

EDGEWATER WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

October 3, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Edgewater West 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

September 26, 2024

Board of Supervisors
Edgewater West Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater West Community Development District will hold a Regular Meeting on October 3, 2024 at 9:15 a.m., or as soon thereafter as the matter may be heard, 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. Ratification of Hughes Brothers Bid/Contract for RD3/5 Project
4. Consideration of Hanson, Walter & Associates, Inc. Letter of Agreement for Construction Management Services for Close-Out
5. Presentation of Terms of Bond Sale
6. Consideration of Resolution 2025-02, Setting Forth the Specific Terms of the Edgewater West Community Development District's Special Assessment Revenue Bonds, Series 2024; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2024 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date
 - Composite Exhibit A: Master Engineer's Report dated March 18, 2024 and Supplemental/Phase 1 Infrastructure Improvements Engineer's Report dated May 7, 2024

ATTENDEES:

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

- Exhibit B: Series 2024 Supplemental Special Assessment Methodology Report dated September 10, 2024
- Exhibit C: Maturities and Coupon of Series 2024 Bonds
- Exhibit D: Sources and Uses of Funds for Series 2024 Bonds
- Exhibit E: Annual Debt Service Payment Due on Series 2024 Bonds

7. Consideration of Disclosure of Public Financing
8. Update on Bond Closing Date – October 8
9. Update: RFQ for Continuing Construction Engineering & Inspection Services
10. Acceptance of Unaudited Financial Statements as of August 31, 2024
11. Approval of September 5, 2024 Regular Meeting Minutes
12. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer (Interim): *Hanson, Walter & Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETING DATES

- October 31, 2024 at 9:15 AM (Evaluation of Whaley Lane Wetland Crossing Road Civil Site Work Proposals and Award of Contract)
- November 7, 2024 at 9:15 AM (Regular Meeting)

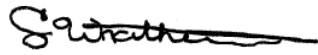
- QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KEVIN MAYS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JUSTIN ONORATO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BOBBY WANAS	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

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LETTER OF AGREEMENT

September 12, 2024

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Edgewater West CDD – Construction Management Services for Close-Out
HWA Job No. 5492-01

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services for support and services associated with the Edgewater West CDD:

Civil Engineering Services

1. Coordinate bi-weekly progress meetings with contractor, engineer of record and BTI Representative. Assume 38 Meetings **\$ 10,000.00**
2. Administration during Construction Phase to include meetings, coordination, phone calls, & correspondence with client, team consultants, permitting agencies, and contractor, as necessary, attendance at preconstruction meetings with Osceola County, City of St. Cloud and TWA **\$ 7,500.00**
3. Review and approve contractor shop drawings **\$ 4,000.00**
4. Provide Periodic Site Visits a minimum of 3 per week to include communication with Contractor on man loading of the project and maintaining project schedule **\$57,000.00**
5. Provide coordination and review of site testing. Review all test reports and identify all required retests. CDD shall be responsible for costs of all initial tests and contractor shall be responsible for any required retests **\$ 6,000.00**
6. Review and approve contractor draw requests **\$ 8,000.00**
7. Address all requests for additional information (RFI), coordinate with the owner and engineer of record, evaluate and negotiate any change orders, coordinate with County, City, & TWA Inspectors, review all maintenance of traffic set ups access management and temporary signage **T&M \$ 10,000.00**

Total Construction Management Services.....Budget \$ 102,500.00

Exclusions

This fee does not include:

- planning & zoning services
- civil engineering design and permitting services
- land surveying services
- subdivision platting services
- architectural services
- structural engineering services
- transportation engineering analysis
- environmental analysis
- landscape / irrigation design services
- site lighting plan
- soils work, soils testing
- hydrogeology
- construction layout
- CEI services
- application fees / courier fees / delivery fees
- bidding/award of contract to contractor services

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize, and we ask the Client to recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for submittals and approvals. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

All work will be invoiced approximately the 10th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.



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Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE**

Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.

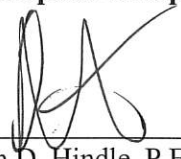
Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

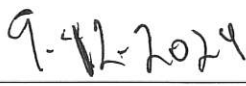
This Proposal Accepted By



Shawn D. Hindle, P.E.
President

Client Signature

Print Name



Date

Date

/ac

w/attachments

SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

<u>CONSULTING SERVICES</u>		<u>\$/HR.</u>
A.	Principal	\$ 330.00
B.	Project Manager	200.00
C.	Senior Engineer	205.00
D.	Engineer	165.00
E.	Senior Planner	150.00
F.	CAD Design Technician	140.00
G.	CAD Technician	125.00
H.	Administrative	90.00
I.	Project Coordinator/Scheduler	100.00
J.	Surveying Services	
1.	Survey Field Crew	175.00
2.	GPS Survey Crew	175.00
3.	Principal Land Surveyor	200.00
4.	Associate Land Surveyor	125.00
5.	Senior Technician (CAD / PSM)	125.00
6.	Computer Technician (CAD)	125.00
K.	Clerical Services	75.00
L.	Miscellaneous Expenses	
	a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
	b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
	c. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
	d. Xerox Copies, ea. mass reproduction (8 1/2" x 11")	.25
	e. Xerox Copies, ea. mass reproduction (8 1/2" x 14")	.35
	f. Xerox Copies, ea. (11" x 17")	1.00
	g. Xerox Copies of Original Survey 8 1/2" x 14"	5.00
	Plus each additional	1.00
	h. Travel, per mile, portal to portal	.40
	i. Printing, Graphics, Postage, etc.	Cost + 20%
	j. Long Distance Telephone Charges	Cost + 20%
	k. Out of Town Expenses (Overnight)	Cost + 30%
	l. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
	m. Permit and Application Fee Advances	Cost + 10%
	n. Overnight Deliveries	Cost + 20%
	o. Courier Services	Cost + 20%
•	For sworn testimony at depositions and hearings, etc., the above rates will be charged at 2.5 times.	
•	For services in court, the above rates will be charged at 2.5 times, with a minimum of an eight hour day charged for each day of appearance.	
•	Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.	



HANSON. WALTER & ASSOCIATES. INC.

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Client/Owner Profile

Contact Information

Date:

Client Name:	Property Owner:
Address:	Address:
Phone:	Phone:
Additional Phone:	Additional Phone:
Fax:	Fax:
E-Mail:	E-Mail:

Billing Contact:
Billing Address:
Phone:
Fax:
E-Mail:

Job Contact:
Phone:
Mobile Phone:
E-Mail:

-----HWA Administrative Use Only-----

Job #
Project Name
Project Manager
Engineer

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team

Revision 1/1/04



HANSON. WALTER & ASSOCIATES. INC.

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Letter of Authorization

Date _____

RE:

To Whom It May Concern:

This letter does hereby authorize _____ and Hanson, Walter &
(Client)
Associates, Inc. to act as representative for _____ and
(Owner)

with the respective reviewing/permitting agencies in an effort to receive all approvals necessary for the required permitting for the above referenced project located in Osceola County, Florida.

By execution of this document, the Owner does hereby allow Hanson, Walter & Associates, Inc. access to the site in order to fulfill the requirements of the contract.

If you have any questions, please contact me at _____.

Sincerely,

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this ____ day of _____,

20____, by _____, who is personally known to me, or who
(name of person making statement)

produced _____ as identification.

SEAL:

Notary Public Signature: _____



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EDGEWATER WEST

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-02

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024; CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS; CONFIRMING AND ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING SERIES 2024 SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2024 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

[ASSESSMENT AREA ONE]

WHEREAS, the Edgewater West Community Development District (the "District") has previously indicated its intention to undertake, install, establish, construct, reconstruct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution 2024-34, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-34, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on September 10, 2024, the District entered into a *Bond Purchase Agreement* whereby it agreed to sell its \$28,000,000 Special Assessment Revenue Bonds, Series 2024 (the "Series 2024 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2024-34, the District desires to set forth the particular terms of the sale of the Series 2024 Bonds and confirm the lien of the special assessments securing the Series 2024 Bonds (the "Series 2024 Assessments").

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2024-34.

SECTION 2. FINDINGS. The Board of Supervisors of the Edgewater West Community Development District hereby finds and determines as follows:

(a) On May 2, 2024, the District, after due notice and public hearing, adopted Resolution 2024-34, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Master Engineer's Report*, dated March 18, 2024, as amended by that *Supplemental / Phase 1 Infrastructure Improvements Engineer's Report*, dated May 7, 2024, each attached to this Resolution as **Composite Exhibit A** (together, the "Engineer's Report"), identifies and describes the presently expected components of the improvements to be financed with the Series 2024 Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential, and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2024 Bonds.

(c) The *Final First Supplemental Special Assessment Methodology Report (Assessment Area One)*, dated September 10, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the *Master Special Assessment Methodology Report*, dated March 18, 2024 (the "Master Assessment Report") to the actual terms of the Series 2024 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2024 Bonds.

(d) The Improvements will specially benefit all the developable acreage within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Improvements financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in Resolution 2024-34 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2024 BONDS. As provided in Resolution 2024-34, this Resolution is intended to set

forth the terms of the Series 2024 Bonds and the final amount of the lien of the special assessments securing those bonds.

The Series 2024 Bonds, in a par amount of \$28,000,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2024 Bonds shall be due on May 1, 2054. The sources and uses of funds of the Series 2024 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2024 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2024 Bonds on all developable land within Assessment Area One shall be the principal amount due on the Series 2024 Bonds, together with accrued but unpaid interest thereon, and together with the amount, if any, by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2024 BONDS.

(a) The special assessments for the Series 2024 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be on a per-acre basis on the lands within Assessment Area One, as defined in the Supplemental Assessment Report, and further allocated as lands are included on a plat, included on a site plan, or sold by the current landowner. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology, as amended. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2024 Bonds. The estimated costs of collection of the special assessments for the Series 2024 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2024 Bonds includes all developable land within Assessment Area One, and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Series 2024 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Series 2024 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any

prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2024-34, there may be required from time to time certain True-Up payments. Using the approach described in the Master Assessment Report, as amended, and the Supplemental Assessment Report, the District will have the ability to determine the land uses and size planned for a parcel or a unit at the time the land is included on a plat, included on a site plan, or is sold. To ensure that the total cost of the District infrastructure benefitting all of the property uses within Assessment Area One is allocated fairly, assessments assigned to residential units (“Development Units”) will not be assigned until those units have been the subject of a plat, site plan or contract for sale. At such time as parcels of land are divided into or allocated Development Units, the special assessments securing the Series 2024 Bonds shall be allocated to the lands as set forth in Resolution 2024-34, this Resolution, the Master Assessment Report, and more specifically the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2024-34. Based on the final par amount of \$28,000,000 in Series 2024 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Master Assessment Report, as amended, and more specifically the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2024 Bonds only to the credit of the Series 2024 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Trust Indenture, dated as of October 1, 2024, governing the Series 2024 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2024-34, which remains in full force and effect. This Resolution and Resolution 2024-34 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a *Notice of Series 2024 Special Assessments* securing the Series 2024 Bonds in the Official Records of Osceola County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that

such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 3rd day of October 2024.

