

EDGEWATER EAST

**COMMUNITY DEVELOPMENT
DISTRICT**

April 2, 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/>

March 26, 2026

Board of Supervisors
Edgewater East Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on April 2, 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 Orders
 - A. Jr. Davis Construction Company, Inc.
 - I. No. 001 [Cross Prairie Parkway South Framework Roadway, Phase 2, Civil Site Work]
 - II. No. 003 [Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work]
 - III. Request for Change Order No. 05 [Offsite Forcemain – Cord Ave Mill & Resurface Single Lane]
 - B. Hanson, Walter & Associates, Inc.
 - I. No. 002 [Cross Prairie Pkwy South Frame Work Ph.2]
 - II. No. 003 [Cross Prairie Pkwy South Frame Work Ph.2]
4. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of February 28, 2026
 - B. Approval of March 20, 2026 Special Meeting Minutes
 - C. Ratification of Special Warranty Deed (Multiple Lots)
5. 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: May 7, 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*)

- 6. Board Members' Comments/Requests
- 7. Public Comments
- 8. 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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EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

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EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3A1

**CHANGE ORDER FORM
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

Cross Prairie Parkway South Framework Roadway, Phase 2, Civil Site Work – Edgewater East CDD

CHANGE ORDER NO. 001

DATE: March 19, 2026.

CONTRACTOR: Jr. Davis Construction Company, Inc.

OWNER: Edgewater East CDD

AGREEMENT DATE: August 8, 2025

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE \$ 4,761,349.57 .

Current CONTRACT PRICE ADJUSTED by previous

CHANGE ORDER \$ 4,761,349.57 .

The CONTRACT PRICE due to this CHANGE ORDER will

increase/decrease by \$ 846,927.50 .

The new CONTRACT PRICE including this ORDER will be \$ 5,608,277.07 .

The new CONTRACT TIME due to this CHANGE ORDER will

increase/decrease by 65 days .

The new CONTRACT TIME including this ORDER will be 216 days .

The date for SUBSTANTIAL COMPLETION of all work

will be March 12, 2026 .

CHANGES ORDERED:

I. GENERAL

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

PROJECT: Cross Prairie Parkway South Framework Roadway, Phase 2, Civil Site Work – Edgewater East CDD

PROJECT NO.: 4288-13-07

II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

RFCO #001: Installation of OUC Electrical and Street lighting Conduit System (**NOTE:** this RFCO was approved at the prior CDD Meeting; but no signed record can be located. This Change order shall replace any which may precede this one).

RFCO #002: Irrigation Sleeving and additional concrete.

RFCO #003: Force Main pipe class Changes.

2. Justification

RFCO #001: These changes are necessary to provide a conduit system for power and lighting as required by OUC.

RFCO #002: These changes are necessary to provide Irrigation sleeves beneath the roadway.

RFCO #003: These changes have been required by TWA.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

RFCO #001: \$752,157.00 – OUC conduit system installation.

RFCO #002: \$32,266.50 – Irrigation Sleeves and additional concrete sidewalk.

RFCO #003: \$62,504.00 – Force Main pipe class adjustments

2. Justification

These changes reflect the cost associated with the changes in the contractor's scope due to additions to the work effort.

3. Payment

Payments will be made as a lump sum basis per the prices listed in the request for change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None

V. WAIVER

This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this

Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by:	<u>Edgewater East CDD</u>
Change(s) Ordered by:	<u>Hanson Walter and Associates, Inc.</u>
RECOMMENDED BY:	ACCEPTED BY:
Construction Manager	Contractor
By _____ Signature	By _____ Signature
Title _____	Title _____
Date _____	Date _____
APPROVED BY: <u>Edgewater East CDD</u> (Owner)	
By _____ Signature	By _____ Signature
Title: _____	Title: _____
Date _____	Date _____

END OF SECTION

2239 - Cross Prairie South - Irrigation Sleeves and added Concrete Scope



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: Eric Lavoie
Company: BTI Partners
Email: elavoie@btipartners.com
HCSS: 2239RFC002

Proposal Date: 10/21/25
Plans Received: 10/1/25
Requested Days: 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Irrigation Sleeves	560.00	LF	44.45	24,892.00
20	Additional Concrete Paving	86.00	SY	85.75	7,374.50
GRAND TOTAL					\$32,266.50

NOTES:

- PROPOSAL IS BASED ON PDF MARKUPS RECIEVED ON 10/1/25.
- PROPOSAL QUANTITIES BASED ON DRAWINGS NOT TO SCALE.
- PROPOSAL BASED ON PLANS MARKUPS PROVIDED BY BTI.
- NO BYCICLE RACKS, WASTE RECEPTICLES OR BENCHES INCLUDED. HARDSCAPE ONLY.

Approval:
Owner/Client: _____

Approved by (name): _____

Signature: _____

Title: _____ Date: _____

Contractor: _____

Approved by (name): _____

Edgewater ED6 Cross Prairie Parkway South RFIs 02-05

Responses/FM Pipe Class Adj

JR. DAVIS CONSTRUCTION



210 Hangar Road
Kissimmee, FL, 34741

Contact: Trevor Conley
Phone: 407-870-0066
Email: trevor.conley@jr-davis.com

Quote To: Eric Lavoie
Company: BTI Partners
Phone: 407-232-4697
Email: elavoie@btipartners.com

Proposal Date: 11/19/2025
Date of Plans: RFI Responses, Rev. 7
Revised Proposal: N/A
Addendums:
HCSS#: 2239RFCO03

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
CONTRACT DAYS & GENERAL CONDITIONS					
1100	CONTRACT DAYS	3.00	DA		
1200	SURVEY, AS-BUILTS, SUPERVISION	1.00	LS	3,018.00	3,018.00
					3,018.00
FORCE MAIN CHANGES & RFI RESPONSES					
4050	12" PVC FORCE MAIN - DR25 MATERIAL DEDUCT	2,340.00	LF	-23.79	-55,668.60
4100	8" PVC FORCE MAIN - DR25 MATERIAL DEDUCT	160.00	LF	-10.68	-1,708.80
4150	12" PVC FORCE MAIN - DR18 MATERIAL ADD	2,340.00	LF	33.54	78,483.60
4200	8" PVC FORCE MAIN - DR18 MATERIAL ADD	160.00	LF	15.86	2,537.60
4250	FORCE MAIN 2" AIR RELEASE VALVES (RFI03)	2.00	EA	11,040.00	22,080.00
4300	DEMO SIDEWALK (RFI02)	1.00	LS	980.00	980.00
4350	INSTALL 6' WIDE SIDEWALK (RFI02)	35.00	LF	30.00	1,050.00
4400	12" FM FITTINGS (4-45 DEG. BENDS - RFI04)	1.00	LS	11,732.20	11,732.20
					59,486.00
GRAND TOTAL					\$62,504.00

NOTES:

PROPOSAL BASED ON RFI RESPONSES #02-05 RECEIVED THROUGH 11/19/2025 & TWA'S REVIEW OF THE FORCE MAIN MATERIAL SUBMITTAL PACKAGE REQUIRING DR18 PIPE IN LIEU OF THE DR25 SHOWN ON THE TWA APPROVED DRAWINGS. ITEMS 4050-4200 MATERIAL ONLY, TO BE ADDRESSED BY ODMP.

JDC REQUESTS AN ADDITIONAL 3 CALENDAR DAYS OF CONTRACT TIME TO ACCOMMODATE AND INCORPORATE THE SCOPE OF WORK HEREIN.

Trevor Conley
Digitally signed by Trevor Conley
Date: 2025.11.20 15:32:33-05'00'

Edgewater ED6 Cross Prairie Parkway South OUC Duct

Bank & OUC Street Lighting

JR. DAVIS CONSTRUCTION



Jr. Davis Construction Company, Inc.

