

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
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**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 389,360				\$ 389,360
Allowable discounts (4%)	(15,574)				(15,574)
Assessment levy: on-roll - net	373,786	\$ 366,260	\$ 14	\$ 366,274	373,786
Assessment levy: off-roll	1,115,408	509,056	117,173	626,229	1,115,407
Lot closings	-	110,960	-	110,960	-
Total revenues	<u>1,489,194</u>	<u>986,276</u>	<u>117,187</u>	<u>1,103,463</u>	<u>1,489,193</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	-	215	-
Management/admin/recording	48,000	24,000	24,000	48,000	48,000
Legal	50,000	37,612	12,388	50,000	50,000
Engineering	7,500	16,830	-	16,830	7,500
Audit	6,500	-	6,500	6,500	6,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	1,500	500	2,000	2,000
EMMA software service	-	1,500	-	1,500	-
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	176	324	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	668	5,832	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	7,268	6,376	892	7,268	7,268
Contingencies/bank charges	500	10	490	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	145	-	145	210
Property appraiser and tax collector	7,787	8,397	-	8,397	7,787
Total professional & administrative	<u>162,295</u>	<u>108,190</u>	<u>65,695</u>	<u>173,885</u>	<u>162,295</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Proposed Budget FY 2027	
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		Total Actual & Projected
Field operations					
Field operations management	16,000	8,750	7,250	16,000	16,000
O&M accounting	10,000	-	10,000	10,000	10,000
Stormwater management					
Lake maintenance	19,524	6,624	12,900	19,524	25,048
Streetlighting	107,296	25,070	82,226	107,296	107,296
Irrigation supply					
Repairs and maintenance	47,863	-	2,000	2,000	67,863
Trail maintenance	25,000	-	5,000	5,000	12,500
Sidewalk repairs	10,000	-	-	-	-
Pressure washing	10,000	-	-	-	-
Electricity	8,180	2,981	5,199	8,180	13,000
Landscape maint.			-		
Maintenance contract	402,820	199,800	203,020	402,820	603,202
Plant replacement	40,000	-	40,000	40,000	100,000
Landscape contingency	39,200	11,750	27,450	39,200	40,000
Irrigation	168,115	65,204	102,911	168,115	168,115
Irrigation repairs	25,000	9,715	15,285	25,000	15,000
Mulch	79,000	-	-	-	-
Trash services	9,000	5,236	3,764	9,000	14,700
Total field operations	<u>1,016,998</u>	<u>335,130</u>	<u>681,868</u>	<u>852,135</u>	<u>1,192,724</u>
Total expenditures	<u>1,179,293</u>	<u>443,320</u>	<u>747,563</u>	<u>1,026,020</u>	<u>1,355,019</u>
Excess/(deficiency) of revenues over/(under) expenditures	309,901	542,956	(630,376)	77,443	134,174
Fund balance - beginning (unaudited)	550,873	670,808	1,213,764	670,808	748,251
Committed					
Working capital	300,274	300,274	300,274	300,274	344,206
Unassigned	560,500	913,490	583,388	748,251	538,219
Fund balance - ending (projected)	<u>\$ 860,774</u>	<u>\$ 1,213,764</u>	<u>\$ 583,388</u>	<u>\$ 748,251</u>	<u>\$ 882,425</u>

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

Expenditures

Professional & administrative

Management/admin/recording	\$ 48,000
<p>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.</p>	
Legal	50,000
<p>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.</p>	
Engineering	7,500
<p>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.</p>	
Audit	6,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>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.</p>	
Trustee - Series 2021	5,725
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Trustee - Series 2022	5,725
DSF accounting - Series 2021	5,500
DSF accounting - Series 2022	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
EXPENDITURES (continued)	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,268
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
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	25,048
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	67,863
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Trail maintenance	12,500
Electricity	13,000
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	603,202
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	100,000
Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1	
Landscape contingency	40,000
Irrigation	168,115
Irrigation annual cost for Cross-Prairie Pkwy, ED5 Roadway Ph 1, Clay Whaley Row Ph1.	
Irrigation repairs	15,000
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Trash services	14,700
Total expenditures	<u><u>\$ 1,355,019</u></u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE)
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	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	\$ 1,097,608	\$ 22,354	\$ 1,119,962	1,119,962
Interest	-	17,584	-	17,584	-
Total revenues	1,119,962	1,115,192	22,354	1,137,546	1,119,962
EXPENDITURES					
Debt service					
Principal	440,000	-	440,000	440,000	450,000
Interest	676,580	338,290	338,290	676,580	665,580
Total debt service	1,116,580	338,290	778,290	1,116,580	1,115,580
Other fees & charges					
Property appraiser and tax collector	23,333	21,936	1,397	23,333	23,333
Total other fees & charges	23,333	21,936	1,397	23,333	23,333
Total expenditures	1,139,913	360,226	779,687	1,139,913	1,138,913
Excess/(deficiency) of revenues over/(under) expenditures	(19,951)	754,966	(757,333)	(2,367)	(18,951)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(7,987)	-	(7,987)	-
Total other financing sources/(uses)	-	(7,987)	-	(7,987)	-
Fund balance:					
Net increase/(decrease) in fund balance	(19,951)	746,979	(757,333)	(10,354)	(18,951)
Beginning fund balance (unaudited)	938,377	974,256	974,256	974,256	963,902
Ending fund balance (projected)	<u>\$ 918,426</u>	<u>\$1,721,235</u>	<u>\$216,923</u>	<u>\$ 963,902</u>	<u>944,951</u>
Use of fund balance:					
Debt service reserve account balance (required)					(556,250)
Principal and Interest expense - November 1, 2027					(325,815)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 62,886</u>