ATTEST:

**BOARD OF SUPERVISORS OF THE
EDGEWATER WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice Chairman, Board of Supervisors

Composite Exhibit A:	Engineer's Report
Exhibit B:	Series 2024 Supplemental Special Assessment Methodology Report
Exhibit C:	Maturities and Coupon of Series 2024 Bonds
Exhibit D:	Sources and Uses of Funds for Series 2024 Bonds
Exhibit E:	Annual Debt Service Payment Due on Series 2024 Bonds

Composite Exhibit A

**Master Engineers Report
dated March 18, 2024**

And

**Supplemental / Phase 1 Infrastructure Improvements Engineer's Report
dated May 7, 2024**

[Attached beginning at following page]

Edgewater West Community Development District

Master Engineer's Report
Osceola County, Florida

March 18, 2024

Prepared by: Hanson, Walter & Associates, Inc.
Shawn Hindle, P.E.
CDD Engineer
8 Broadway, Suite 104
Kissimmee, Florida 34741

Prepared for: Edgewater West Community
Development District
2300 Glade Road, Suite 410W
Boca Raton, Florida 33431

Edgewater West Community Development District

Master Engineer's Report Osceola County, Florida

March 18, 2024

Prepared for:
Edgewater West Community Development District

Prepared by:
Hanson, Walter & Associates, Inc.

Report Author:
Shawn Hindle, P.E.

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1.0 Introduction

Description of the Edgewater West Community Development District

The Edgewater West neighborhood (also referred to as the "Development" or "Community") comprises an approximately 1,378.5 acres master planned, residential community located in the unincorporated Osceola County as shown on Exhibit A (the "Property"). The Master Developer ("Developer") is EW Property Holdings, LLC. The Development is a Mixed-Use development established pursuant to the Osceola County Comprehensive Plan and Land Development Code.

Edgewater West Community Development District (herein called the "District" or "CDD") includes the entire Property. The District will finance, construct, acquire, operate, and/or maintain certain portions of the public infrastructure to support the Community. The legal description of the Property is attached as in Exhibit E. The District will finance, acquire, and/or construct infrastructure identified herein (the "Master Project"). The District expects to finance all or a portion of the Master Project from the proceeds of the District's special assessment bonds. Construction of the Edgewater West neighborhood will be in multiple phases. The phasing is expected to be sequential with construction starting in early 2024.

Purpose of Report

The purpose of this report is to describe the Master Project, which will serve the Property; the capital improvements to be constructed, acquired, and/or financed by the District; and the apportionment of the costs of the capital improvements.

2.0 District Boundary and Properties Served

District Boundary

Edgewater West Site Plan, Exhibit B, identifies the location and boundary of the Property. The Master Plan for the District will provide for multiple types of residential land uses and is located in unincorporated Osceola County ("County") generally located west of the Florida Turnpike and the Edgewater East Community Development District, and east of Lake Tohopekaliga, with open space to the north and south. The metes and bounds description of the Property is attached as Exhibit E.

Description of Properties Served

The Development is located in Sections 13 and 24 of Township 26S, Range 29E, and Sections 17, 18, 19, 20, and 21 of Township 26S, Range 30E. The Property currently consists of open pastureland. The environmental areas associated with the Development have been reviewed and are to be part of an Open Space/Conservation area within the District. The terrain of the site is somewhat flat, with depressional areas with elevations ranging from 55 to 73 NGVD.

3.0 Master Project Infrastructure

Summary of the Proposed Master Project Infrastructure

The Master Project will generally consist of the following project infrastructure and systems to serve the Development:

- Master Public Roadway Improvements

- Master Water Distribution and Sanitary Sewer Collection Systems
- Master Stormwater Management System
- Landscaping
- Irrigation
- Hardscape
- Conservation Mitigation Areas
- Electrical Service System (Underground Differential Cost only)
- Entry Features
- Trails, Parks, Recreation and Security
- Amenity Center
- Other improvements, infrastructure or facilities authorized by Chapter 190, Florida Statutes

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such times.

Table 1 shows the Master Project facilities, proposed ownership, and maintenance entities for each.

Table 1
Proposed Facilities

Facilities/Systems	Proposed Ownership and Maintenance Entity
Master Sanitary Sewer Collection	Toho Water Authority
Master Water Distribution	Toho Water Authority
Master Reclaimed Water System	Toho Water Authority
Master Stormwater Management System	Edgewater West CDD
Electrical Service System	OUC
Conservation Mitigation	Edgewater West CDD
Master Public Roadways	Osceola County or City of St. Cloud
Landscaping/Irrigation Wells and Distribution/ Hardscape within Master Public Roads	Edgewater West CDD

- The Property is not currently located within the City of St. Cloud (the "City") but may be annexed into the City in the future. For that reason, certain facilities have been designed to applicable City standards.

Master Stormwater Management System

The Master Stormwater Management System provides for the stormwater runoff treatment and will attenuate and provide for the runoff that will be moved offsite through the use of manmade retention and detention systems as collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ponds within the Development. The County and the South Florida Water Management

District SFWMD regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will flow by a pipe network to the pond for retention/detention.

The Master Stormwater Management System will also adhere to other requirements of SFWMD, the County and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 72-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for retention/detention systems as mandated by the SFWMD, the County and the City. The overall drainage system is shown on the Master Stormwater Plan attached as Exhibit C. The District may finance the cost of stormwater collection within the Master Public Roadways and the treatment systems for the Master Project, which will include the construction and/or acquisition, and maintenance of said retention and detention areas. All of these improvements shall be owned and maintained by the District.

Table 2
Stormwater Master System

Phase	Pond Acreage (AC.)
ED3	0
ED7-1	7.2
ED7-2	8.8
EDW-1	17.3
EDW-2	40.5
EDW-3	10.6
EDW-4	29.8
EDW-5	19.0
EDW-6	29.6
EDW-7	2.7
EDW-8	10.4

Master Public Roadway System

The master public roadway improvements associated with the Development may be funded by the District and later turned over to the County or the City for ownership and operation. The roadway improvements consist of various sections that range from 16 to 18-foot lanes with curbs and sidewalks. The roads include portions with and without medians depending upon site constraints such as wetlands. The Master Public Roadway system is necessary for interconnectivity of various developments that may occur within the CDD. Offsite roadway improvements are anticipated to provide connections to the existing roadway network and meet capacity needs. These roads will serve the various land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface, sidewalks, signing and striping, landscaping, and landscaped hardscape features. All roads financed by the District will be open to and accessible by the general public.

Water Distribution Reuse Water and Sanitary Sewer Collection

The Master Project includes utilities within the right-of-way of Master Public Roadways within the Development. The Tohopekaliga Water Authority ("Toho") will provide potable water, reuse water and wastewater services for the District. The major trunk lines, collection systems, and transmission mains to serve the District may be constructed or acquired by the District. The overall water distribution systems and sanitary sewer collection lines are shown on the Master Utility Plan Sheets, Exhibits D-1, D-2, and D-3.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants, and water services to individual lots and development parcels. No water or sewer lines placed on private lots will be financed by the district. It is currently estimated that these watermains of various sizes may be funded by the District.

The wastewater facilities will include gravity collection sewer services, forcemains, and manholes. The new lift stations will be located within the District and will service the Development. These new lift stations along with the proposed on-site forcemain will be part of the sanitary sewer system within the master public roadway system. It is currently estimated that these gravity collection systems and forcemains within the master public roadway system may be financed by the District.

Offsite utility improvements are anticipated to provide connections to the existing utility network and to meet capacity needs.

The design of the wastewater collection system, reuse water system, and water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of Toho and the Florida Department of Environmental Protection FDEP. Utility improvements along the master roadway system are anticipated to be financed by the CDD and owned and maintained by Toho .

Landscaping, Irrigation, and Entry Features

Landscaping, irrigation, and entry features may be financed by the District along the master roadways. Landscaping for the roadways will consist of sod and trees for the on-site roadway improvements within the Community. Monument signs, shrubs, ground cover, and trees at the site entrances of the Master Project. These items may be funded, owned, and/or maintained by the District.

Electrical Service Systems (Underground)

OUC will provide underground electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses. The differential cost of undergrounding electric utilities may be financed by the District.

Conservation Areas

The proposed development of the Community will require mitigation of impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management System. The permitting and approvals will require any mitigation to be secured and payment of the costs of the mitigation, which is anticipated to be funded by the Developer. The remaining conservation area with the Development will be owned and maintained by the District.

4.0 Opinion of Probable Construction Costs

Exhibit F presents a summary of the estimated costs for the Master Project infrastructure described in this report.

Costs in Exhibit F are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Additionally included within these costs are professional consulting fees associated with the Master Project including planning, land surveying, design and engineering, legal fees, permitting, soil and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction contract management for the Master Project infrastructure. The costs are exclusive of the costs necessary to finance, operate, and/or maintain the Master Project infrastructure.

There are improvements that may be required by the City, County or Toho that provide improvements above and beyond the specific needs of the property, the improvements may be eligible for impact/mobility fee credits. To the extent the District funds improvements which generate impact/mobility fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed by law.

5.0 Permitting Status

The District has been approved as a mixed-use development established in the Osceola County Comprehensive Plan and Land Development Code and is in the Toho Water Authority service area. The construction plans for the multiple phases are in various stages of design and approval processes with the County, Toho Water Authority, SFWMD, and USACOE. The Environmental Protection Agency EPA National Pollutant Discharge Elimination System NPDES will be submitted for the projects. The NPDES is the responsibility of the contractor to obtain,

The District Engineer will certify that all permits necessary to complete the Master Project have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

6.0 Engineer's Certification

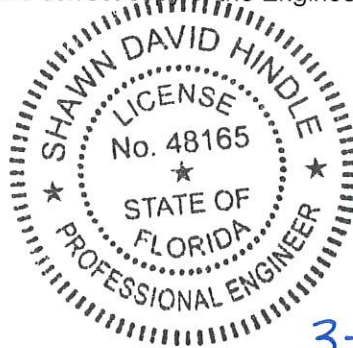
It is our opinion that the costs of the Master Project improvements proposed to represent a system of improvements benefitting all of the Property are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, Florida Statutes. Such benefits will equal or be greater than the costs of such improvements. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect all or a portion of the Master Project improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

The Master Project will be owned by the District or other governmental units, and such Master Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Master Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entities. The Master Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on lots or property intended to be privately owned. Regarding any fill generated by construction of the Master

Project, and that is not used as part of the Master Project, such fill will only be placed on-site at the expense of the Developer.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Edgewater West Community Development District.

SHAWN HINDLE, P.E.
CDD ENGINEER
REG. NO. 48165



A handwritten signature in blue ink, appearing to read "SHAWN HINDLE", written over the right side of the professional seal.