210 Hangar Road
Kissimmee, FL, 34741

Contact: Trevor Conley
Phone: 407-870-0066
Email: trevor.conley@jr-davis.com

Quote To: Eric Lavoie
Company: BTI Partners
Phone: 407-232-4697
Email: elavoie@btipartners.com

Proposal Date: 9/22/2025
Date of Plans: 6/25/2025 OUC Plans
Revised Proposal: 10/27/2025
Addendums:
HCSS#: 2239RFCO01

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
CONTRACT DAYS					
1100	CONTRACT DAYS	60.00	DA		
CONTRACT DAYS					
OUc DUCT BANK SYSTEM					
2010	3"-2 WAY	400.00	LF	12.15	4,860.00
2020	6"-1 WAY	1,520.00	LF	31.80	48,336.00
2030	6"- 2 WAY - 3" 2 WAY	680.00	LF	75.25	51,170.00
2040	6"-6 WAY 4"-2 WAY 3"-2 WAY 1-4/0 CU GROUND	2,300.00	LF	154.82	356,086.00
2050	3" GALVANIZED SWEEPS	18.00	EA	185.00	3,330.00
2060	6" GALVANIZED SWEEPS	12.00	EA	965.00	11,580.00
2070	3" CAPS	10.00	EA	36.00	360.00
2080	4" CAPS	2.00	EA	50.00	100.00
2090	6" CAPS	14.00	EA	64.00	896.00
2100	40X40 TRANSFORMER PADS	2.00	EA	593.00	1,186.00
2110	SWITCHGEAR PADS	2.00	EA	6,503.00	13,006.00
2115	6'X15' OUC MANHOLES	2.00	EA	37,313.00	74,626.00
2120	10'X16' OUC MANHOLES	2.00	EA	51,604.00	103,208.00
2125	TIE INTO EXISTING	1.00	LS	3,096.00	3,096.00
2130	STRING/SOD/MISC FITTINGS	1.00	LS	17,805.00	17,805.00
OUc DUCT BANK SYSTEM					689,645.00
OUc STREET LIGHTING					
3010	2" PVC	4,600.00	LF	10.40	47,840.00
3020	2" SWEEPS	52.00	EA	36.00	1,872.00
3030	OUc JUNCTION BOXES	22.00	EA	393.00	8,646.00
3040	OUc SECONDARY BOXES	2.00	EA	457.00	914.00
3050	STRING/MISC FITTINGS	1.00	LS	3,240.00	3,240.00
OUc STREET LIGHTING					62,512.00
GRAND TOTAL					\$752,157.00

NOTES:

PROPOSAL BASED ON OUC DUCT BANK/MANHOLE AND OUC STREET LIGHTING SYSTEM PLANS RECEIVED 8/22/2025. NO ENGINEERED DESIGN PROVIDED AT TIME OF PROPOSAL.

ALL SCOPED PROVIDED HEREIN TURNKEY AND BASED ON OUC NOTES AND DETAILS PROVIDED IN PLANS RECEIVED 8/22/2025.

PROPOSAL ASSUMES USE OF EXISTING DEWATERING SYSTEM INSTALLED BY JDC FOR UTILITIES. NO NEW DEWATERING SOCK INCLUDED IN PROPOSAL.

OWNER TO PROVIDE NOTICE TO PROCEED OR DIRECTIVE IN WRITING FOR CONTRACTOR TO PROCEED WITH MATERIAL PROCUREMENT AND SHOP DRAWINGS.

PRICING DOES NOT INCLUDE ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES OR ROW/EASEMENT CONFLICTS.

JDC REQUESTS AN ADDITIONAL 60 CALENDAR DAYS OF CONTRACT TIME TO ACCOMMODATE AND INCORPORATE THE SCOPE OF WORK HEREIN. THE NEW SUBSTANTIAL COMPLETION MILESTONE DATE FOR THE PROJECT SHALL BE 60 CALENDAR DAYS AFTER THE SUBSTANTIAL COMPLETION DATE IN THE FORTHCOMING NOTICE TO PROCEED FOR THE PROJECT.

PROPOSAL REVISED 10/27/25 TO ADJUST FOR ACTUAL OUC LIGHTING PLAN RECEIVED 10/21/25

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3A11

**CHANGE ORDER FORM
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work – Edgewater East CDD

CHANGE ORDER NO. 003

DATE: March 19, 2026

CONTRACTOR: Jr. Davis Construction Company, Inc.

OWNER: Edgewater East CDD

AGREEMENT DATE: June 1, 2025

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE \$ 9,775,775.10 .

Current CONTRACT PRICE ADJUSTED by previous
CHANGE ORDER \$ 11,167,835.65 .

The CONTRACT PRICE due to this CHANGE ORDER will
increase/decrease by \$ 147,585.75 .

The new CONTRACT PRICE including this ORDER will be \$ 11,315,421.40 .

The new CONTRACT TIME due to this CHANGE ORDER will
increase/decrease by 37 days .

The new CONTRACT TIME including this ORDER will be 411 days .

The date for SUBSTANTIAL COMPLETION of all work
will be June 26, 2026 .

CHANGES ORDERED:

I. GENERAL

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

**PROJECT: Cross Prairie Parkway North Framework Roadway, Phase 1, Civil Site Work –
Edgewater East CDD**

PROJECT NO.: 4288-13-06

II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

RFCO #006: Relocate existing utilities to accommodate storm line construction. Additional OUC Conduits.

RFCO #008 Add additional utility connection points for northern section of roadway.

2. Justification

RFCO #006: These changes are necessary to relocate existing utilities for the installation of proposed storm line, and the additional conduit required for OUC installation.

RFCO #008: These changes are necessary to provide a connection point for the utilities in the northern portion of the roadway.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

RFCO #006: \$42,595.75 – Intersection Conflicts and Added OUC Scope.

RFCO #007: \$104,990.00 – Irrigation Sleeves.

2. Justification

These changes reflect the cost associated with the changes in the contractor's scope due to additions to the work effort.

3. Payment

Payments will be made as a lump sum basis per the prices listed in the request for change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None

V. WAIVER

This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by: Edgewater East CDD

Change(s) Ordered by: Hanson Walter and Associates, Inc.

RECOMMENDED BY:

ACCEPTED BY:

Construction Manager

Contractor

By _____
Signature

By _____
Signature

Title _____

Title _____

Date _____

Date _____

APPROVED BY:
Edgewater East CDD
(Owner)

By _____
Signature

By _____
Signature

Title: _____

Title: _____

Date _____

Date _____

END OF SECTION

CROSS PRAIRIE NORTH - INTERSECTION

CONFLICTS/ADDED OUC SCOPE AS OF 12/11/25



JR. DAVIS CONSTRUCTION

210 Hangar Rd.

Kissimmee, FL, 34741

Contact: Larry Barber

Phone: 407-870-0066

Email: Larry.Barber@Jr-Davis.com

Quote To: Eric Lavoie
 Company: BTI Partners
 Email: Elavoie@btipartners.com
 HCSS: 2230RFC006

Proposal Date: 12/11/2025, Revised 2/3/2026

HCSS: 2230RFC006

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2	Contract Days	22.00	DA		
10	Open Cut & Repair Utilities (FM & RM Crossings)	2.00	EA	8,925.00	17,850.00
40	Deduct 14X23 ERCP	-135.00	LF	146.15	-19,730.25
50	Convert S202 from Type F Inlet to Manhole	1.00	EA	5,419.00	5,419.00
60	FDOT RCP Collar	3.00	EA	1,590.00	4,770.00
80	Relocate OUC Lighting Conduits/Boxes	1.00	LS	6,331.00	6,331.00
90	Extend 2" Power Conduit/Cable to Ex. Transformer	100.00	LF	66.00	6,600.00
100	Additional 6" Stub Outs for OUC Duct Bank	240.00	LF	64.40	15,456.00
120	Core OUC Manhole for Additional 6" Stub Outs	2.00	EA	1,020.00	2,040.00
130	6" Sweeps for OUC Stub Outs	4.00	EA	965.00	3,860.00

GRAND TOTAL **\$42,595.75**

NOTES:

CALENDAR DAYS: ADDITIONAL TIME REQUESTED TO ACCOMMODATE DELAY TO RELOCATE EXISTING OUC LIGHTING THAT AFFECTED SIGNALIZATION SCOPE.

