

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

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

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

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 389,361				\$ 389,361
Allowable discounts (4%)	(15,574)				(15,574)
Assessment levy: on-roll - net	373,787	\$ 367,894	\$ 14	\$ 367,908	373,787
Assessment levy: off-roll	1,103,811	385,122	239,473	624,595	1,115,419
Lot closings	-	82,282		82,282	-
Total revenues	1,477,598	835,298	239,487	1,074,785	1,489,206
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	-
Management/admin/recording	48,000	24,000	24,000	48,000	48,000
Legal	50,000	34,530	15,470	50,000	50,000
Engineering	7,500	23,765	-	23,765	7,500
Audit	6,500	3,000	3,500	6,500	6,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee - Series 2021	5,725	4,031	1,694	5,725	5,725
Trustee - Series 2022	5,725	-	5,725	5,725	5,725
DSF accounting - Series 2021	5,500	2,750	2,750	5,500	5,500
DSF accounting - Series 2022	5,500	2,750	2,750	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	405	95	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	4,832	1,668	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,750	6,016	-	6,016	7,268
Contingencies/bank charges	500	318	182	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser and tax collector	7,787	7,729	58	7,787	7,787
Total professional & administrative	160,777	117,002	60,952	177,954	162,295

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

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

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Management/admin/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	50,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	7,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee - Series 2021	5,725
Annual fee for the service provided by trustee, paying agent and registrar.	
Trustee - Series 2022	5,725
DSF accounting - Series 2021	5,500
DSF accounting - Series 2022	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,268
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	
	705
ADA compliance	
	210
Property appraiser and tax collector	7,787

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations

Field operations management	16,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
O&M accounting	10,000
Stormwater management	
Lake maintenance	19,524
Covers the cost of hiring a licensed contractor to treat 58 acres of wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Streetlighting	107,296
Covers the costs of a streetlight lease agreement for 198 streetlights with FPL that covers the fixture, pole, power and maintenance. Cross-Prairie Pkwy, ED5 Roadway Ph	
Repairs and maintenance	47,863
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Trail maintenance	25,000
Sidewalk repairs	10,000
Pressure washing	10,000
Electricity	8,180
Cover the costs of electricity for the monument low voltage lighting. Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape maint.	
Maintenance contract	402,820
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments. Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Plant replacement	40,000
Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape contingency	39,200
Irrigation	168,115
Irrigation annual cost for Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1.	
Irrigation repairs	25,000
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Mulch	79,000
Trash services	9,000
Total expenditures	<u><u>\$ 1,179,293</u></u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025			338,290.00	338,290.00	18,245,000.00
5/1/2026	440,000.00	2.500%	338,290.00	778,290.00	17,805,000.00
11/1/2026			332,790.00	332,790.00	17,805,000.00
5/1/2027	450,000.00	3.100%	332,790.00	782,790.00	17,355,000.00
11/1/2027			325,815.00	325,815.00	17,355,000.00
5/1/2028	465,000.00	3.100%	325,815.00	790,815.00	16,890,000.00
11/1/2028			318,607.50	318,607.50	16,890,000.00
5/1/2029	480,000.00	3.100%	318,607.50	798,607.50	16,410,000.00
11/1/2029			311,167.50	311,167.50	16,410,000.00
5/1/2030	495,000.00	3.100%	311,167.50	806,167.50	15,915,000.00
11/1/2030			303,495.00	303,495.00	15,915,000.00
5/1/2031	510,000.00	3.100%	303,495.00	813,495.00	15,405,000.00
11/1/2031			295,590.00	295,590.00	15,405,000.00
5/1/2032	530,000.00	3.600%	295,590.00	825,590.00	14,875,000.00
11/1/2032			286,050.00	286,050.00	14,875,000.00
5/1/2033	550,000.00	3.600%	286,050.00	836,050.00	14,325,000.00
11/1/2033			276,150.00	276,150.00	14,325,000.00
5/1/2034	570,000.00	3.600%	276,150.00	846,150.00	13,755,000.00
11/1/2034			265,890.00	265,890.00	13,755,000.00
5/1/2035	590,000.00	3.600%	265,890.00	855,890.00	13,165,000.00
11/1/2035			255,270.00	255,270.00	13,165,000.00
5/1/2036	610,000.00	3.600%	255,270.00	865,270.00	12,555,000.00
11/1/2036			244,290.00	244,290.00	12,555,000.00
5/1/2037	635,000.00	3.600%	244,290.00	879,290.00	11,920,000.00
11/1/2037			232,860.00	232,860.00	11,920,000.00
5/1/2038	655,000.00	3.600%	232,860.00	887,860.00	11,265,000.00
11/1/2038			221,070.00	221,070.00	11,265,000.00
5/1/2039	680,000.00	3.600%	221,070.00	901,070.00	10,585,000.00
11/1/2039			208,830.00	208,830.00	10,585,000.00
5/1/2040	705,000.00	3.600%	208,830.00	913,830.00	9,880,000.00
11/1/2040			196,140.00	196,140.00	9,880,000.00
5/1/2041	730,000.00	3.600%	196,140.00	926,140.00	9,150,000.00
11/1/2041			183,000.00	183,000.00	9,150,000.00
5/1/2042	760,000.00	4.000%	183,000.00	943,000.00	8,390,000.00
11/1/2042			167,800.00	167,800.00	8,390,000.00
5/1/2043	790,000.00	4.000%	167,800.00	957,800.00	7,600,000.00
11/1/2043			152,000.00	152,000.00	7,600,000.00
5/1/2044	825,000.00	4.000%	152,000.00	977,000.00	6,775,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			135,500.00	135,500.00	6,775,000.00
5/1/2045	855,000.00	4.000%	135,500.00	990,500.00	5,920,000.00
11/1/2045			118,400.00	118,400.00	5,920,000.00
5/1/2046	890,000.00	4.000%	118,400.00	1,008,400.00	5,030,000.00
11/1/2046			100,600.00	100,600.00	5,030,000.00
5/1/2047	925,000.00	4.000%	100,600.00	1,025,600.00	4,105,000.00
11/1/2047			82,100.00	82,100.00	4,105,000.00
5/1/2048	965,000.00	4.000%	82,100.00	1,047,100.00	3,140,000.00
11/1/2048			62,800.00	62,800.00	3,140,000.00
5/1/2049	1,005,000.00	4.000%	62,800.00	1,067,800.00	2,135,000.00
11/1/2049			42,700.00	42,700.00	2,135,000.00
5/1/2050	1,045,000.00	4.000%	42,700.00	1,087,700.00	1,090,000.00
11/1/2050			21,800.00	21,800.00	1,090,000.00
5/1/2051	1,090,000.00	4.000%	21,800.00	1,111,800.00	-
Total	18,245,000.00		10,958,010.00	29,203,010.00	

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

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

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

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

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

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

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

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

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single Family 1	521	\$ 363.21	\$ 1,303.13	\$ 1,666.34	\$ 1,666.34
Single Family 2	197	363.21	1,042.51	1,405.72	1,405.72
Multi Family	354	363.21	797.52	1,160.73	1,160.73
Total	1,072				

Assessment Area Two, Post-Expansion, Off-roll assessments

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Single Family 1	725	\$ 341.42	\$ 1,233.51	\$ 1,574.93	\$ 1,566.36
Single Family 2	402	341.42	986.81	1,328.23	1,321.38
Multi Family	847	341.42	754.91	1,096.33	1,091.09
Total	1,974				

Future Phase(s), Off-roll assessments

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