3-18-2024

EXHIBIT A

Location Map

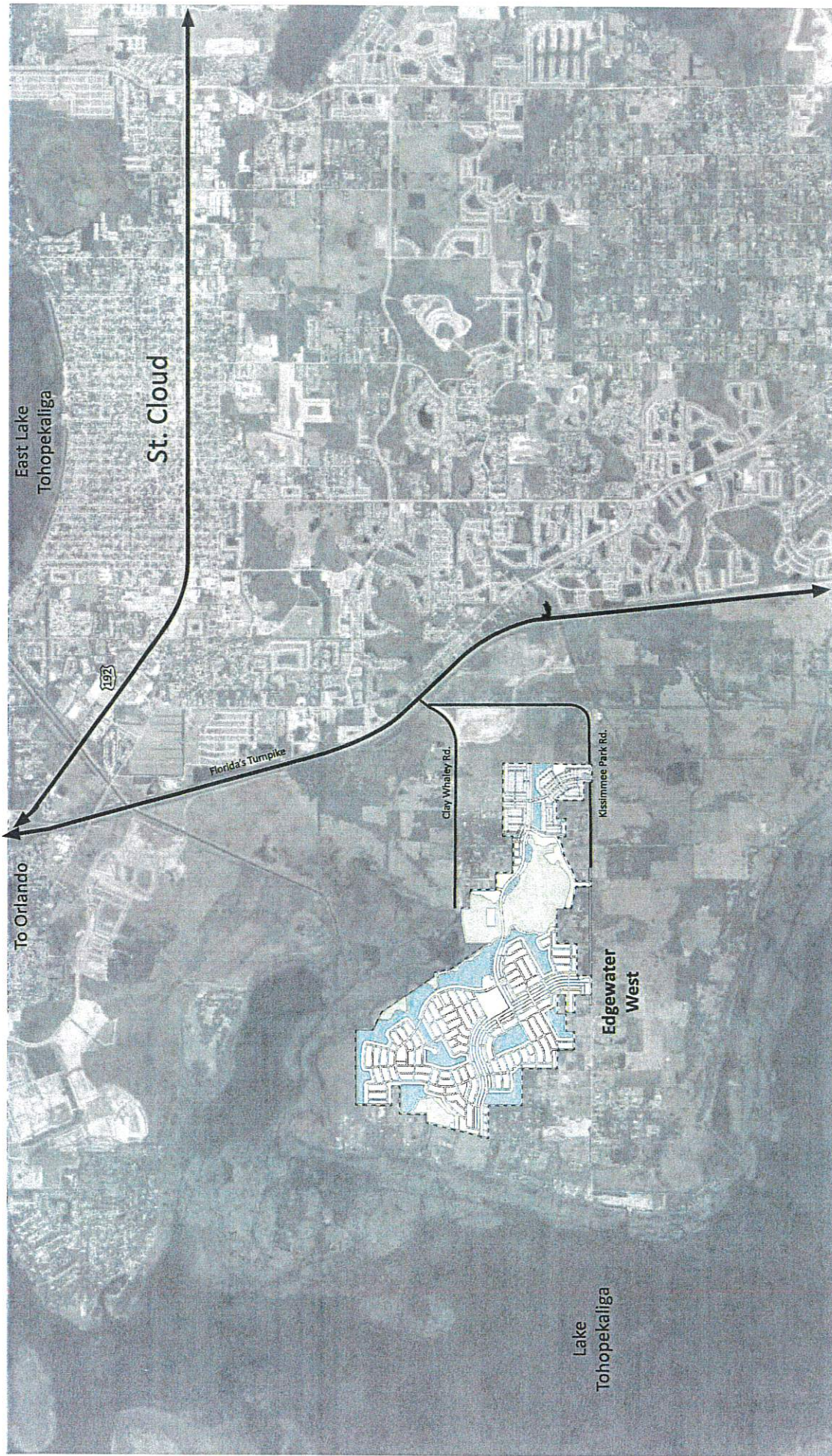


EXHIBIT B

Overall Site Plan

LEGEND

-  CDD BOUNDARY
-  WETLAND
-  PROPOSED STORMWATER POND
-  PHASE LINES

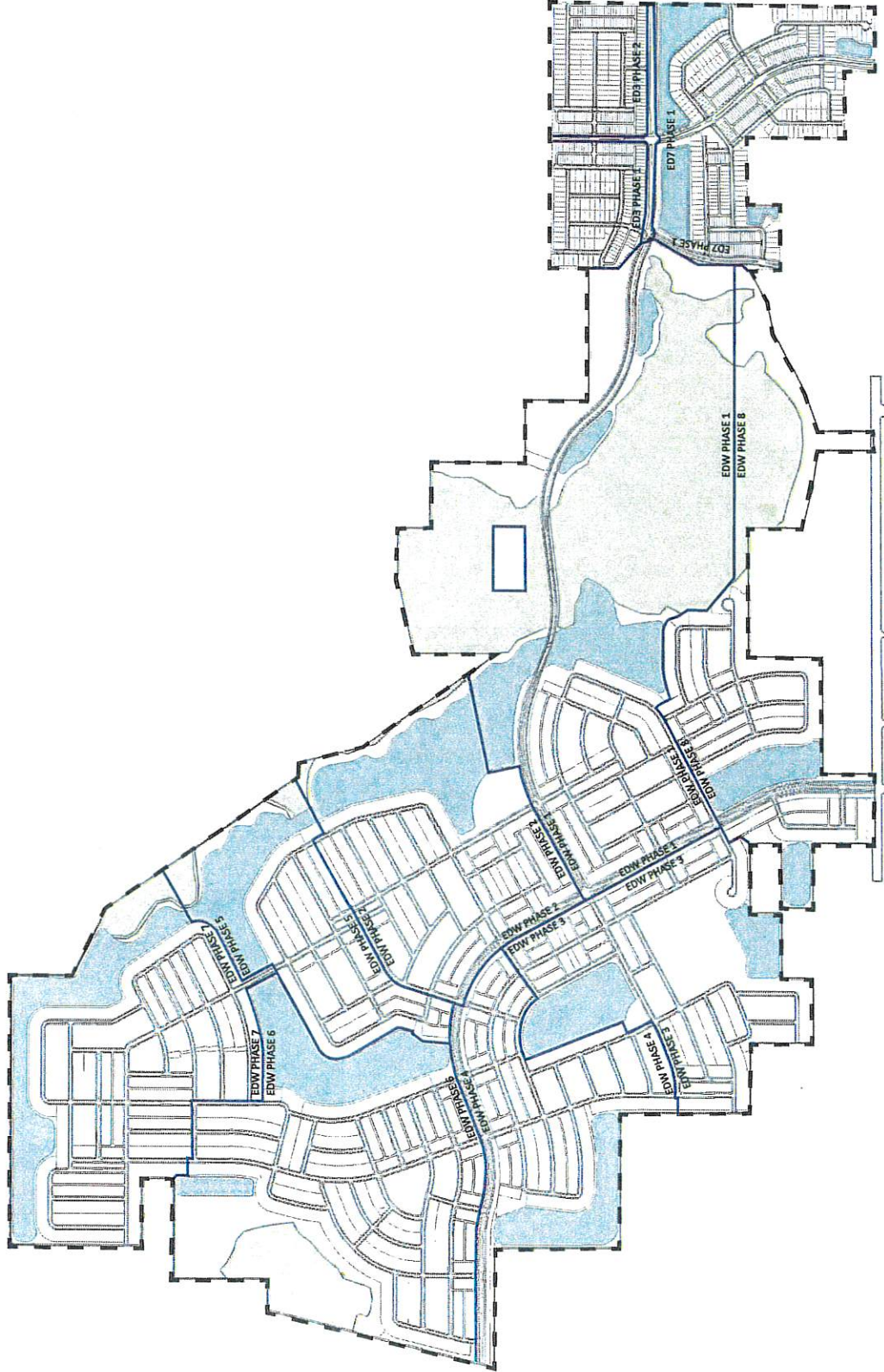


EXHIBIT C

Stormwater Masterplan

LEGEND

-  CDD BOUNDARY
-  STORMWATER PIPE
-  POINT OF CONNECTION - STORMWATER
-  WETLAND
-  PROPOSED STORMWATER POND

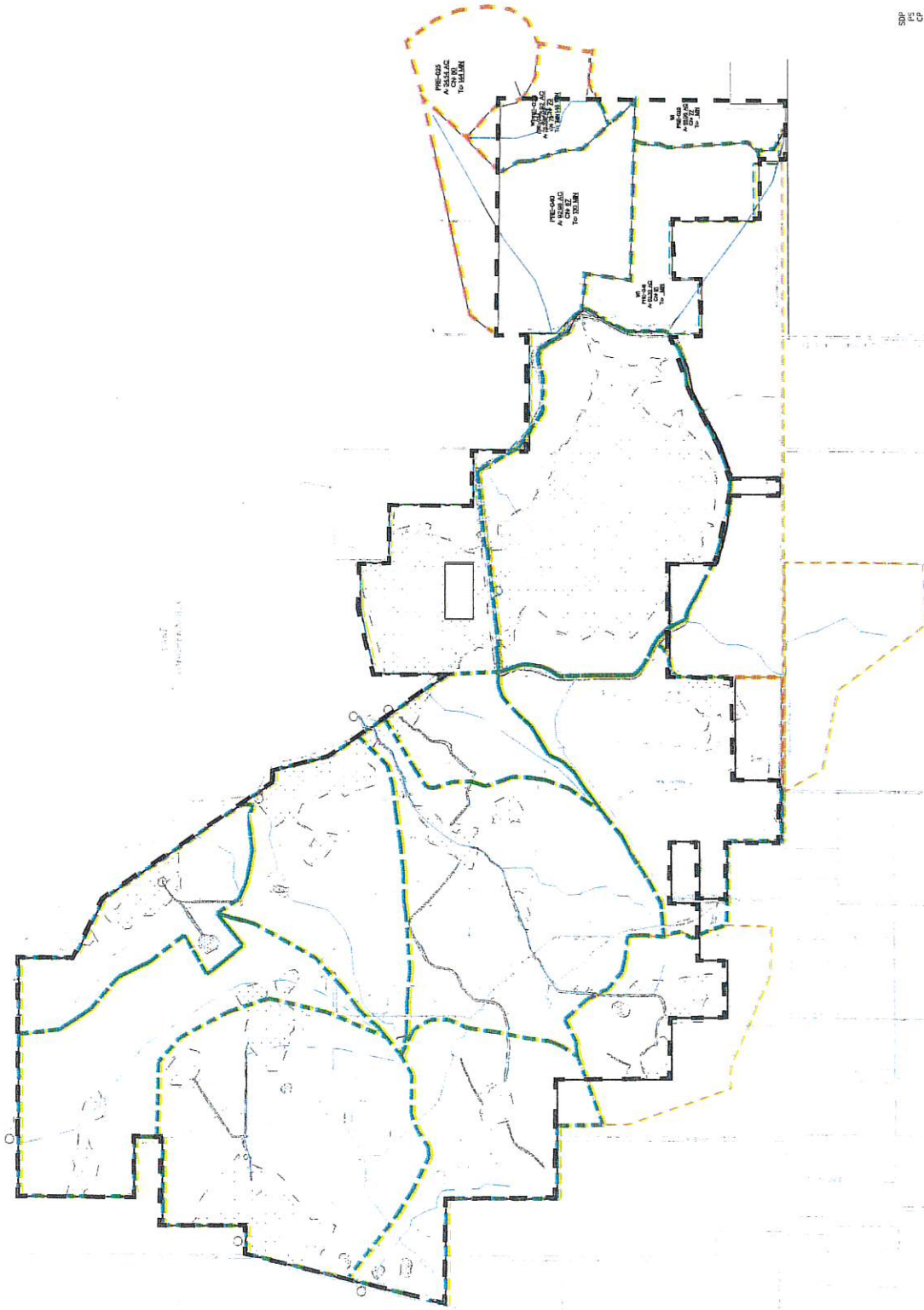


Stormwater Masterplan
 Edgewater West Community Development District
 Osceola County, Florida

Not to Scale
 Exhibit 2

LEGEND

- PRE OFF SITE BASIN
- PRE ON SITE BASIN
- PRE TIME OF CONC.
- EXISTING TOPO
- EXISTING WETLAND HATCH
- OPEN SURFACE WATER



SEP 10 2010

Pre-Development Drainage Map
Edgewater West Community Development District
Oceola County, Florida