ITEM 10: BASED ON ADDITIONAL UTILITY WORK PERFORMED FOR CONFLICTS FOUND AND RESOLUTION BASED ON RFI #14.

ITEMS 40-60: BASED ON UPDATED DRAWINGS RECEIVED IN RFI RESPONSES: C-201 DRAINAGE PLAN REV. 20 11/3/2025, C-210 INTERSECTION GRADING & DRAINAGE PLAN REV. 20 11/3/2025, C-402 INTERSECTION UTILITY PLAN REV. 20 11/3/2025, C-503 PLAN AND PROFILE REV. 19 8/26/2025, C-612 CROSS SECTIONS REV. 20 11/3/2025, CROSS SECTIONS REV. 19 8/26/2025.

ITEM 70: DELETED

ITEM 80: ADDITIONAL WORK TO RELOCATE EXISTING OUC LIGHTING SCOPE TO ACCOMMODATE NEW CONFIGURATION OF INTERSECTION. PLAN RECEIVED 11/18/2025.

ITEM 90: ADDITIONAL CONDUIT AND CABLE TO EXTEND POWER SERVICE TO EXISTING TRANSFORMER IN SOUTHWEST CORNER OF INTERSECTION BASED ON COORDINATION BETWEEN JDC, SIGNAL SUB, CLIENT, AND HWA ON 12/3/2025. REVISED 2/3/2026 AT REQUEST OF HWA.

ITEMS 100-130: ADDITIONAL SCOPE OF WORK REQUESTED BY OUC, DRAWING RECEIVED 12/2/2025

EXCLUSIONS: PROPOSAL EXCLUDES ANY ADDITIONAL SCOPE (SUCH AS BYPASSES, LINE STOPS, PUMP TRUCKS, ETC.) THAT MAY BE REQUIRED BY TWA TO REMOVE THE EXISTING PIG PORT IN THE SOUTHEAST CORNER OF THE INTERSECTION OF CLAY WHALEY & CROSS PRAIRIE. PROPOSAL EXCLUDES ANY ADDITIONAL TIME REQUEST ASSOCIATED WITH ANY POTENTIAL ADDITIONAL SCOPE REQUIRED BY TWA TO REMOVE THE EXISTING PIG PORT.

Approval:
Owner/Client: _____

Approved by (name): _____

Signature: _____

Title: _____ Date: _____

Contractor: _____

Approved by (name): _____

CROSS PRAIRIE NORTH - ADDED UTILITY STUB-OUTS



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: Eric Lavoie
 Company: BTI Partners
 Email: Elavoie@btipartners.com
 HCSS: 2230RFC008

Proposal Date: 3/12/2026

HCSS: 2230RFC008

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
CONTRACT DAYS					
3	Contract Days	15.00	DA		
CONTRACT DAYS					
GENERAL CONDITIONS					
55	Survey, Layout, & As-Builts	1.00	LS	3,802.00	3,802.00
GENERAL CONDITIONS TOTAL					3,802.00
SITE PREPARATION & DEMO					
105	Dewatering for Reclaim Deflection	1.00	LS	4,617.00	4,617.00
110	Demo Curb, Subbase, and Base	1.00	LS	1,566.00	1,566.00
120	Demo Reclaim for New Deflection	1.00	LS	2,198.00	2,198.00
130	Rework Subbase and Base	1.00	LS	4,205.00	4,205.00
140	Type F Curb and Guter	80.00	LF	25.95	2,076.00
150	Type A Curb and Gutter	80.00	LF	23.45	1,876.00
SITE PREPARATION & DEMO TOTAL					16,538.00
WATER SYSTEM					
205	12"x8" Tapping Sleeve & Valve	1.00	EA	6,790.00	6,790.00
210	8" DR18 PVC Water Main	12.00	LF	183.00	2,196.00
212	8" Gate Valve	1.00	EA	2,722.00	2,722.00
215	2" Temporary Blowoff	1.00	EA	2,345.00	2,345.00
220	Water Main Testing	1.00	LS	1,092.00	1,092.00
WATER SYSTEM TOTAL					15,145.00
RECLAIM WATER SYSTEM					
305	20"x6" Tee, Restraints, & 4-45° Fittings Tie-In	1.00	LS	21,849.00	21,849.00
310	6" DR18 PVC Reclaim Water Main	119.00	LF	47.00	5,593.00
315	Reclaim Fittings	1.00	LS	4,584.00	4,584.00
320	2" Temporary Blowoff	1.00	EA	2,585.00	2,585.00
325	Reclaim Main Testing	1.00	LS	1,784.00	1,784.00
330	6" Gate Valve	2.00	EA	2,068.00	4,136.00
RECLAIM WATER SYSTEM TOTAL					40,531.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
SANITARY SEWER SYSTEM					
405	12"x4" Tapping Sleeve & Valve	1.00	EA	5,926.00	5,926.00
410	4" DR25 Force Main	125.00	LF	37.00	4,625.00
412	2" ARV Assembly	1.00	EA	9,265.00	9,265.00
413	4" Gate Valve	1.00	EA	1,754.00	1,754.00
415	Force Main Fittings	1.00	LS	5,620.00	5,620.00
420	Force Main Testing	1.00	LS	1,784.00	1,784.00
SANITARY SEWER SYSTEM TOTAL					28,974.00
GRAND TOTAL					\$104,990.00

NOTES:

ADDED UTILITY STUB OUTS BASED ON TWA'S REVIEW AND APPROVAL OF SHEET C-501 & C-602 REV. 22 RECEIVED 3/3/2026 STAMPED APPROVED BY TWA 3/2/2026. 20X6" TEE AND 6" GATE VALVE PROPOSED IN LIEU OF 20X6" TAPPING SLEEVE & VALVE AS RECLAIM WILL HAVE TO BE DEMO'D AND REINSTALLED WITH 4-20" 45° FITTINGS TO DEFLECT BENEATH FORCE MAIN. THIS OPTION WAS PRESENTED TO EOR AND TWA ON 3/5/26 AND 3/6/26 WITHOUT OBJECTION AS THEY ARE FUNCTIONALLY THE SAME.

15 CALENDAR DAYS ARE REQUESTED DUE TO THE DELAY IN PROJECT SCHEDULE THESE ADDED UTILITY STUBS WILL CAUSE AFFECTING COMPLETION OF THE ROADWAY. THE NEW SUBSTANTIAL COMPLETION DATE SHALL BE 7/15/2026 UPON APPROVAL OF THIS PROPOSAL AND INCORPORATION INTO THE CONTRACT DOCUMENTS.

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3A111

OFFSITE FORCEMAIN - CORD AVE MILL & RESURFACE SINGLE LANE



JR. DAVIS CONSTRUCTION

210 Hangar Rd.

Kissimmee, FL, 34741

Contact: Larry Barber

Phone: 407-870-0066

Email: Larry.Barber@Jr-Davis.com

Quote To: ERIC LAVOIE
 Company: BTI PARTNERS
 Email: ELAVOIE@BTIPARTNERS.COM
 HCSS: 2230RFCO05

Proposal Date: 3/9/26

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
5	MOBILIZATION	1.00	LS	2,500.00	2,500.00
10	MOT	1.00	DA	1,025.00	1,025.00
20	Cord Ave Milling and Resurfacing	2,740.00	SY	35.00	95,900.00

GRAND TOTAL **\$99,425.00**

NOTES:

- PROPOSAL IS BASED ON COMMENTS FROM THE COUNTY AND DISCUSSIONS WITH ERIC & PETE
- PROPOSAL INCLUDES MILLING AND RESURFACING THE SOUTHBOUND LANE ONLY.
- PROPOSAL ASSUMES NO ADDITIONAL PERMITTING.