**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 2027**

	Fiscal Year 2026			Proposed Budget FY 2027	
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		Total Actual & Projected
REVENUES					
Assessment levy: off-roll	\$ 1,930,401	\$ 390,199	\$ 1,224,601	\$ 1,614,800	\$ 1,930,401
Lot closings	-	315,601	-	315,601	-
Interest	-	38,543	-	38,543	-
Total revenues	<u>1,930,401</u>	<u>744,343</u>	<u>1,224,601</u>	<u>1,968,944</u>	<u>1,930,401</u>
EXPENDITURES					
Debt service					
Principal	695,000	-	695,000	695,000	715,000
Principal prepayment	-	60,000	20,000	80,000	-
Interest	1,231,950	616,367	615,583	1,231,950	1,207,931
Total debt service	<u>1,926,950</u>	<u>676,367</u>	<u>1,330,583</u>	<u>2,006,950</u>	<u>1,922,931</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,451	67,976	(105,982)	(38,006)	7,470
Fund balance:					
Beginning fund balance (unaudited)	<u>2,576,037</u>	<u>2,623,460</u>	<u>2,691,436</u>	<u>2,623,460</u>	<u>2,585,454</u>
Ending fund balance (projected)	<u>\$2,579,488</u>	<u>\$2,691,436</u>	<u>\$2,585,454</u>	<u>\$2,585,454</u>	<u>2,592,924</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,916,100)
Principal and Interest expense - November 1, 2027					(593,241)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 83,583</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025	-		614,390.63	614,390.63	31,690,000.00
5/1/2026	695,000.00	3.000%	614,390.63	1,309,390.63	30,995,000.00
11/1/2026	-		603,965.63	603,965.63	30,995,000.00
5/1/2027	715,000.00	3.000%	603,965.63	1,318,965.63	30,280,000.00
11/1/2027	-		593,240.63	593,240.63	30,280,000.00
5/1/2028	740,000.00	3.375%	593,240.63	1,333,240.63	29,540,000.00
11/1/2028	-		580,753.13	580,753.13	29,540,000.00
5/1/2029	765,000.00	3.375%	580,753.13	1,345,753.13	28,775,000.00
11/1/2029	-		567,843.75	567,843.75	28,775,000.00
5/1/2030	790,000.00	3.375%	567,843.75	1,357,843.75	27,985,000.00
11/1/2030	-		554,512.50	554,512.50	27,985,000.00
5/1/2031	815,000.00	3.375%	554,512.50	1,369,512.50	27,170,000.00
11/1/2031	-		540,759.38	540,759.38	27,170,000.00
5/1/2032	845,000.00	3.375%	540,759.38	1,385,759.38	26,325,000.00
11/1/2032	-		526,500.00	526,500.00	26,325,000.00
5/1/2033	875,000.00	4.000%	526,500.00	1,401,500.00	25,450,000.00
11/1/2033	-		509,000.00	509,000.00	25,450,000.00
5/1/2034	910,000.00	4.000%	509,000.00	1,419,000.00	24,540,000.00
11/1/2034	-		490,800.00	490,800.00	24,540,000.00
5/1/2035	950,000.00	4.000%	490,800.00	1,440,800.00	23,590,000.00
11/1/2035	-		471,800.00	471,800.00	23,590,000.00
5/1/2036	990,000.00	4.000%	471,800.00	1,461,800.00	22,600,000.00
11/1/2036	-		452,000.00	452,000.00	22,600,000.00
5/1/2037	1,030,000.00	4.000%	452,000.00	1,482,000.00	21,570,000.00
11/1/2037	-		431,400.00	431,400.00	21,570,000.00
5/1/2038	1,070,000.00	4.000%	431,400.00	1,501,400.00	20,500,000.00
11/1/2038	-		410,000.00	410,000.00	20,500,000.00
5/1/2039	1,115,000.00	4.000%	410,000.00	1,525,000.00	19,385,000.00
11/1/2039	-		387,700.00	387,700.00	19,385,000.00
5/1/2040	1,160,000.00	4.000%	387,700.00	1,547,700.00	18,225,000.00
11/1/2040	-		364,500.00	364,500.00	18,225,000.00
5/1/2041	1,205,000.00	4.000%	364,500.00	1,569,500.00	17,020,000.00
11/1/2041	-		340,400.00	340,400.00	17,020,000.00
5/1/2042	1,255,000.00	4.000%	340,400.00	1,595,400.00	15,765,000.00
11/1/2042	-		315,300.00	315,300.00	15,765,000.00
5/1/2043	1,310,000.00	4.000%	315,300.00	1,625,300.00	14,455,000.00
11/1/2043	-		289,100.00	289,100.00	14,455,000.00
5/1/2044	1,360,000.00	4.000%	289,100.00	1,649,100.00	13,095,000.00
11/1/2044	-		261,900.00	261,900.00	13,095,000.00
5/1/2045	1,415,000.00	4.000%	261,900.00	1,676,900.00	11,680,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045	-		233,600.00	233,600.00	11,680,000.00
5/1/2046	1,475,000.00	4.000%	233,600.00	1,708,600.00	10,205,000.00
11/1/2046	-		204,100.00	204,100.00	10,205,000.00
5/1/2047	1,535,000.00	4.000%	204,100.00	1,739,100.00	8,670,000.00
11/1/2047	-		173,400.00	173,400.00	8,670,000.00
5/1/2048	1,600,000.00	4.000%	173,400.00	1,773,400.00	7,070,000.00
11/1/2048	-		141,400.00	141,400.00	7,070,000.00
5/1/2049	1,665,000.00	4.000%	141,400.00	1,806,400.00	5,405,000.00
11/1/2049	-		108,100.00	108,100.00	5,405,000.00
5/1/2050	1,730,000.00	4.000%	108,100.00	1,838,100.00	3,675,000.00
11/1/2050	-		73,500.00	73,500.00	3,675,000.00
5/1/2051	1,800,000.00	4.000%	73,500.00	1,873,500.00	1,875,000.00
11/1/2051	-		37,500.00	37,500.00	1,875,000.00
5/1/2052	1,875,000.00	4.000%	37,500.00	1,912,500.00	-
Total	31,690,000.00		20,554,931.25	52,244,931.25	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025 (ASSESSMENT AREA THREE)
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment: off-roll	\$ 698,963	\$ -	\$ 698,963	\$ 698,963	\$ 698,963
Interest	-	14,940	-	14,940	-
Total revenues	<u>698,963</u>	<u>14,940</u>	<u>698,963</u>	<u>713,903</u>	<u>698,963</u>
EXPENDITURES					
Principal	125,000	-	125,000	125,000	130,000
Interest	479,802	191,921	287,881	479,802	569,356
Total debt service	<u>604,802</u>	<u>191,921</u>	<u>412,881</u>	<u>604,802</u>	<u>699,356</u>
Excess/(deficiency) of revenues over/(under) expenditures	94,161	(176,981)	286,082	109,101	(393)
Fund balance:					
Net increase/(decrease) in fund balance					(393)
Beginning fund balance (unaudited)	890,883	897,326	720,345	897,326	1,006,427
Ending fund balance (projected)	<u>\$985,044</u>	<u>\$720,345</u>	<u>\$1,006,427</u>	<u>\$1,006,427</u>	<u>\$1,006,034</u>
Use of fund balance:					
Debt service reserve account balance (required)					(717,495)
Principal and Interest expense - November 1, 2027					(281,347)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 7,192</u>