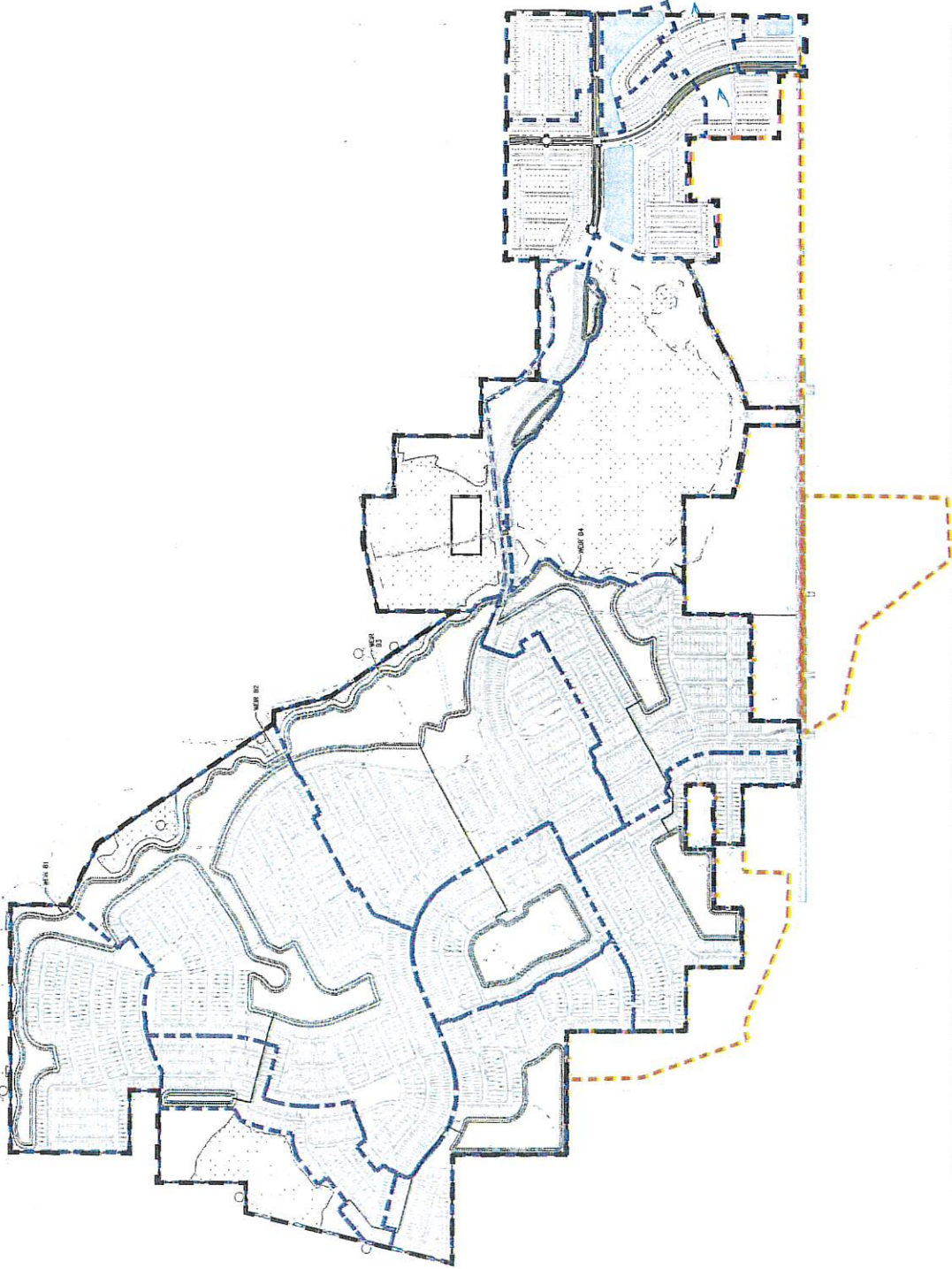


Not to Scale
Exhibit 3



LEGEND

- CDD BOUNDARY
- POST OFF SITE BASIN
- POST ON SITE BASIN
- EXISTING TOPO
- EXISTING WETLAND HATCH
- OPEN SURFACE WATER



Not to Scale
Exhibit 4

Post-Development Drainage Map
Edgewater West Community Development District
Osceola County, Florida



EXHIBIT D-1

Wastewater Distribution Plan

LEGEND

-  CDD BOUNDARY
-  PROPOSED WASTEWATER FORCE MAIN
-  POINT OF CONNECTION - WASTEWATER
-  WETLAND
-  PROPOSED STORMWATER POND
-  PHASE LINES

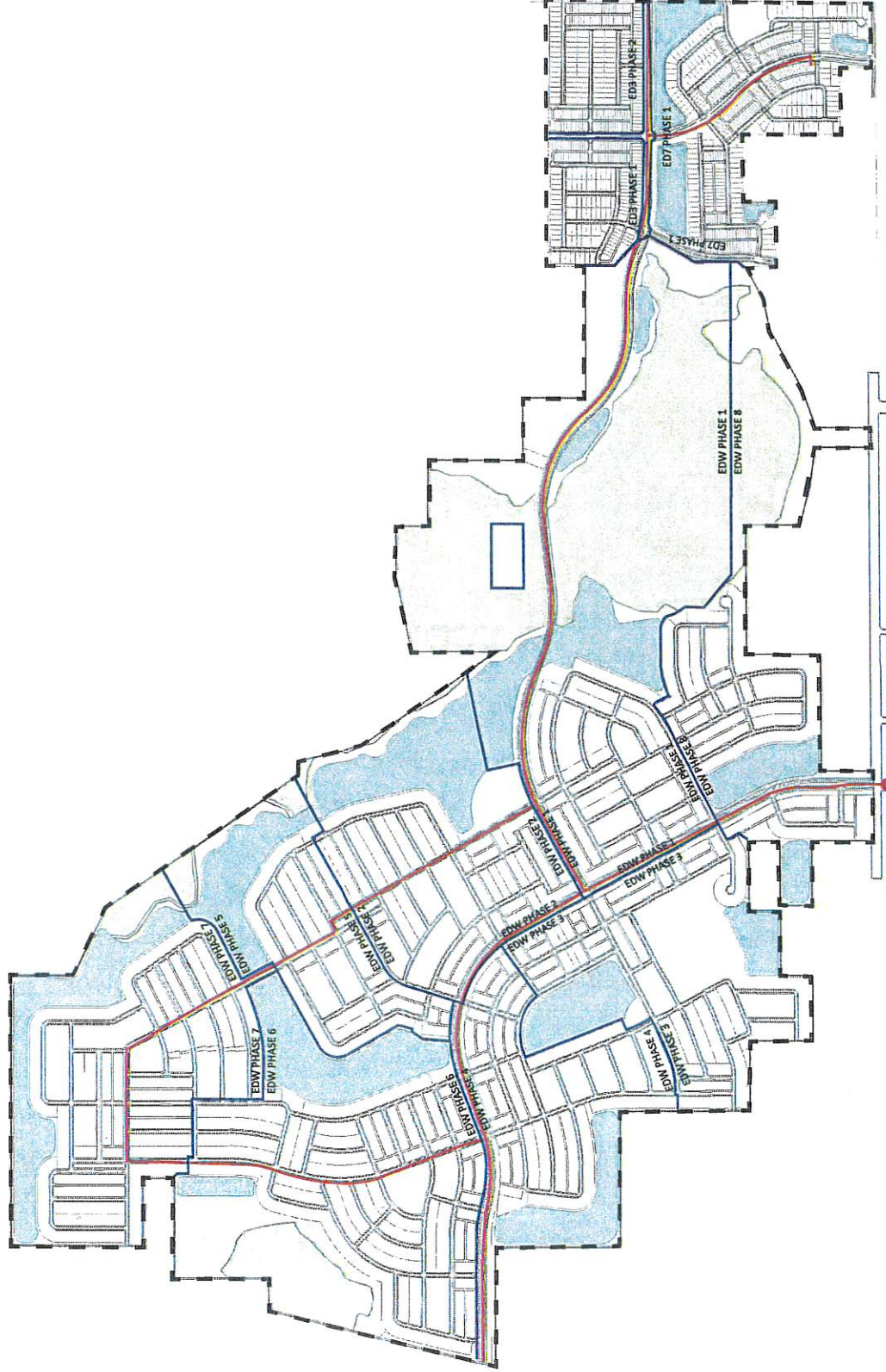
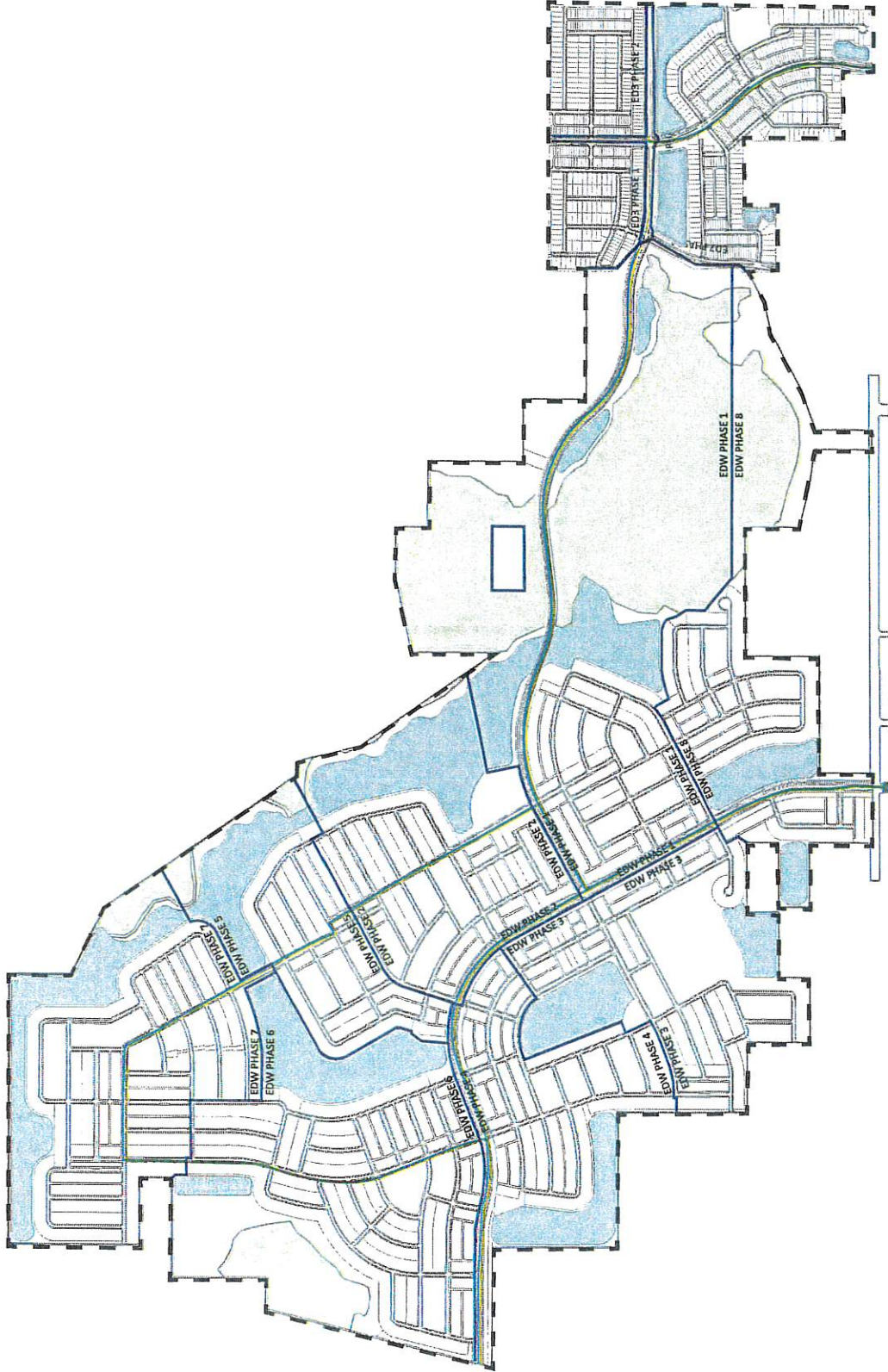