Approval:
 Owner/Client: _____

Approved by (name): _____

Signature: _____

Title: _____ Date: _____

Contractor: _____

Approved by (name): _____

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3B

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3BI

Change Order -002

EDGEWATER EAST CDD
C/O WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES RD, STE. 410W
BOCA RATON, FL 33431

Job: CROSS PRAIRIE PKWY SOUTH FRAME WORK PH.2
2239-

Contract Number: 2239- CROSS PRAIRIE PKWY SOUTH FRAME WORK PH.2

Change Order #: CO2: IRRIGATION SLEEVES & ADDED CONCRETE PAVING

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

Change Order Date: 03/05/26

Change Order Page: 1

You are directed to make the following changes in this Contract: IRRIGATION SLEEVES & ADDED CONCRETE PAVING per JDC RFCO-02 attached 2 pages as backup

C.O.						
Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
6042	6042	560.000	LF	CO2: Irrigation Sleeves	44.45000	24,892.00
6044	6044	86.000	SY	CO2: Additional Concrete Paving	85.75000	7,374.50
Total for Change Order					02	32,266.50

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	4,761,349.57
The net change by previously authorized Change Orders was	752,157.00
The Contract Sum prior to this Change Order was	5,513,506.57
The Contract Sum will be increased by this Change Order	32,266.50
The new Contract Sum will be	5,545,773.07

Contracts Days Increased By 2 Days

The Contract time will be increased by 2 Days, which makes the new completion date as of this Change Order 6/26/2026

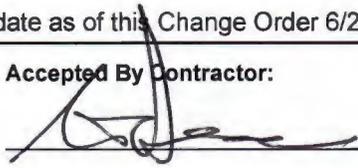
Authorized By Owner:

Authorized by Engineer:

Accepted By Contractor:

EDGEWATER EAST CDD

HANSON WALTER & ASSOC. INC.



JR. DAVIS CONSTRUCTION CO. INC.



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

February 4, 2026

Mr. Larry Barber
Project Manager
Jr. Davis Construction Co. Inc.
210 Hangar Rd.
Kissimmee, FL 34741

**Re: Edgewater East CDD Cross Prairie Parkway South ED6 Ph2
Work Directive No. 002**

Dear Mr. Barber:

The purpose of this letter is to serve as Work Directive No.002 for the above-referenced project. You are hereby directed to make necessary actions to procure materials and complete work efforts as indicated on the attached RFCO 002. The request will be submitted for final approval by the Edgewater East CDD Board of Supervisors at their next regularly scheduled meeting.

These changes in work should be carried out without further delay to the project schedule.

Please call to discuss the above items should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pete Glasscock', is written over a light blue circular stamp.

Pete Glasscock
Construction Manager, Hanson Walter & Assoc. Inc.

**TJC
3/16/26**

2239 - Cross Prairie South - Irrigation Sleeves and added Concrete Scope



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: Eric Lavoie
Company: BTI Partners
Email: elavoie@btipartners.com
HCSS: 2239RFCO02

Proposal Date: 10/21/25
Plans Received: 10/1/25
Requested Days: 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Irrigation Sleeves	560.00	LF	44.45	24,892.00
20	Additional Concrete Paving	86.00	SY	85.75	7,374.50

GRAND TOTAL

\$32,266.50

NOTES:

- PROPOSAL IS BASED ON PDF MARKUPS RECIEVED ON 10/1/25.
- PROPOSAL QUANTITIES BASED ON DRAWINGS NOT TO SCALE.
- PROPOSAL BASED ON PLANS MARKUPS PROVIDED BY BTI.
- NO BYCICLE RACKS, WASTE RECEPTICLES OR BENCHES INCLUDED. HARDSCAPE ONLY.

Approval:
Owner/Client: _____

Approved by (name): _____

Signature: _____

Title: _____ Date: _____

Contractor: _____

Approved by (name): _____

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

3B11

Change Order -003

EDGEWATER EAST CDD
C/O WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES RD, STE. 410W
BOCA RATON, FL 33431

Job: CROSS PRAIRIE PKWY SOUTH FRAME WORK PH.2
2239-

Contract Number: 2239- CROSS PRAIRIE PKWY SOUTH FRAME WORK PH.2

Change Order #: CO3: FM PIPE CLASS ADJUSTMENTS RFI 02-05

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

Change Order Date: 03/05/26

Change Order Page: 1

You are directed to make the following changes in this Contract: FM PIPE CLASS ADJUSTMENTS RFI 02-05 per JDC RFCO-03 attached 2 pages as backup

C.O.						
Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
6048	6048	1.000	.LS	CO3: SURVEY AS-BUILTS SUPERVISION	3,018.00000	3,018.00
6050	6050	2,340.000	LF	CO3: FM: 12" PVC - DR25 MATERIAL DEDUCT	-23.79000	-55,668.60
6052	6052	160.000	LF	CO3: FM: 8" PVC - DR25 MATERIAL DEDUCT	-10.68000	-1,708.80
6054	6054	2,340.000	LF	CO3: FM: 12" PVC - DR18 MATERIAL ADD	33.54000	78,483.60
6056	6056	160.000	LF	CO3: FM: 8" PVC - DR18 MATERIAL ADD	15.86000	2,537.60
6058	6058	2.000	EA	CO3: FM: 2" AIR RELEASE VALVES (RFI03)	11,040.00000	22,080.00
6060	6060	1.000	.LS	CO3: DEMO SIDEWALK (RFI02)	980.00000	980.00
6062	6062	35.000	LF	CO3: INSTALL 6' WIDE SIDEWALK (RFI02)	30.00000	1,050.00
6064	6064	1.000	.LS	CO3: 12" FM FITTINGS (4-45 DEG. BENDS - RFI04)	11,732.20000	11,732.20
Total for Change Order					03	62,504.00

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	4,761,349.57
The net change by previously authorized Change Orders was	784,423.50
The Contract Sum prior to this Change Order was	5,545,773.07
The Contract Sum will be increased by this Change Order	62,504.00
The new Contract Sum will be	5,608,277.07

Contracts Days Increased By 3 Days

The Contract time will be increased by 3 Days, which makes the new completion date as of this Change Order 6/29/2026

Authorized By Owner:

Authorized By Engineer:

Accepted By Contractor:

EDGEWATER EAST CDD

HANSON WALTER & ASSOC. INC

JR. DAVIS CONSTRUCTION CO., INC.



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

February 4, 2026

Mr. Larry Barber
Project Manager
Jr. Davis Construction Co. Inc.
210 Hangar Rd.
Kissimmee, FL 34741

**Re: Edgewater East CDD Cross Prairie Parkway South ED6 Ph2
Work Directive No. 003**

Dear Mr. Barber:

The purpose of this letter is to serve as Work Directive No.003 for the above-referenced project. You are hereby directed to make necessary actions to procure materials and complete work efforts as indicated on the attached RFCO 003. The request will be submitted for final approval by the Edgewater East CDD Board of Supervisors at their next regularly scheduled meeting.

These changes in work should be carried out without further delay to the project schedule.

Please call to discuss the above items should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pete Glasscock', is written over a faint, larger version of the signature.

Pete Glasscock
Construction Manager, Hanson Walter & Assoc. Inc.