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025			191,920.83	191,920.83	9,520,000.00
5/1/2026	125,000.00	5.125%	287,881.25	412,881.25	9,395,000.00
11/1/2026			284,678.13	284,678.13	9,395,000.00
5/1/2027	130,000.00	5.125%	284,678.13	414,678.13	9,265,000.00
11/1/2027			281,346.88	281,346.88	9,265,000.00
5/1/2028	135,000.00	5.125%	281,346.88	416,346.88	9,130,000.00
11/1/2028			277,887.50	277,887.50	9,130,000.00
5/1/2029	145,000.00	5.125%	277,887.50	422,887.50	8,985,000.00
11/1/2029			274,171.88	274,171.88	8,985,000.00
5/1/2030	150,000.00	5.125%	274,171.88	424,171.88	8,835,000.00
11/1/2030			270,328.13	270,328.13	8,835,000.00
5/1/2031	160,000.00	5.125%	270,328.13	430,328.13	8,675,000.00
11/1/2031			266,228.13	266,228.13	8,675,000.00
5/1/2032	170,000.00	5.125%	266,228.13	436,228.13	8,505,000.00
11/1/2032			261,871.88	261,871.88	8,505,000.00
5/1/2033	175,000.00	5.125%	261,871.88	436,871.88	8,330,000.00
11/1/2033			257,387.50	257,387.50	8,330,000.00
5/1/2034	185,000.00	5.125%	257,387.50	442,387.50	8,145,000.00
11/1/2034			252,646.88	252,646.88	8,145,000.00
5/1/2035	195,000.00	5.125%	252,646.88	447,646.88	7,950,000.00
11/1/2035			247,650.00	247,650.00	7,950,000.00
5/1/2036	205,000.00	6.100%	247,650.00	452,650.00	7,745,000.00
11/1/2036			241,397.50	241,397.50	7,745,000.00
5/1/2037	220,000.00	6.100%	241,397.50	461,397.50	7,525,000.00
11/1/2037			234,687.50	234,687.50	7,525,000.00
5/1/2038	235,000.00	6.100%	234,687.50	469,687.50	7,290,000.00
11/1/2038			227,520.00	227,520.00	7,290,000.00
5/1/2039	250,000.00	6.100%	227,520.00	477,520.00	7,040,000.00
11/1/2039			219,895.00	219,895.00	7,040,000.00
5/1/2040	265,000.00	6.100%	219,895.00	484,895.00	6,775,000.00
11/1/2040			211,812.50	211,812.50	6,775,000.00
5/1/2041	280,000.00	6.100%	211,812.50	491,812.50	6,495,000.00
11/1/2041			203,272.50	203,272.50	6,495,000.00
5/1/2042	300,000.00	6.100%	203,272.50	503,272.50	6,195,000.00
11/1/2042			194,122.50	194,122.50	6,195,000.00
5/1/2043	320,000.00	6.100%	194,122.50	514,122.50	5,875,000.00
11/1/2043			184,362.50	184,362.50	5,875,000.00
5/1/2044	340,000.00	6.100%	184,362.50	524,362.50	5,535,000.00
11/1/2044			173,992.50	173,992.50	5,535,000.00
5/1/2045	360,000.00	6.100%	173,992.50	533,992.50	5,175,000.00
11/1/2045			163,012.50	163,012.50	5,175,000.00
5/1/2046	385,000.00	6.300%	163,012.50	548,012.50	4,790,000.00
11/1/2046			150,885.00	150,885.00	4,790,000.00
5/1/2047	410,000.00	6.300%	150,885.00	560,885.00	4,380,000.00
11/1/2047			137,970.00	137,970.00	4,380,000.00
5/1/2048	435,000.00	6.300%	137,970.00	572,970.00	3,945,000.00