EXHIBIT D-2

Reuse Distribution Plan

LEGEND

- CDD BOUNDARY
- PROPOSED REUSE DISTRIBUTION
- POINT OF CONNECTION - REUSE
- WETLAND
- PROPOSED STORMWATER POND
- PHASE LINES



Reuse Distribution Plan
Edgewater West Community Development District
Osceola County, Florida

Not to Scale
Exhibit D-2



EXHIBIT D-3

Water Distribution Plan

LEGEND

- CDD BOUNDARY
- PROPOSED WATER DISTRIBUTION
- POINT OF CONNECTION - WATER
- WETLAND
- PROPOSED STORMWATER POND
- PHASE LINES

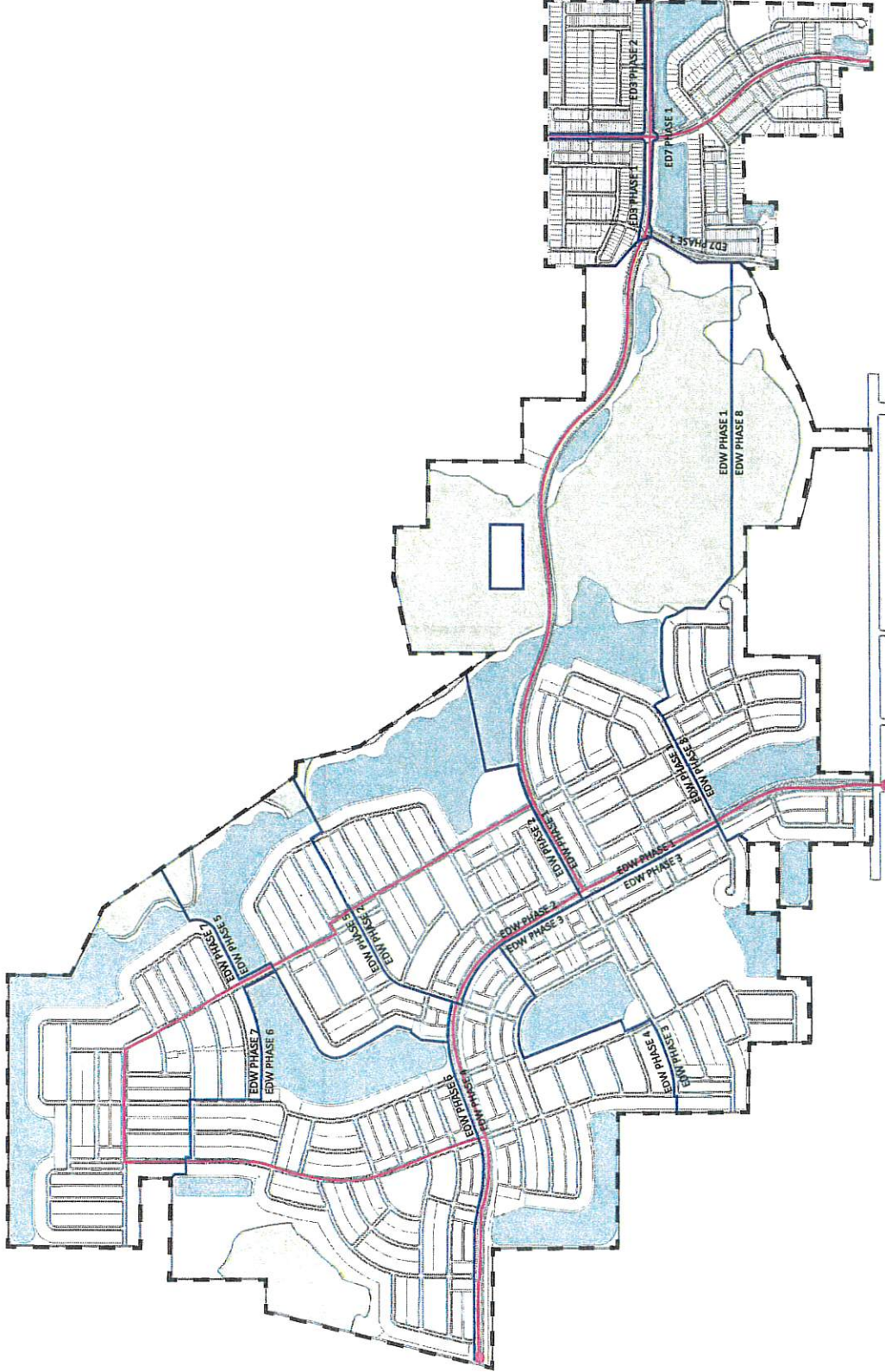


EXHIBIT E
Legal Description

Description Sketch

(Not A Survey)

EDGEWATER WEST - CDD

DESCRIPTION: A portion of Kissimmee Park, as recorded in Plat Book 1, Page 41 and Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56 and Seminole Land and Investment Company's Subdivision of Section 20, Township 26 South, Range 30 East, recorded in Plat Book B, Page 7, Public Records of Osceola County, Florida, all lying in Sections 18, 19 and 20, Township 26 South, Range 30 East and Sections 13 and 24, Township 26 South, Range 29 East, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 19, Township 26 South, Range 30 East; thence run N 89°56'31" E along the South line of said Section 19, a distance of 2053.97 feet; thence departing said South line, run N 00°03'30" W, a distance of 15.43 feet to the POINT OF BEGINNING; thence N 00°10'21" W, a distance of 654.24 feet; thence S 89°56'31" W, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence N 89°56'31" E, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 710.04 feet; thence S 00°10'21" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence S 00°10'26" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence N 00°10'21" W, a distance of 654.24 feet; thence N 89°52'09" W, a distance of 713.23 feet; thence N 00°18'39" W, a distance of 1358.50 feet; thence N 89°57'52" W, a distance of 1370.09 feet; thence N 00°18'41" W, a distance of 1308.50 feet; thence N 89°53'26" W, a distance of 1213.78 feet to a point on the Easterly Right-of-way of Cherokee Road, thence run along said Easterly Right-of-way line the following two (2) courses: 1) N 13°30'44" E, a distance of 2389.66 feet; 2) N 00°04'33" W, a distance of 23.23 feet; thence departing said Easterly Right-of-way line, run N 89°58'34" E, a distance of 330.02 feet; thence N 00°04'33" W, a distance of 990.06 feet; thence N 89°58'34" E, a distance of 1014.38 feet; thence N 00°05'19" W, a distance of 330.16 feet; thence S 89°58'13" W, a distance of 685.04 feet; thence N 00°02'05" W, a distance of 1370.08 feet; thence N 89°58'13" E, a distance of 2056.54 feet; thence N 89°58'13" E, a distance of 683.81 feet; thence S 00°00'13" E, a distance of 650.57 feet; thence S 62°53'31" E, a distance of 744.27 feet; thence S 43°37'13" E, a distance of 69.04 feet; thence S 34°02'25" E, a distance of 2363.64 feet; thence N 89°31'31" E, a distance of 140.26 feet; thence S 13°56'04" E, a distance of 678.68 feet; thence S 34°21'49" E, a distance of 1701.52 feet; thence N 00°05'07" W, a distance of 872.96 feet; thence N 78°00'00" E, a distance of 788.74 feet; thence N 89°43'54" E, a distance of 510.83 feet; thence S 00°05'07" E, a distance of 333.24 feet; thence S 89°38'46" E, a distance of 680.26 feet; thence S 00°06'03" E, a distance of 998.12 feet; thence S 89°52'25" E, a distance of 642.02 feet; thence S 00°05'09" E, a distance of 663.76 feet; thence N 89°56'10" E, a distance of 1355.03 feet; thence N 00°05'11" W, a distance of 329.78 feet; thence S 89°30'15" E, a distance of 2608.72 feet; thence S 00°15'17" E, a distance of 3285.66 feet; thence S 89°53'22" W, a distance of 643.93 feet; thence N 00°12'45" W, a distance of 310.03 feet;

DESCRIPTION CONTINUED ON SHEET 2..

NOTES:

1) The bearings shown hereon are based on the South line of Section 19, Township 26 South, Range 30 East, having a Grid bearing of N 89°56'31" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEETS 1 - 2 FOR DESCRIPTION

SEE SHEETS 3 - 6 FOR SKETCH

SEE SHEET 7 FOR LINE TABLES

SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

PROJECT: DESCRIPTION SKETCH			Prepared For: EW PROPERTY HOLDINGS, LLC		
PHASE: EDGEWATER WEST - CDD			(Not A Survey)		
DRAWN: MRC	DATE: 01/30/23	CHECKED BY: JDF			
REVISIONS			528 Northlake Blvd, #1040 Altamonte Springs, FL 32701 Phone: (321) 270-0440 Licensed Business No.: LB 7768		
DATE	DESCRIPTION	DRAWN BY			
03/06/23	UPDATE BOUNDARY LINE & DESCRIPTION	MRC			
Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO LS7095			GeoPoint Surveying, Inc.		

Description Sketch

(Not A Survey)

..DESCRIPTION CONTINUED FROM SHEET 1

thence S 89°51'52" W, a distance of 663.71 feet; thence N 00°10'13" W, a distance of 995.18 feet; thence N 89°57'29" W, a distance of 662.98 feet; thence S 00°07'41" E, a distance of 331.67 feet; thence N 89°59'46" W, a distance of 645.72 feet; thence N 00°05'11" W, a distance of 343.76 feet; thence S 43°56'33" W, a distance of 50.02 feet; thence S 61°04'54" W, a distance of 369.91 feet; thence S 77°39'58" W, a distance of 305.54 feet; thence S 61°41'00" W, a distance of 341.57 feet; thence S 60°58'49" W, a distance of 342.23 feet; thence S 70°34'31" W, a distance of 424.01 feet; thence S 00°06'49" E, a distance of 574.24 feet; thence S 89°55'29" W, a distance of 199.94 feet; thence N 00°08'28" W, a distance of 584.21 feet; thence N 81°52'57" W, a distance of 404.44 feet; thence N 75°26'08" W, a distance of 412.52 feet; thence N 00°05'07" W, a distance of 569.07 feet; thence S 89°49'59" W, a distance of 1320.08 feet; thence S 00°04'42" E, a distance of 769.80 feet; thence N 90°00'00" W, a distance of 1187.41 feet; thence S 00°10'21" E, a distance of 547.78 feet; thence S 89°49'39" W, a distance of 709.97 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

Lot 33 of Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56, lying in Section 19, Township 26 South, Range 30 East, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 19, Township 26 South, Range 30 East; thence run S 00°05'07" E along the East line of said Section 19, a distance of 1335.39 feet to the POINT OF BEGINNING; thence continue along said East line, S 00°05'07" E, a distance of 333.85 feet; thence departing said East line, run S 89°43'54" W, a distance of 660.04 feet; thence N 00°05'07" W, a distance of 333.85 feet; thence N 89°43'54" E, a distance of 660.04 feet to the POINT OF BEGINNING.

Containing 5.059 acres, more or less.

Containing a total of 1,378.542 acres, more or less.