TJC
3/16/26

Edgewater ED6 Cross Prairie Parkway South RFIs 02-05

Responses/FM Pipe Class Adj

JR. DAVIS CONSTRUCTION

210 Hangar Road
Kissimmee, FL, 34741

Contact: Trevor Conley
Phone: 407-870-0066
Email: trevor.conley@jr-davis.com



Quote To: Eric Lavoie
Company: BTI Partners
Phone: 407-232-4697
Email: elavoie@btipartners.com

Proposal Date: 11/19/2025
Date of Plans: RFI Responses, Rev. 7
Revised Proposal: N/A
Addendums:
HCSS#: 2239RFC003

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
CONTRACT DAYS & GENERAL CONDITIONS					
1100	CONTRACT DAYS	3.00	DA		
1200	SURVEY, AS-BUILTS, SUPERVISION	1.00	LS	3,018.00	3,018.00
					3,018.00
FORCE MAIN CHANGES & RFI RESPONSES					
4050	12" PVC FORCE MAIN - DR25 MATERIAL DEDUCT	2,340.00	LF	-23.79	-55,668.60
4100	8" PVC FORCE MAIN - DR25 MATERIAL DEDUCT	160.00	LF	-10.68	-1,708.80
4150	12" PVC FORCE MAIN - DR18 MATERIAL ADD	2,340.00	LF	33.54	78,483.60
4200	8" PVC FORCE MAIN - DR18 MATERIAL ADD	160.00	LF	15.86	2,537.60
4250	FORCE MAIN 2" AIR RELEASE VALVES (RFI03)	2.00	EA	11,040.00	22,080.00
4300	DEMO SIDEWALK (RFI02)	1.00	LS	980.00	980.00
4350	INSTALL 6' WIDE SIDEWALK (RFI02)	35.00	LF	30.00	1,050.00
4400	12" FM FITTINGS (4-45 DEG. BENDS - RFI04)	1.00	LS	11,732.20	11,732.20
					59,486.00
GRAND TOTAL					\$62,504.00

NOTES:

PROPOSAL BASED ON RFI RESPONSES #02-05 RECEIVED THROUGH 11/19/2025 & TWA'S REVIEW OF THE FORCE MAIN MATERIAL SUBMITTAL PACKAGE REQUIRING DR18 PIPE IN LIEU OF THE DR25 SHOWN ON THE TWA APPROVED DRAWINGS. ITEMS 4050-4200 MATERIAL ONLY, TO BE ADDRESSED BY ODMP.

JDC REQUESTS AN ADDITIONAL 3 CALENDAR DAYS OF CONTRACT TIME TO ACCOMMODATE AND INCORPORATE THE SCOPE OF WORK HEREIN.

Trevor Conley
Digitally signed by Trevor Conley
Date: 2025.11.20 15:32:33-05'00'

TJC
3/16/26

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4

CONSENT
AGENDA

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4A

CONSENT
AGENDA

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	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	\$1,283,331	\$219,023	\$ 444,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 871,357	\$ -	\$ 2,817,713
Investments											
Revenue	-	-	-	1,131,224	361,041	-	-	-	-	-	1,492,265
Reserve	-	-	-	558,058	1,916,100	715,518	-	-	-	-	3,189,676
Prepayment	-	-	-	12,817	24,280	-	-	-	-	-	37,097
Interest	-	-	-	12	-	2,842	-	-	-	-	2,854
Construction	-	-	-	-	-	-	21,626	343	-	570,234	592,203
Construction - E2	-	-	-	-	-	-	-	36	-	-	36
Construction - E5	-	-	-	-	-	-	-	11	-	-	11
Construction - E6N	-	-	-	-	-	-	-	11	-	-	11
Cost of issuance	-	-	-	11,590	-	-	-	-	-	-	11,590
Due from Landowner	454,767	-	-	-	-	-	-	16,091	-	1,611,855	2,082,713
Due from M/I Homes	45,579	-	-	-	-	-	-	-	-	-	45,579
Due from Lennar	27,569	-	-	-	-	-	-	-	-	-	27,569
Due from Tamarack Land - Crosspr	52,237	-	-	-	-	-	-	-	-	-	52,237
Due from general fund	-	-	-	371	-	-	-	-	-	-	371
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	25,782	-	-	-	-	-	-	-	-	-	25,782
Utility deposit	240	-	-	-	-	-	-	-	-	-	240
Total assets	<u>\$1,896,230</u>	<u>\$219,023</u>	<u>\$ 663,532</u>	<u>\$1,714,072</u>	<u>\$2,301,421</u>	<u>\$ 718,360</u>	<u>\$ 21,626</u>	<u>\$ 16,492</u>	<u>\$ 871,357</u>	<u>\$2,182,089</u>	<u>\$ 10,604,202</u>
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts payable	\$ 12,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,025
Contracts payable	-	-	-	-	-	-	-	16,434	2,700	2,182,090	2,201,224
Retainage payable	-	-	-	-	-	-	-	48,663	61,010	416,949	526,622
Due to general fund	-	1,000	-	-	5,725	-	-	-	25,782	-	32,507
Due to debt service fund 2021	371	-	-	-	-	-	-	-	-	-	371
Due to SRF W&S Impact fees	-	219,530	-	-	-	-	-	-	-	-	219,530
Due to other	-	-	526,717	-	-	-	-	-	-	-	526,717
Due to other governments	-	-	431,223	-	-	-	-	-	-	-	431,223
Landowner advance	21,000	-	-	-	-	-	-	-	-	-	21,000
Total liabilities	<u>33,396</u>	<u>220,530</u>	<u>957,940</u>	<u>-</u>	<u>5,725</u>	<u>-</u>	<u>-</u>	<u>65,097</u>	<u>89,492</u>	<u>2,599,039</u>	<u>3,971,219</u>
DEFERRED INFLOWS OF RESOURCES											
Deferred receipts	580,152	-	-	-	-	-	-	16,091	-	1,611,855	2,208,098
Unearned revenue	-	-	-	-	315,601	-	-	-	-	-	315,601
Total deferred inflows of resources	<u>580,152</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>315,601</u>	<u>-</u>	<u>-</u>	<u>16,091</u>	<u>-</u>	<u>1,611,855</u>	<u>2,523,699</u>
Fund balances:											
Restricted for:											
Special revenue	-	(1,507)	(294,408)	-	-	-	-	-	-	-	(295,915)
Debt service	-	-	-	1,714,072	1,980,095	718,360	-	-	-	-	4,412,527
Capital projects	-	-	-	-	-	-	21,626	(64,696)	781,865	(2,028,805)	(1,290,010)
Unassigned	1,282,682	-	-	-	-	-	-	-	-	-	1,282,682
Total fund balances	<u>1,282,682</u>	<u>(1,507)</u>	<u>(294,408)</u>	<u>1,714,072</u>	<u>1,980,095</u>	<u>718,360</u>	<u>21,626</u>	<u>(64,696)</u>	<u>781,865</u>	<u>(2,028,805)</u>	<u>4,109,284</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,896,230</u>	<u>\$219,023</u>	<u>\$ 663,532</u>	<u>\$1,714,072</u>	<u>\$2,301,421</u>	<u>\$ 718,360</u>	<u>\$ 21,626</u>	<u>\$ 16,492</u>	<u>\$ 871,357</u>	<u>\$2,182,089</u>	<u>\$ 10,604,202</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 3,178	\$ 364,799	\$ 373,786	98%
Assessment levy: off-roll	48,481	509,056	1,115,408	46%
Lot closings	-	110,960	-	N/A
Total revenues	<u>51,659</u>	<u>984,815</u>	<u>1,489,194</u>	66%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	215	-	N/A
Management/admin/recording	4,000	20,000	48,000	42%
Legal	-	25,516	50,000	51%
Engineering	-	16,830	7,500	224%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	250	1,250	2,000	63%
EMMA software service	-	1,500	-	N/A
Trustee 2021	-	-	5,725	0%
Trustee 2022	-	-	5,725	0%
DSF accounting & assessment rolls - Series 2021	458	2,292	5,500	42%
DSF accounting & assessment rolls - Series 2022	458	2,292	5,500	42%
Telephone	17	83	200	42%
Postage	25	108	500	22%
Printing & binding	42	208	500	42%
Legal advertising	-	257	6,500	4%
Annual special district fee	-	175	175	100%
Insurance	-	6,376	7,268	88%
Contingencies/bank charges	-	10	500	2%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	145	210	69%
Total professional & administrative	<u>5,250</u>	<u>77,962</u>	<u>154,508</u>	50%
Field operations				
Field operations management	1,458	7,292	16,000	46%
O&M accounting	-	-	10,000	0%
Stormwater management				
Lake maintenance	1,104	5,520	19,524	28%
Streetlighting	5,022	20,076	107,296	19%
Repairs & maintenance	-	-	47,863	0%
Trail maintenance	-	-	25,000	0%
Sidewalk repairs	-	-	10,000	0%
Pressure washing	-	-	10,000	0%
Electricity	720	2,434	8,180	30%
Landscape maint.				
Maintenance contract	33,300	166,500	402,820	41%
Plant replacement	-	-	40,000	0%
Landscape contingency	11,750	11,750	39,200	30%
Irrigation	6,769	59,040	168,115	35%
Irrigation repairs	1,435	9,715	25,000	39%
Mulch	-	-	79,000	0%
Trash services	952	4,284	9,000	48%
Total field operations	<u>62,510</u>	<u>286,611</u>	<u>1,016,998</u>	28%
Other fees & charges				
Tax collector	1,085	8,368	7,787	107%
Total other fees & charges	<u>1,085</u>	<u>8,368</u>	<u>7,787</u>	107%
Total expenditures	<u>68,845</u>	<u>372,941</u>	<u>1,179,293</u>	32%