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2048			124,267.50	124,267.50	3,945,000.00
5/1/2049	460,000.00	6.300%	124,267.50	584,267.50	3,485,000.00
11/1/2049			109,777.50	109,777.50	3,485,000.00
5/1/2050	495,000.00	6.300%	109,777.50	604,777.50	2,990,000.00
11/1/2050			94,185.00	94,185.00	2,990,000.00
5/1/2051	525,000.00	6.300%	94,185.00	619,185.00	2,465,000.00
11/1/2051			77,647.50	77,647.50	2,465,000.00
5/1/2052	560,000.00	6.300%	77,647.50	637,647.50	1,905,000.00
11/1/2052			60,007.50	60,007.50	1,905,000.00
5/1/2053	595,000.00	6.300%	60,007.50	655,007.50	1,310,000.00
11/1/2053			41,265.00	41,265.00	1,310,000.00
5/1/2054	635,000.00	6.300%	41,265.00	676,265.00	675,000.00
11/1/2054			21,262.50	21,262.50	675,000.00
5/1/2055	675,000.00	6.300%	21,262.50	696,262.50	-
Total	9,520,000.00		11,570,880.83	21,090,880.83	

**EDGEWATER EAST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

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

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 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 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Single Family 1	725	\$ 341.42	\$ 1,233.51	\$ 1,574.93	\$ 1,574.93
Single Family 2	402	341.42	986.81	1,328.23	1,328.23
Multi Family	847	341.42	754.91	1,096.33	1,096.33
Total	1,974				

Assessment Area Three, Off-roll assessments

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Single Family 1	347	\$ 341.42	\$ 1,224.80	\$ 1,566.21	\$ 1,566.21
Single Family 2	109	341.42	979.84	1,321.25	1,321.25
Multi Family	223	341.42	749.58	1,090.99	1,090.99
Total	679				

Future Phase(s), Off-roll assessments

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Single Family 1	114	\$ 341.42	\$ -	\$ 341.42	\$ 341.42
Single Family 2	21	341.42	-	341.42	341.42
Multi Family	479	341.42	-	341.42	341.42
Total	614				