NOTE:

SEE SHEETS 1 - 2 FOR DESCRIPTION

SEE SHEETS 3 - 6 FOR SKETCH

SEE SHEET 7 FOR LINE TABLES

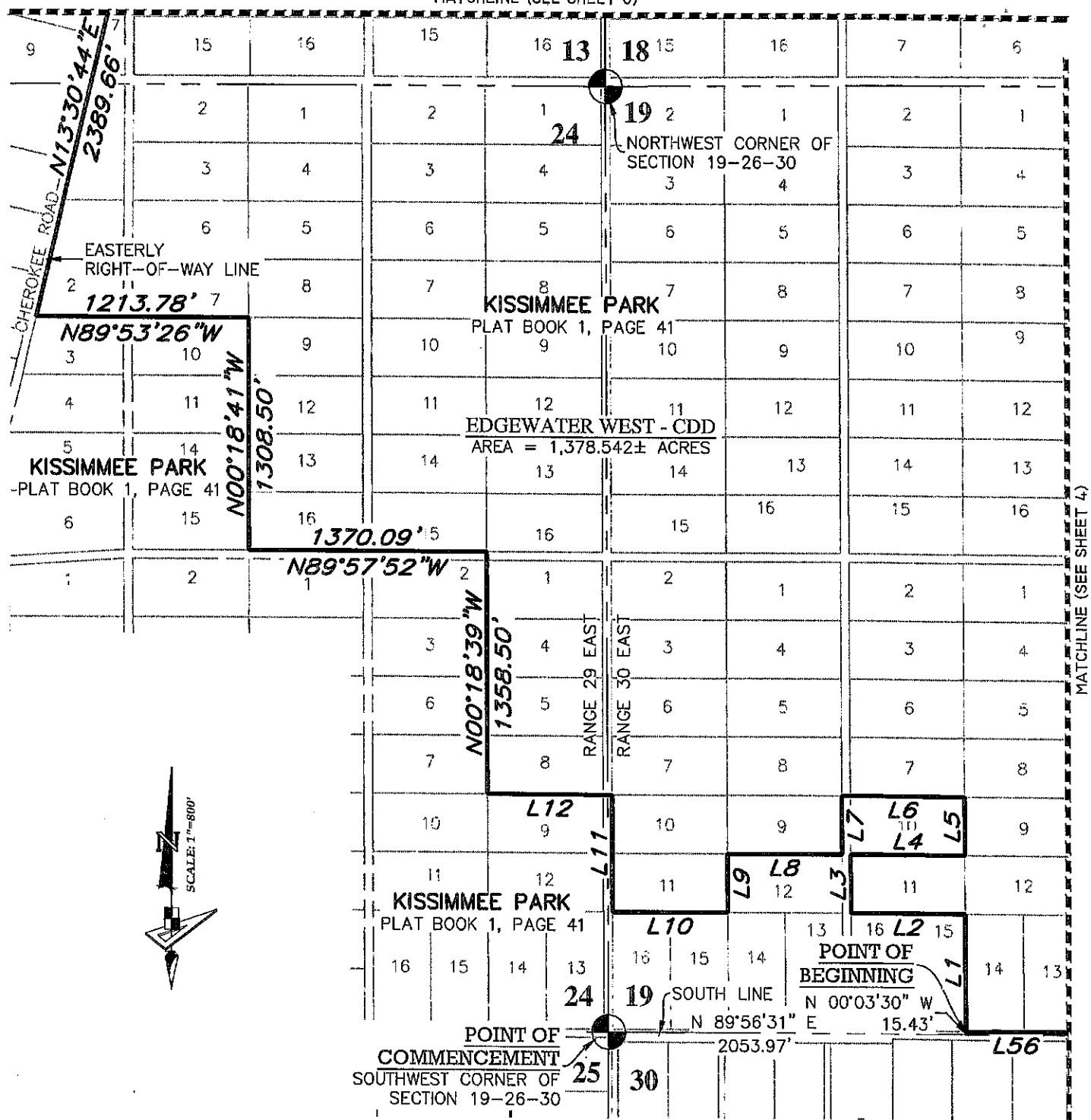
SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

528 Northlake Blvd. #1040
Altamonte Springs, FL 32701
Phone: (321) 270-0440
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

(Not A Survey)

MATCHLINE (SEE SHEET 6)



NOTE:

SEE SHEETS 1 - 2 FOR DESCRIPTION
SEE SHEETS 3 - 6 FOR SKETCH
SEE SHEET 7 FOR LINE TABLES
SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

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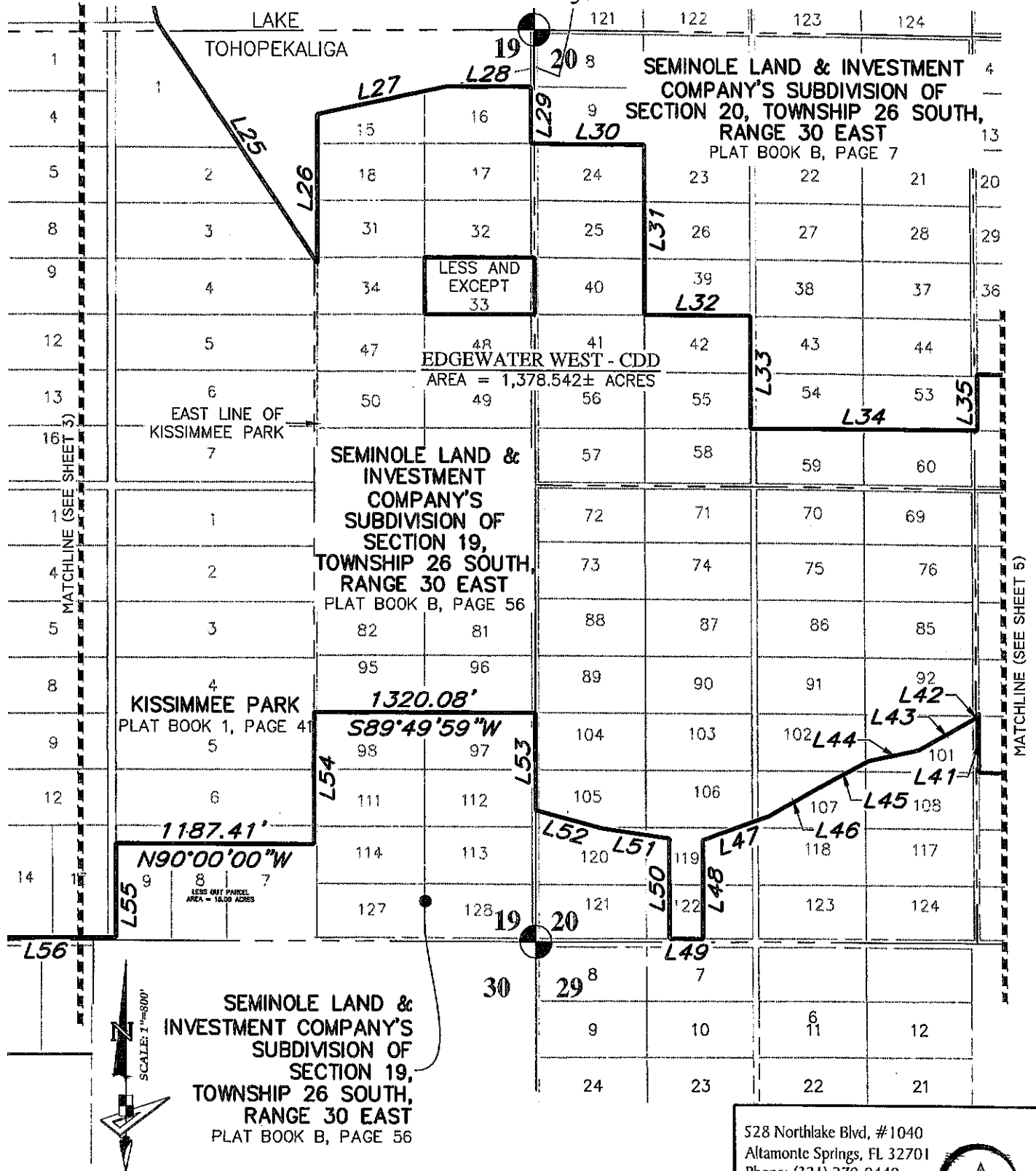


GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)



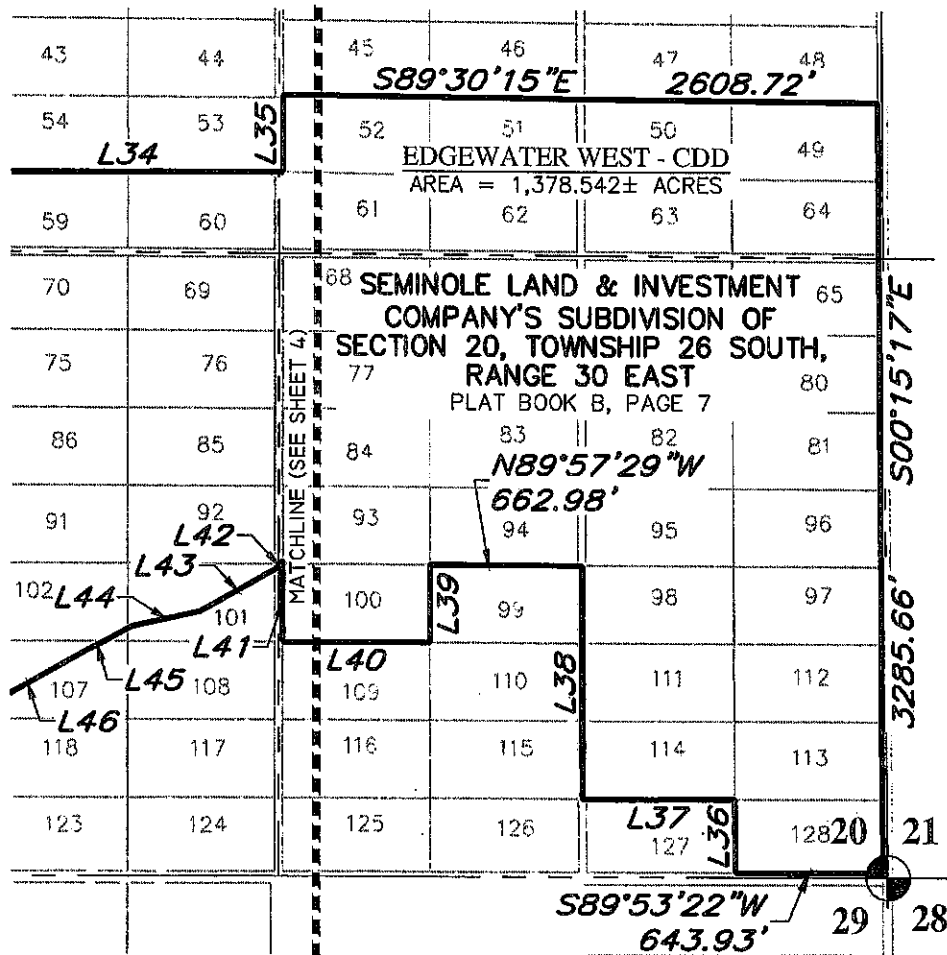
NOTE:
 SEE SHEETS 1 - 2 FOR DESCRIPTION
 SEE SHEETS 3 - 6 FOR SKETCH
 SEE SHEET 7 FOR LINE TABLES
 SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

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 Surveying, Inc.