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(17,186)	611,874	309,901	
Fund balances - beginning	1,299,868	670,808	550,873	
Committed				
Working capital	-	-	300,274	
Unassigned	620,608	1,282,682	560,500	
Fund balances - ending	<u>\$ 1,282,682</u>	<u>\$ 1,282,682</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 FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Contingencies	<u>155</u>	<u>755</u>
Total expenditures	<u>155</u>	<u>755</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (155)	 (755)
 Fund balance - beginning	 <u>(1,352)</u>	 <u>(752)</u>
Fund balance - ending	<u>\$ (1,507)</u>	<u>\$ (1,507)</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 FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Contingencies	<u>155</u>	<u>755</u>
Total expenditures	<u>155</u>	<u>755</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (155)	 (755)
 Fund balance - beginning	 <u>(294,253)</u>	 <u>(293,653)</u>
Fund balance - ending	<u><u>\$ (294,408)</u></u>	<u><u>\$ (294,408)</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 FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 9,525	\$ 1,093,229	\$ 1,119,962	98%
Interest	3,409	13,305	-	N/A
Total revenues	<u>12,934</u>	<u>1,106,534</u>	<u>1,119,962</u>	99%
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	191	21,848	23,333	94%
Total other fees and charges	<u>191</u>	<u>21,848</u>	<u>23,333</u>	94%
Total expenditures	<u>191</u>	<u>360,138</u>	<u>1,139,913</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	12,743	746,396	(19,951)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(1,568)</u>	<u>(6,580)</u>	-	N/A
Total other financing sources	<u>(1,568)</u>	<u>(6,580)</u>	<u>-</u>	N/A
Net change in fund balances	11,175	739,816	(19,951)	
Fund balances - beginning	<u>1,702,897</u>	<u>974,256</u>	<u>938,377</u>	
Fund balances - ending	<u><u>\$ 1,714,072</u></u>	<u><u>\$ 1,714,072</u></u>	<u><u>\$ 918,426</u></u>	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<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	5,695	33,002	-	N/A
Total revenues	<u>5,695</u>	<u>33,002</u>	<u>1,930,401</u>	2%
EXPENDITURES				
Debt service				
Principal	-	-	695,000	0%
Principal prepayment	40,000	60,000	-	N/A
Interest	392	616,367	1,231,950	50%
Total debt service	<u>40,392</u>	<u>676,367</u>	<u>1,926,950</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(34,697)	(643,365)	3,451	
Fund balances - beginning	<u>2,014,792</u>	<u>2,623,460</u>	<u>2,576,037</u>	
Fund balances - ending	<u>\$ 1,980,095</u>	<u>\$ 1,980,095</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 FEBRUARY 28, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 698,963	0%
Interest	2,204	12,955	-	N/A
Total revenues	<u>2,204</u>	<u>12,955</u>	<u>698,963</u>	2%
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	2,204	(178,966)	94,161	
Fund balances - beginning	716,156	897,326	890,883	
Fund balances - ending	<u>\$ 718,360</u>	<u>\$ 718,360</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 FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 61	\$ 271
Total revenues	61	271
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	61	271
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,568	6,580
Total other financing sources/(uses)	1,568	6,580
Net change in fund balances	1,629	6,851
Fund balances - beginning	19,997	14,775
Fund balances - ending	\$ 21,626	\$ 21,626

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 30,185
Interest & miscellaneous	1	344
Total revenues	1	30,529
EXPENDITURES		
Construction costs	-	955
Construction costs - project infrastructure	4,675	6,678
Total expenditures	4,675	7,633
Excess/(deficiency) of revenues over/(under) expenditures	(4,674)	22,896
Fund balances - beginning	(60,022)	(87,592)
Fund balances - ending	\$ (64,696)	\$ (64,696)

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FORCE MAIN CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest & miscellaneous	\$ 1,893	\$ 14,440
Total revenues	1,893	14,440
EXPENDITURES		
Construction costs	2,700	193,310
Contingencies	120	465
Total expenditures	2,820	193,775
Excess/(deficiency) of revenues over/(under) expenditures	(927)	(179,335)
Fund balances - beginning	782,792	961,200
Fund balances - ending	\$ 781,865	\$ 781,865

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest & miscellaneous	\$ 6,024	\$ 77,638
Total revenues	<u>6,024</u>	<u>77,638</u>
EXPENDITURES		
Construction costs	<u>2,275,037</u>	<u>7,303,355</u>
Total expenditures	<u>2,275,037</u>	<u>7,303,355</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,269,013)	(7,225,717)
Fund balances - beginning	240,208	5,196,912
Fund balances - ending	<u>\$ (2,028,805)</u>	<u>\$ (2,028,805)</u>

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4B

CONSENT
AGENDA

DRAFT

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

The Board of Supervisors of the Edgewater East Community Development District held a Special Meeting on March 20, 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 Kramer	Assistant Secretary
Jody Pino	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Shawn Hindle	District Engineer
Eric Lavoie	BTI Partners
Bryan Merced (via telephone)	Field Operations

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Osceola County Supervisor of Elections Begin Conducting the District’s General Elections;

40 **Providing for Compensation; Setting Forth**
41 **the Terms of Office; Authorizing Notice of**
42 **the Qualifying Period; and Providing for**
43 **Severability and an Effective Date**
44

45 Mr. Rodriguez presented Resolution 2026-03. Seats 3 and 5, currently held by Justin
46 Onorato and Jody Pino, respectively, will be up for election at the November 2026 General
47 Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of
48 Florida, reside within the CDD and be a registered voter in Osceola County. Each Board Member
49 is entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800
50 per year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8,
51 2026 to noon, June 12, 2026.

52 **On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor,**
53 **Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and**
54 **Requesting that the Osceola County Supervisor of Elections Begin Conducting**
55 **the District's General Elections; Providing for Compensation; Setting Forth the**
56 **Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for**
57 **Severability and an Effective Date, was adopted.**

58
59

60 **FOURTH ORDER OF BUSINESS**

Consent Agenda

61

62 **A. Acceptance of Unaudited Financial Statements as of January 31, 2026**

63 **B. Approval of January 8, 2026 Regular Meeting Minutes**

64 **C. Ratification Items**

65 **I. Resolution 2026-02, Designating a Date, Time and Location for Landowners'**
66 **Meeting and Election; Providing for Publication; Establishing Forms for the**
67 **Landowner Election; and Providing for Severability and an Effective Date**

68 The Landowners' meeting will be held on November 3, 2026 at 2:00 p.m., at Hanson,
69 Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741.

