)	(165,411)
Net change in fund balances	(14,525)	(165,411)
Fund balances - beginning	810,314	961,200
Fund balances - ending	\$ 795,789	\$ 795,789

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest & miscellaneous	\$ 14,220	\$ 57,863
Total revenues	14,220	57,863
EXPENDITURES		
Construction costs	1,499,378	2,496,168
Total expenditures	1,499,378	2,496,168
Excess/(deficiency) of revenues over/(under) expenditures	(1,485,158)	(2,438,305)
Net change in fund balances	(1,485,158)	(2,438,305)
Fund balances - beginning	4,243,765	5,196,912
Fund balances - ending	\$ 2,758,607	\$ 2,758,607

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on 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.

Present:

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

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Kate John	District Counsel
Shawn Hindle	District Engineer
Bryan Merced (via telephone)	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:00 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 Change Order #005 Cross Prairie Offsite Forcemain

37 Mr. Torres presented Jr. Davis Construction Co., Inc. Change Order #005 for the Cross
38 Prairie Offsite Forcemain. Mr. Hindle stated that this is a deductive Change Order. All work in
39 the field is completed and only a few minor items are pending.

40

41 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

42
43
44

45 **A. October 1, 2024 - September 30, 2025 [Posted]**

46 Mr. Torres noted that the 2025 Goals and Objectives Reporting was completed and
47 posted on the website.

48 **B. October 1, 2025 - September 30, 2026**

49 Mr. Torres stated no action is necessary on this item.

50

51 **FIFTH ORDER OF BUSINESS**

Consent Agenda

52
53

Mr. Torres presented the following:

54 **A. Acceptance of Unaudited Financial Statements as of November 30, 2025**

55 **B. Approval of December 15, 2025 Regular Meeting Minutes**

56 **C. Ratification of Access and Utility Easement**

57 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**
58 **Unaudited Financial Statements as of November 30, 2025, were accepted; the**
59 **December 15, 2025 Regular Meeting Minutes, as presented, were approved;**
60 **and the Access and Utility Easement, was ratified.**

61
62

63 **SIXTH ORDER OF BUSINESS**

Staff Reports

64

65 **A. District Counsel: Kutak Rock LLP**

66 There was no report.

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

68 Regarding Jr. Davis Construction Co., Inc. Change Order #005 for the Cross Prairie Offsite
69 Forcemain.

70 This item was discussed further during Item 7B.

71 **C. Field Operations: Wrathell, Hunt and Associates, LLC**
72 The Field Operations Report was included for informational purposes.

- 73 **D. District Manager: Wrathell, Hunt and Associates, LLC**
- 74 • **NEXT MEETING DATE: February 5, 2026 at 9:00 AM**
 - 75 ○ **QUORUM CHECK**

76

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

78

79 There were no Board Members' comments or requests.

80

81 **EIGHTH ORDER OF BUSINESS** **Public Comments**

82

83 No members of the public spoke.

84

85 **NINTH ORDER OF BUSINESS** **Adjournment**

86

87 **On MOTION by Mr. Mays and seconded by Ms. Pino, with all in favor, the**
88 **meeting adjourned at 9:09 a.m.**

89

90

91

92

93

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

94
95
96
97

Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS I

RESOLUTION 2026-02

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

WHEREAS, Edgewater East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Osceola County Ordinance No. 2020-49 creating the District (the "Ordinance") is June 16, 2020; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at 2:00 p.m. at Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741.

meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 15th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

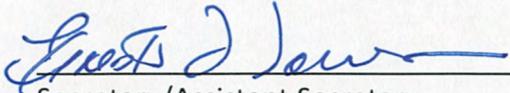
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SECTION 4. This Resolution shall become effective immediately upon its adoption.

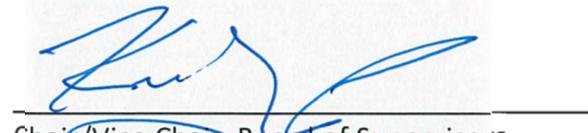
PASSED AND ADOPTED this 15th day of December, 2025.

Attest:

**EDGEWATER EAST COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Edgewater East Community Development District (the "District") in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: 2:00 p.m.

PLACE: Hanson, Walter, & Associates, Inc.
8 Broadway, Suite 104,
Kissimmee, Florida 34741

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **2:00 p.m.**

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

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Edgewater East Community Development District to be held at 2:00 p.m., on November 3, 2026 at the Offices of Hanson, Walter, & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Edgewater East Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

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: January 28, 2026
SUBJECT: Status Report – Field Operations

LANDSCAPING:

1. Site visits were conducted on January 2nd, 8th, 15th, 23rd, and 28th.
2. There are still 11 light poles where OUC has yet to complete the installation of the top light fixtures in ED6.
3. Erin from Down to Earth confirmed that her vendor was scheduled to remove the dirt piles from the monument signage installation the week of January 19th; however, this was not completed. She did follow up with the vendor, and this was completed January 26th.
4. Met onsite, on January 23rd, with Erin from Down to Earth to review the pending inspection report required for installation of the electric meter at Clay Whaley ED2. There was initial confusion on her part regarding the outstanding items; however, after clarification, she understood and contacted her electrician to obtain the required documentation. The electrician forwarded this information to me January 27th and this was sent to OUC. I am currently awaiting confirmation from OUC that no additional information is required and that the meter will be installed within the promised 10-day timeframe.
5. Yellowstone was informed that a tree previously expected to recover has since died and fallen. They were asked to arrange for its removal.
6. Yellowstone was informed that the irrigation run times in Clay Whaley ED2 appear to be excessive. The turf was observed to be extremely saturated, with noticeable weed growth, which is believed to be the result of over-irrigation.
7. Yellowstone advised that the trail cleanup will begin January 28th.
8. Yellowstone confirmed that a Branch Manager, Jeremy Browne, has been added to the team and will serve as an additional point of contact for site-related issues.
9. On January 21st, I contacted Yellowstone to reiterate the importance of consistent communication. I noted that the contract requires a weekly report to be submitted by Friday at 5:00 p.m.; however, no report was provided last week, and this was not the first instance. I emphasized—both during our initial meeting and in subsequent discussions—that clear and timely communication is a priority for me. While I understand that delays can occur, it is critical that they are communicated proactively. On a few occasions, items such as proposals were committed to be received by a specific timeframe, yet that timeframe passed without updates and only came to my attention after I followed up. Yellowstone agreed and advised that they were not aware a report was required for weeks when they are not onsite. I clarified that a weekly report is still required and should include a plan for the upcoming week, as well as updates on any action items, including resident requests and proposals.

- 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

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

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, 2025 ⁶	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.*

**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: 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



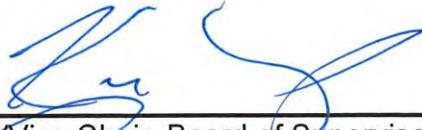
District Manager

Felix Rodriguez

Print Name

8-7-2025

Date



Chair/Vice Chair, Board of Supervisors

Kevin Mays

Print Name

8/7/25

Date