Description Sketch

(Not A Survey)



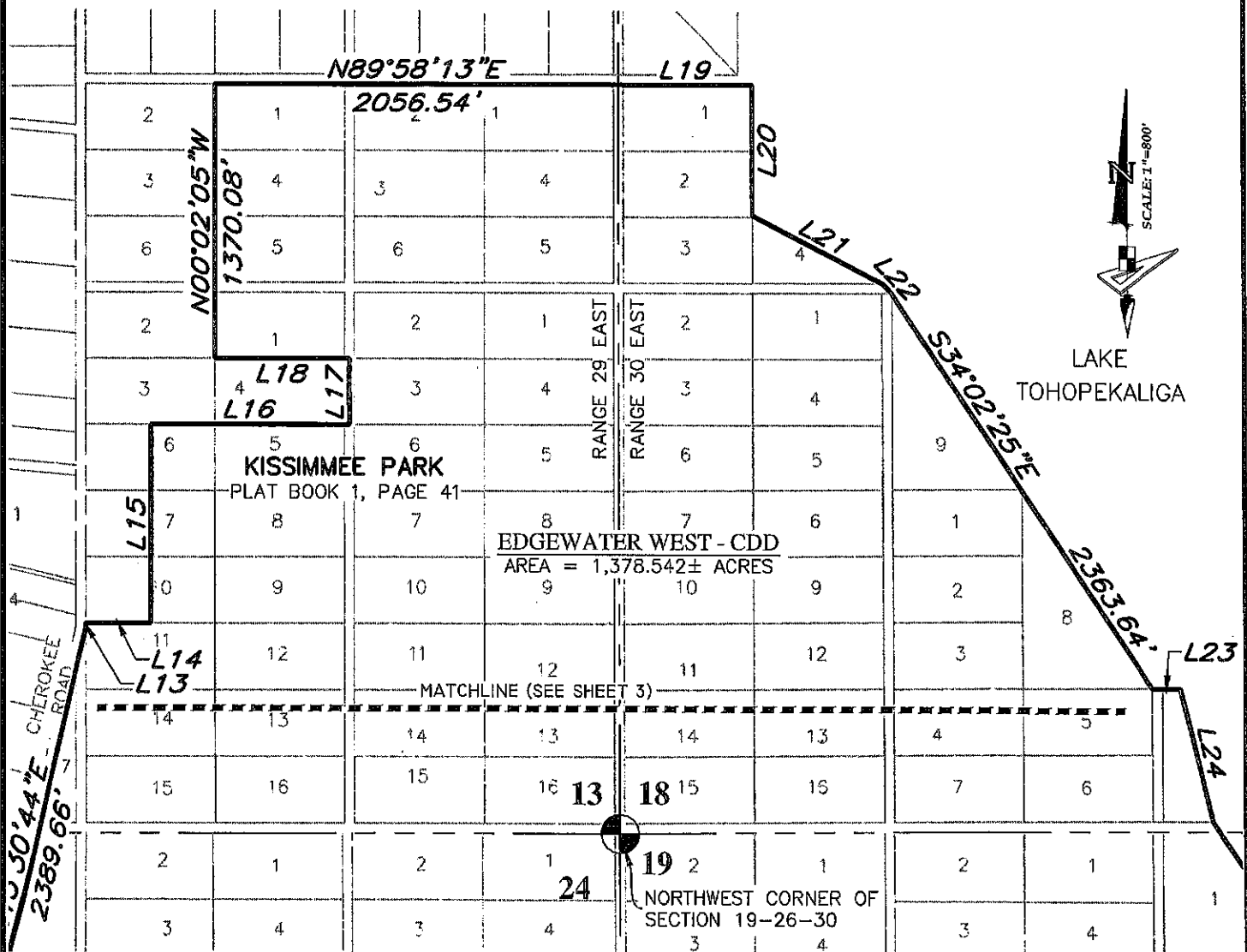
NOTE:
 SEE SHEETS 1 - 2 FOR DESCRIPTION
 SEE SHEETS 3 - 6 FOR SKETCH
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 Surveying, Inc.

Description Sketch

(Not A Survey)



NOTE:
 SEE SHEETS 1 - 2 FOR DESCRIPTION
 SEE SHEETS 3 - 6 FOR SKETCH
 SEE SHEET 7 FOR LINE TABLES
 SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

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 Altamonte Springs, FL 32701
 Phone: (321) 270-0440
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°10'21" W	654.24'
L2	S 89°56'31" W	660.04'
L3	N 00°10'21" W	327.12'
L4	N 89°56'31" E	660.04'
L5	N 00°10'21" W	327.12'
L6	S 89°56'31" W	710.04'
L7	S 00°10'21" E	327.12'
L8	S 89°56'31" W	659.48'
L9	S 00°10'26" E	327.12'
L10	S 89°56'31" W	659.48'
L11	N 00°10'21" W	654.24'
L12	N 89°52'09" W	713.23'
L13	N 00°04'33" W	23.23'
L14	N 89°58'34" E	330.02'
L15	N 00°04'33" W	990.06'
L16	N 89°58'34" E	1014.38'
L17	N 00°05'19" W	330.16'
L18	S 89°58'13" W	685.04'
L19	N 89°58'13" E	683.81'
L20	S 00°00'13" E	650.57'
L21	S 62°53'31" E	744.27'
L22	S 43°37'13" E	69.04'
L23	N 89°31'31" E	140.26'
L24	S 13°56'04" E	678.68'
L25	S 34°21'49" E	1701.52'
L26	N 00°05'07" W	872.96'
L27	N 78°00'00" E	788.74'
L28	N 89°43'54" E	510.83'
L29	S 00°05'07" E	333.24'
L30	S 89°38'46" E	680.26'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L31	S 00°06'03" E	998.12'
L32	S 89°52'25" E	642.02'
L33	S 00°05'09" E	663.76'
L34	N 89°56'10" E	1355.03'
L35	N 00°05'11" W	329.78'
L36	N 00°12'45" W	310.03'
L37	S 89°51'52" W	663.71'
L38	N 00°10'13" W	995.18'
L39	S 00°07'41" E	331.67'
L40	N 89°59'46" W	645.72'
L41	N 00°05'11" W	343.76'
L42	S 43°56'33" W	50.02'
L43	S 61°04'54" W	369.91'
L44	S 77°39'58" W	305.54'
L45	S 61°41'00" W	341.57'
L46	S 60°58'49" W	342.23'
L47	S 70°34'31" W	424.01'
L48	S 00°06'49" E	574.24'
L49	S 89°55'29" W	199.94'
L50	N 00°08'28" W	584.21'
L51	N 81°52'57" W	404.44'
L52	N 75°26'08" W	412.52'
L53	N 00°05'07" W	569.07'
L54	S 00°04'42" E	769.80'
L55	S 00°10'21" E	547.78'
L56	S 89°49'39" W	709.97'

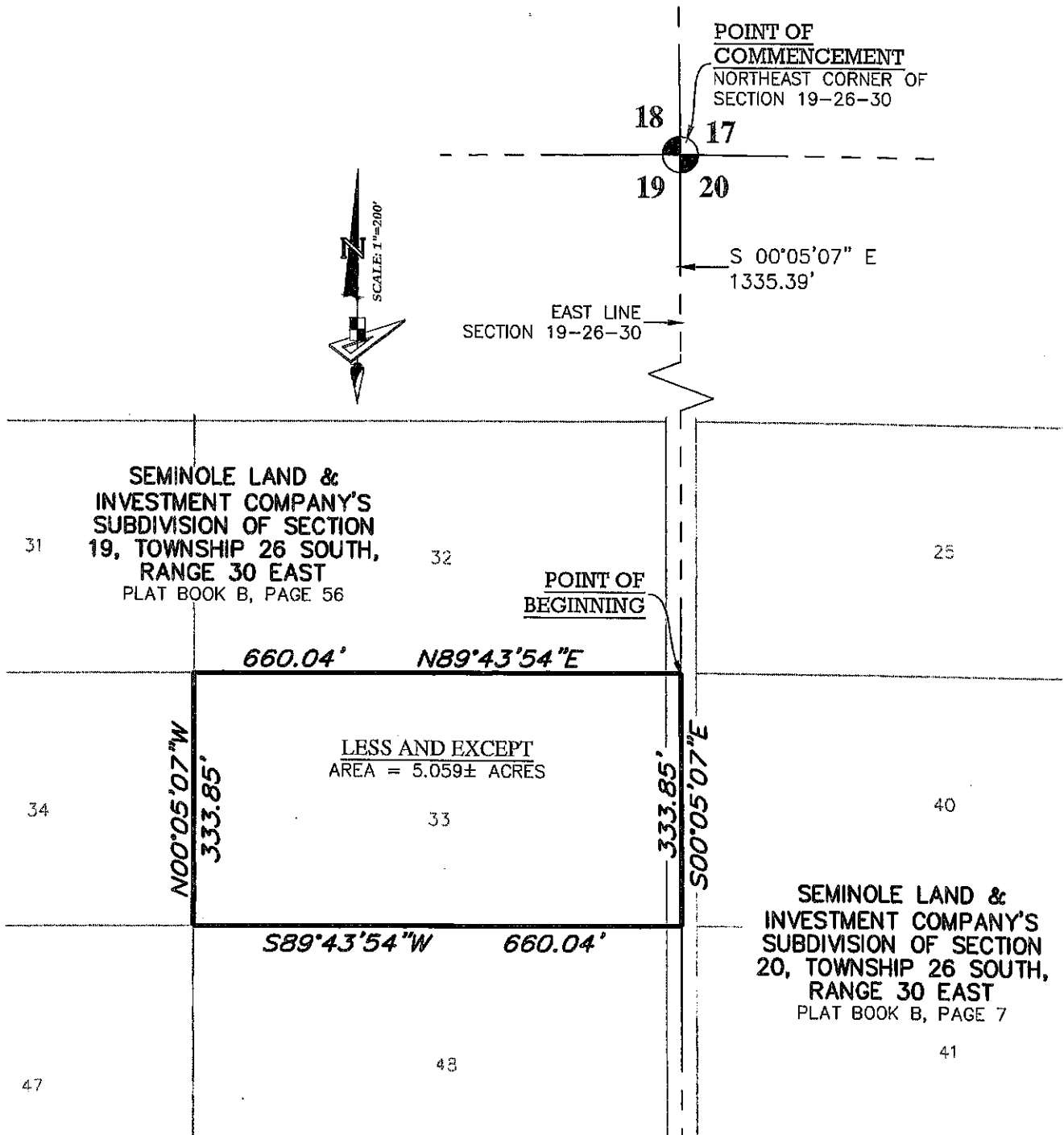
NOTE:
 SEE SHEETS 1 - 2 FOR DESCRIPTION
 SEE SHEETS 3 - 6 FOR SKETCH
 SEE SHEET 7 FOR LINE TABLES
 SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

528 Northlake Blvd, #1040
 Altamonte Springs, FL 32701
 Phone: (321) 270-0440
 Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



NOTE:
SEE SHEETS 1 - 2 FOR DESCRIPTION
SEE SHEETS 3 - 6 FOR SKETCH
SEE SHEET 7 FOR LINE TABLES
SEE SHEET 8 FOR LESS AND EXCEPT SKETCH

528 Northlake Blvd, #1040
Altamonte Springs, FL 32701
Phone: (321) 270-0440
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT F

Opinion of Probable Construction Costs

Exhibit F

Opinion of Probable Construction Costs

Estimated Costs of Master Infrastructure Costs

Table 1 Lists the components of the planned master infrastructure improvements for the District, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering, and other fees, and contingencies associated with the improvements. The total estimated cost of improvements, including professional fees, permits and contingency, is \$144,508,760.

Table 1: Master Infrastructure
Edgewater West Community Development District

Descriptions	Estimated Costs (8)
Roadways (4,7)	\$35,582,600
Electrical System and Street Lights (6,7)	\$6,645,000
Water, Wastewater and Reclaim (7)	\$39,896,600
Ponds and Earthwork (2,3,7)	\$7,200,000
Landscaping/Irrigation (7)	\$11,703,000
Amenity Centers (7, 9)	\$18,295,200
Parks, Recreation, Security (5,7)	\$3,600,000
Professional Fees, Design & Permitting (7)	\$3,049,200
Conservation Areas (7)	\$5,400,000
Contingency (10%) (7)	\$13,137,160
Total	\$144,508,760

1. Infrastructure consist of public Roadway Improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, water utilities, entry feature, landscaping and signage, wetland mitigation, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental agency.
2. Excludes grading of each lot in conjunction with lot development and home construction which will be provided by home builders.
3. Includes stormwater pond excavation. Does not include the cost of transportation of fill or use on private lots.
4. Includes subgrade, base, asphalt paving, curbing, traffic control, street signage, striping and civil/site engineering.
5. Includes Entry Features, signage, hardscape and buffer fencing.
6. District will enter into a Lighting Agreement with OUC for the street light poles and lighting service. Costs shown only include the incremental cost of undergrounding and do not include the costs of the streetlights.
7. The costs associated with the infrastructure are a master cost and are effectively shared by the entire project (All Phases).
8. Estimates are based on 2023 costs.