70 **II. Bio-Tech Consulting, LLC**

71 **a. Proposal No. 26-118 Cross Prairie Parkway – Bald Eagle Permitting and**
72 **Monitoring**

73 This item was deferred.

74 **b. Addendum to Proposal for Environmental Services – Bald Eagle**
 75 **Permitting and Monitoring**

76 **III. Special Warranty Deeds**

77 **a. Cross Prairie Parkway North**

78 **b. Cross Prairie Parkway South (ED6 Roadway Phase 2)**

79 **c. Edgewater ED-5**

80 **On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the**
 81 **Unaudited Financial Statements as of January 31, 2026, were accepted; the**
 82 **January 8, 2026 Regular Meeting Minutes, as presented, were approved; and**
 83 **Ratification Items 4CI, 4CII and 4CIII, as listed, except for Item 4CIIa, were**
 84 **ratified.**

85

86

87 **FIFTH ORDER OF BUSINESS**

Staff Reports

88

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

90 Mr. Eckert discussed legislation being considered that would allow for the recall of
 91 elected officials, including CDD Supervisors, and other legislation to increase sovereign
 92 immunity limits. Updates will be provided. It is likely that an Agreement relating to Cross Prairie
 93 Parkway South will be included on the next agenda. Responses to the Landscape Request for
 94 Proposals (RFP) for Cross Prairie Parkway North are scheduled to be ranked at the May
 95 meeting.

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

97 Mr. Hindle stated the Cross Prairie Parkway North Landscaping RFP was advertised
 98 yesterday. Four firms have expressed interest in bidding.

99 ▪ **Presentation of Change Orders**

100 **This item was an addition to the agenda.**

101 Mr. Hindle presented two Change Orders, one for the intersection of Cross Prairie
 102 Parkway North and Clay Whaley Road, and one for additional utility stub-outs required by Toho
 103 Water Authority (Toho). Change Orders RCO6 and RCO8, totaling \$147,585.75 will add 37 days
 104 to the project. Approval in substantial form is recommended.

105 The Board and Staff discussed the Change Orders.

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On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Jr. Davis Construction Co., Inc. Change Order #003, in substantial form, was approved.

A Board Member asked for Change Orders to be placed on the agendas in the future.

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On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, Jr. Davis Construction Co., Inc. Change Order #001, for Cross Prairie Parkway South Framework Road Phase 2 Civil Sitework, including RCO1 for OUC conduit installation totaling approximately \$752,000; RCO2 for irrigation sleeves to be installed and for additional concrete sidewalk, in the amount of \$32,000; and RCO3 for a class of force main pipes to be changed from DR25 to DR18, in the amount of \$62,000; in substantial form, which will add 65 days to the contract, were approved.

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Mr. Hindle stated, with regard to the Cross Prairie Offsite Forcemain project, he thinks his contractor did an excellent job protecting the road on the west side of Cord Avenue, where they worked. Waterland is working on the east side of Cord Avenue and, in his opinion, their contractor obliterated the road and it looks terrible. Mr. Hindle stated he has worked with the County for months, but the County is asking the two contractors to mill and resurface the road. The CDD and Waterland will each pay 50% of the cost of milling and resurfacing. While this is an unanticipated expense, it is within budget because the County saved the District a significant amount on resurfacing open cuts on Old Canoe Creek Road. This item will be presented at the next meeting. He is talking with Waterland and with the County. It was noted that the County is requiring both contractors to perform the work in order to close the project.

130

Discussion ensued regarding the project, contractors, scope of work and considerations.

131

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

132

The Field Operations Report was included for informational purposes.

133

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

134

- **NEXT MEETING DATE: April 2, 2026 at 9:00 AM**

135

- **QUORUM CHECK**

136

Supervisors Onorato, Kramer and Pino confirmed their attendance at the April 2, 2026

137

meeting.

- 138 • Performance Measures/Standards & Annual Reporting Form: October 1, 2025 -
- 139 September 30, 2026 (for informational purposes)

140

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

142

143 There were no Board Members' comments or requests.

144

145 **SEVENTH ORDER OF BUSINESS** **Public Comments**

146

147 No members of the public spoke.

148

149 **EIGHTH ORDER OF BUSINESS** **Adjournment**

150

151 **On MOTION by Mr. Onorato and seconded by Ms. Pino, with all in favor, the**

152 **meeting adjourned at 9:22 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

159
160
161
162

Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT

4C

CONSENT
AGENDA

PREPARED BY AND RETURN TO:

Michael C. Eckert, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[Lots 106, 107, 118, 119, 122, and 123]

THIS SPECIAL WARRANTY DEED is executed as of this 17th day of March 2026, by **EDGEWATER PROPERTY HOLDINGS, LLC**, a Delaware limited liability company, doing business in Florida as Edgewater Property Florida Holdings, LLC, whose mailing address is 9 Old Kings Highway South, 4th Floor, Darien, Connecticut 06820 (“Grantor”), in favor of **EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“Grantee”).

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

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

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

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

THE conveyance made herein, however, is expressly made SUBJECT TO (a) ad valorem real property taxes and assessments for the year of closing and subsequent years; and (b) covenants, conditions, restrictions, easements, reservations and other matters of record affecting the Subject Property, to the extent valid and subsisting, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

[Signature page to follow]

Signed, sealed and delivered
in the presence of:

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

Tiana Tupac-Yupanqui
Print Name Tiana Tupac-Yupanqui
Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

Jess Moneygo
Print Name: Jess Moneygo
Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

By: [Signature]
Name: Jordan Socaransky
Title: Vice President

By: [Signature]
Name: Marc Porosoff
Title: Vice President and Secretary

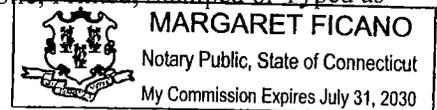
**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of March 2026, by Jordan Socaransky, as VP of Edgewater Property Holdings, LLC, a Delaware limited liability company, doing business in Florida as Edgewater Property Florida Holdings, LLC, who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

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 17th day of March 2026, by Marc Porosoff, as VP & Secretary of Edgewater Property Holdings, LLC, a Delaware limited liability company, doing business in Florida as Edgewater Property Florida Holdings, LLC, who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

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

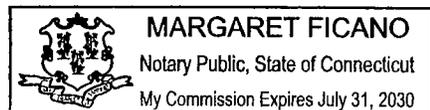


Exhibit A

SUBJECT PROPERTY

Legal Description:

Lot 107, according to the Seminole Land and Investment Company's (Incorporated) subdivision of Section 21, Township 26 South, Range 30 East, recorded in Plat Book B, Page 8 of the Public Records of Osceola County, Florida.

AND ALSO:

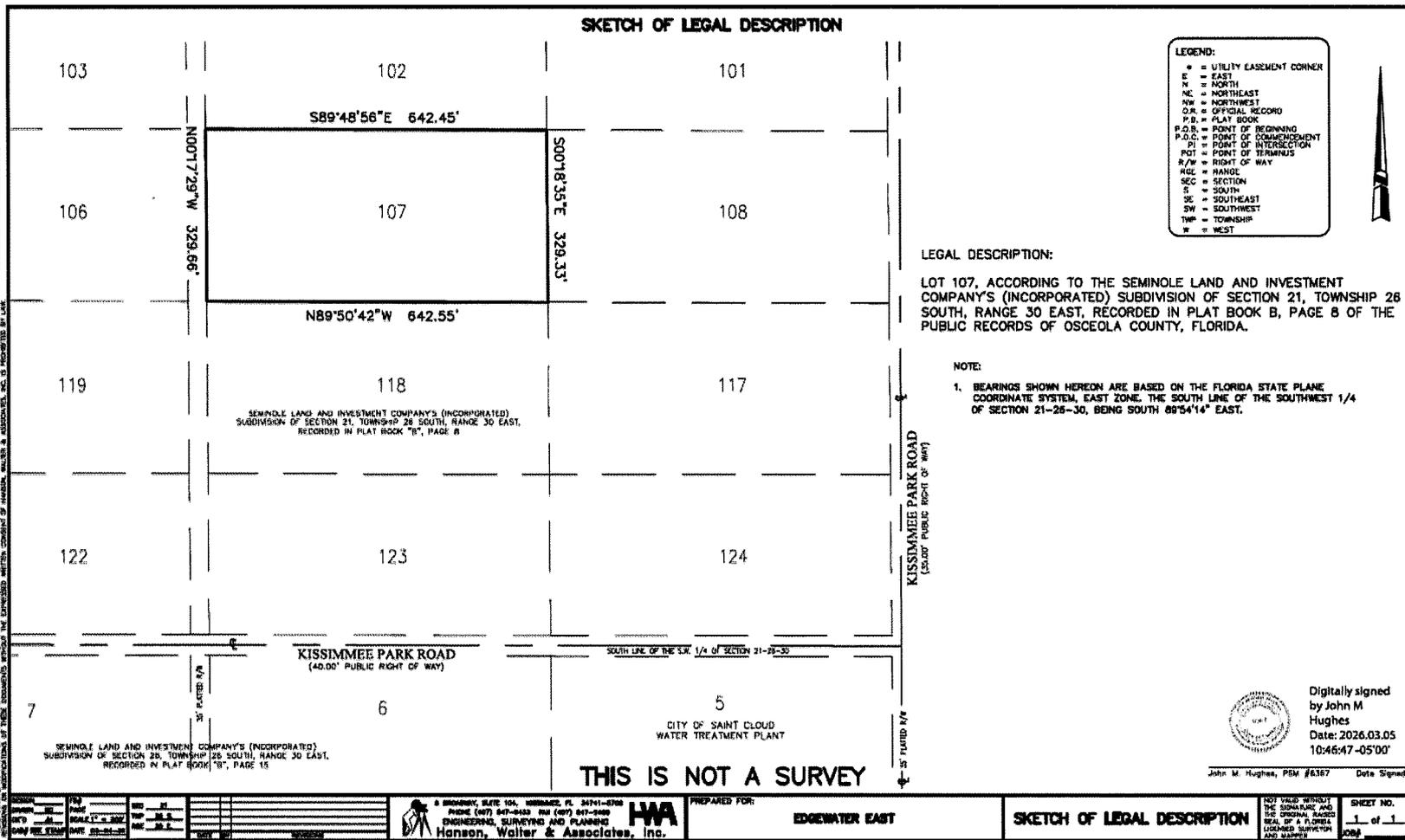
Lots 118 and 123, Seminole Land and Investment Company's (Incorporated) Subdivision of Section 21, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 8 of the Public Records of Osceola County, Florida.

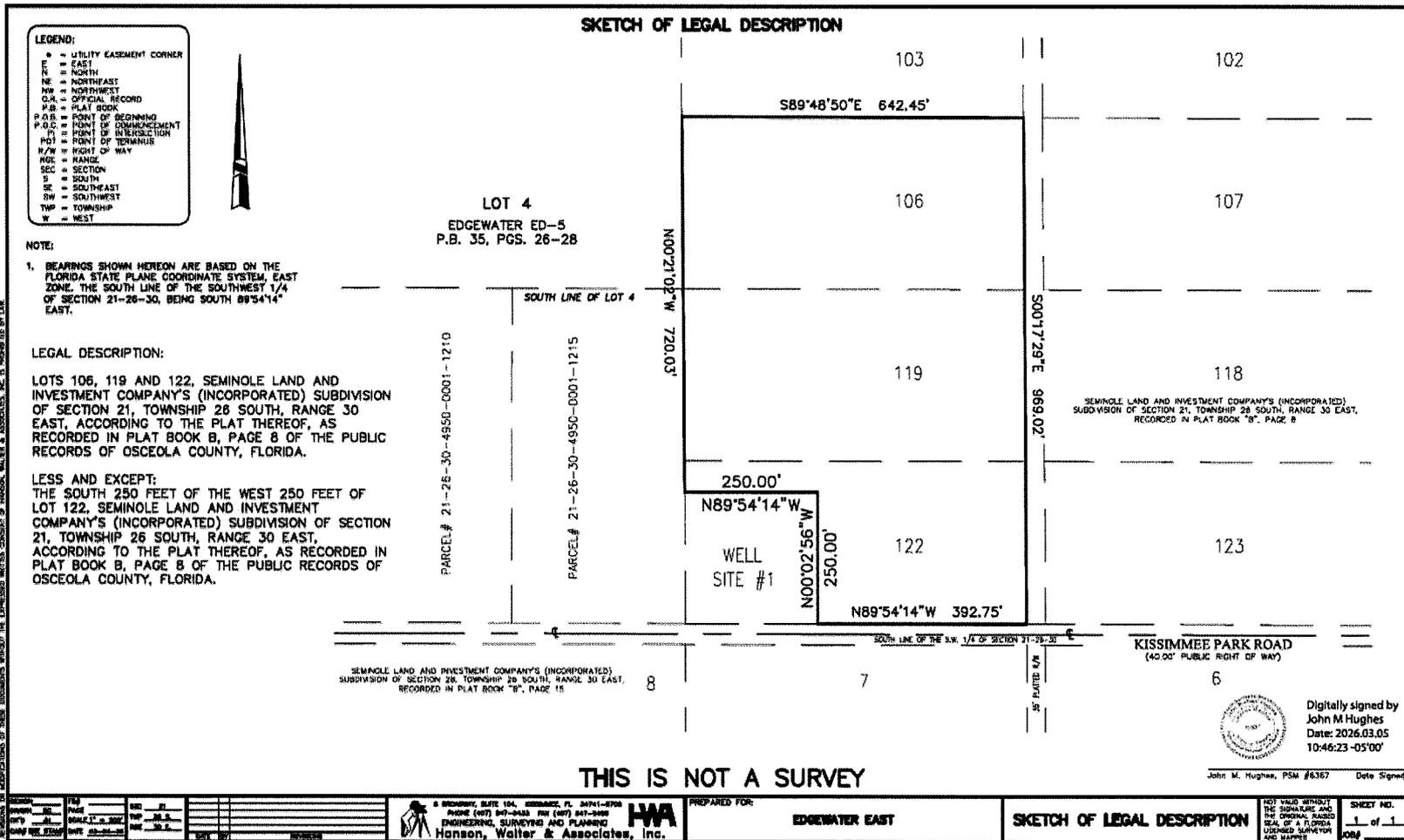
AND ALSO:

Lots 106, 119 and 122, Seminole Land and Investment Company's (Incorporated) subdivision of Section 21, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 8 of the Public Records of Osceola County, Florida.

Less and Except:

The south 250 feet of the west 250 feet of Lot 122, Seminole Land and Investment Company's (Incorporated) subdivision of Section 21, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 8 of the Public Records of Osceola County, Florida.





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: March 26, 2026
SUBJECT: Status Report – Field Operations

LANDSCAPING:

1. A site visit was conducted on March 25th.
2. OUC has yet to complete the installation of the top light fixtures in ED6. There are still 11 light poles pending.
3. Yellowstone has confirmed they are still working on connecting Clay Whaley ED2 irrigation to the controller. It is to be completed within the month.
4. Trash was noticed within the bioswale. Yellowstone has been instructed to remove the trash and was reminded that the entire bioswale must be inspected. All grates are to be kept clear of grass, weeds, and debris to ensure no issues as the rainy season approaches.
5. Yellowstone was informed that every median plant bed on Toho Shores Drive is full of weeds. The median plant beds where the dead Blue Daze were pulled, on Cross Prairie, also have weeds. Weeds were also noted on Cross Prairie in the turf buffer between the homes and the bioswale.
6. Yellowstone confirmed, on March 25th, that they will be on site later this week to address reported concerns.
7. I am currently awaiting a response from the District Engineer regarding the removal and shutdown of the ED6 mainline irrigation meter. A reminder email was sent March 25th.

• **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 CANCELED	Regular Meeting	9:00 AM
March 5, 2026 CANCELED	Regular Meeting	9:00 AM
March 20, 2026	Special Meeting	9:00 AM
April 2, 2026	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



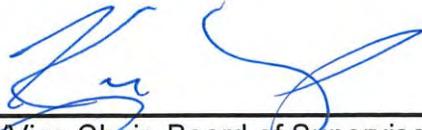
District Manager

Felix Rodriguez

Print Name

8-7-2025

Date



Chair/Vice Chair, Board of Supervisors

Kevin Mays

Print Name

8/7/25

Date