9. The Amenity Center will be owned and operated by the District and will be open and accessible by the general public.

Please note that estimated individual element totals may vary and are only to establish a Total Estimated Costs of Improvements. The costs estimated herein do not include anticipated carrying costs, interest reserves, or other anticipated District expenditures that may be incurred.

Estimated Costs of Neighborhood Infrastructure Costs

The Master infrastructure described herein only accounts for the development of the pods of land ("Neighborhoods"). It does not include all of the public infrastructure in order for people to live in a residence ("Neighborhood Infrastructure"). This Neighborhood Infrastructure includes, but is not limited to include:

- Streets;
- Street Signage and/or Signalization;
- Street Lighting;
- Sidewalks, Trails and Multiuse Paths;
- Stormwater Management Facilities;
- Drainage Improvements, including but not limited to curbs, gutters, inlets and pipes;
- Potable Water Infrastructure;
- Sanitary Sewer Infrastructure and Lift Stations;
- Landscaping;
- Hardscaping;
- Irrigation;
- Other public infrastructure permitted by Section 190.012 Florida Statutes; and
- Associated professional fees and permit/inspection fees.

The Cost of Neighborhood Infrastructure is estimated as follows:

Table 2: Neighborhood Infrastructure
Edgewater West Community Development District

Neighborhood	Estimated Number of Residential Units	Total Neighborhood Infrastructure Costs
D3	426	\$27,690,000
ED7	418	\$27,170,000
EDW-1	415	\$26,975,000
EDW-2	510	\$33,150,000
EDW-3	416	\$27,040,000
EDW-4	455	\$29,575,000
EDW-5	333	\$21,645,000
EDW-6	576	\$37,440,000
EDW-7	611	\$39,715,000



Neighborhood	Estimated Number of Residential Units	Total Neighborhood Infrastructure Costs
EDW-8	371	\$24,115,000
Totals:	4,531	\$294,515,000

It is noted that the costs above were calculated based on typical costs for public infrastructure relating to single family developments.

Additional Note: The anticipated residential unit count is 4,531 and includes a total of 3,286 Single Family Dwelling Units and 1,245 Multi-Family Dwelling Units but is subject to modification or adjustment per design and permitting.

Table 3: Product Type Unit Count Mix

Edgewater West Community Development District



Product Type Unit Count											
Mix	ED-3	ED-7	EDW-1	EDW-2	EDW-3	EDW-4	EDW-5	EDW-6	EDW-7	EDW-8	Total
Townhome	173	187	152	189	148	162	109	0	0	125	1,245
Villa	105	75	81	112	89	82	39	210	222	65	1,080
SF 45	0	0	0	0	0	0	0	116	121	0	237
SF 50	148	156	142	163	136	168	129	0	0	146	1,188
SF 55	0	0	0	0	0	0	0	137	150	0	287
SF 60	0	0	40	46	43	43	56	0	0	35	263
SF 65	0	0	0	0	0	0	0	113	118	0	231
Total Units	426	418	415	510	416	455	333	576	611	371	4,531

Edgewater West Community Development District

Supplemental/ Phase 1 Infrastructure Improvements Engineer's Report Osceola County, Florida

May 07, 2024

Prepared by: Hanson, Walter & Associates, Inc.
Shawn Hindle, P.E.
CDD Engineer
8 Broadway, Suite 104
Kissimmee, Florida 34741

Prepared for: Edgewater West Community
Development District
2300 Glade Road, Suite 410W
Boca Raton, Florida 33431

Edgewater West Community Development District

Supplemental/ Phase 1 Infrastructure Improvements Engineer's Report Osceola County, Florida

05-07-2024

Prepared for:
Edgewater West Community Development District

Prepared by:
Hanson, Walter & Associates, Inc.

Report Author:
Shawn Hindle, P.E.

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1.0 Introduction

Description of the Edgewater West Community Development District

The Edgewater West neighborhood (also referred to as the “Development” or “Community”) comprises an approximately 1,378.5 acres master planned, residential community located in the unincorporated Osceola County as shown on Exhibit A (the “Property”). The Master Developer (“Developer”) is EW Property Holdings, LLC. The Development is a Mixed-Use development established pursuant to the Osceola County Comprehensive Plan and Land Development Code.

Edgewater West Community Development District (herein called the “District” or “CDD”) includes the entire Property. The District will finance, construct, acquire, operate, and/or maintain certain portions of the public infrastructure to support the Community. The legal description of the Property is attached as in Exhibit C. The District will finance, acquire, and/or construct infrastructure identified herein (the “Master Project”). The District expects to finance all or a portion of the Master Project from the proceeds of the District’s special assessment bonds. Construction of the Edgewater West community will be in multiple phases. The phasing is expected to be sequential with construction starting in early 2024.

Purpose of Report

The purpose of this report is to describe the Phase 1 Project, which will serve the Property; the capital improvements to be constructed, acquired, and/or financed by the District; and the apportionment of the costs of the capital improvements.

2.0 District Boundary and Properties Served

District Boundary

Edgewater West Site Plan, Exhibit B, identifies the location and boundary of the Property. The Master Plan for the District will provide for multiple types of residential land uses and is located in unincorporated Osceola County (“County”) generally located west of the Florida Turnpike and the Edgewater East Community Development District, and east of Lake Tohopekaliga, with open space to the north and south. The metes and bounds description of the Property is attached as Exhibit C.

Description of Properties Served

The Development is located in Sections 13 and 24 of Township 26S, Range 29E, and Sections 17,18, 19, 20, and 21 of Township 26S, Range 30E. The Property currently consists of open pastureland. The environmental areas associated with the Development have been reviewed and are to be part of an Open Space/Conservation area within the District. The terrain of the site is somewhat flat, with depressional areas with elevations ranging from 55 to 73 NGVD.

Table 1

Phase 1 Proposed Unit Mix

Mix	ED 3	ED 7	EDW 1	EDW 3	Total
Townhome	173	187	152	148	660
Villa	105	75	81	89	350
SF 50	148	156	142	114	560
SF60	0	0	40	59	99
Total Units	426	418	415	410	1,669

3.0 Phase 1 Project Infrastructure

Summary of the Proposed Project Infrastructure

The Phase 1 Project will generally consist of the following project infrastructure and systems to serve the Development:

- Public Roadway Improvements
- Water Distribution and Sanitary Sewer Collection Systems
- Stormwater Management System
- Landscaping
- Irrigation
- Hardscape
- Conservation Mitigation Areas
- Electrical Service System (Underground Differential Cost only)
- Entry Features
- Trails, Parks, Recreation and Security
- Amenity Center
- Other improvements, infrastructure or facilities authorized by Chapter 190, Florida Statutes

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such times.

Table 2 shows the Project facilities, proposed ownership, and maintenance entities for each.

Table 2

Proposed Facilities

Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection	Toho Water Authority
Water Distribution	Toho Water Authority
Reclaimed Water System	Toho Water Authority
Stormwater Management System	Edgewater West CDD
Electrical Service System	OUC
Conservation Mitigation	Edgewater West CDD
Public Roadways	Osceola County or City of St. Cloud
Landscaping/Irrigation Wells and Distribution/ Hardscape within Master Public Roads	Edgewater West CDD
Neighborhood and Local Roads	Edgewater West CDD or HOA

- The Property is not currently located within the City of St. Cloud (the "City") but may be annexed into the City in the future. For that reason, certain facilities have been designed to applicable City standards.

Stormwater Management System

The Phase 1 portion includes Stormwater Management System provides for the stormwater runoff treatment and will attenuate and provide for the runoff that will be moved offsite through the use of manmade retention and detention systems as collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ponds within the Development. The County and the South Florida Water Management District ("SFWMD") regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will flow by a pipe network to the pond for retention/detention.

The Master Stormwater Management System will also adhere to other requirements of SFWMD, the County and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 72-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for retention/detention systems as mandated by the SFWMD, the County and the City. The District may finance the cost of stormwater collection within the Master Public Roadways and the treatment systems, which will include the construction and/or acquisition, and maintenance of said retention and detention areas. All of these improvements shall be owned and maintained by the District.

Public Roadway System

The Phase 1 Project includes public roadway improvements associated with the Development, which may be funded by the District and later turned over to the County or the City for ownership and operation. The roadway improvements consist of various sections that range from 16 to 18-foot lanes with curbs and sidewalks. The roads include portions with and without medians depending upon site constraints such as wetlands. The Master Public Roadway system is necessary for interconnectivity of various developments that may occur within the District. Offsite roadway improvements are anticipated to provide connections to the existing roadway network and meet capacity needs. These roads will

serve the various land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface, sidewalks, signing and striping, landscaping, and landscaped hardscape features. All roads financed by the District will be open to and accessible by the general public. All neighborhood roads shall be public roads maintained by the District.

Water Distribution Reuse Water and Sanitary Sewer Collection

The Phase 1 Project includes utilities within the right-of-way of Master Public Roadways within the Development. The Tohopekaliga Water Authority ("Toho") will provide potable water, reuse water and wastewater services for the District. The major trunk lines, collection systems, and transmission mains to serve the District may be constructed or acquired by the District.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants, and water services to individual lots and development parcels. No water or sewer lines placed on private lots will be financed by the District. It is currently estimated that these watermain of various sizes may be funded by the District.

The wastewater facilities will include gravity collection sewer services, forcemains, and manholes. The new lift stations will be located within the District and will service the Development. These new lift stations along with the proposed on-site forcemain will be part of the sanitary sewer system within the master public roadway system. It is currently estimated that these gravity collection systems and forcemains within the master public roadway system may be financed by the District.

Offsite utility improvements are anticipated to provide connections to the existing utility network and to meet capacity needs.

The design of the wastewater collection system, reuse water system, and water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of Toho and the Florida Department of Environmental Protection ("FDEP"). Utility improvements along the master roadway system are anticipated to be financed by the District and owned and maintained by Toho .

Landscaping, Irrigation, and Entry Features

Landscaping, irrigation, and entry features may be financed by the District along the master roadways. Landscaping for the roadways will consist of sod and trees for the on-site roadway improvements within the Development. Monument signs, shrubs, ground cover, and trees at the site entrances of the Development. These items may be funded, owned, and/or maintained by the District.

Electrical Service Systems (Underground)

OUC will provide underground electrical service to the Development. The service will include the primary and secondary systems to serve the various land uses. The differential cost of undergrounding electric utilities may be financed by the District.

Conservation Areas

The proposed development will require mitigation of impacts to existing wetlands within the District. The permitting and approvals will require mitigation to be secured.

4.0 Opinion of Probable Construction Costs

Exhibit D presents a summary of the estimated costs for the Phase 1 infrastructure described in this report.

Costs in Exhibit D are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Additionally included within these costs are professional consulting fees associated with the Phase 1 Project including planning, land surveying, design and engineering, legal fees, permitting, soil and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction contract management for the Phase 1 Project infrastructure. The costs are exclusive of the costs necessary to finance, operate, and/or maintain the Phase 1 Project infrastructure.

There are improvements that may be required by the City, County or Toho that provide improvements above and beyond the specific needs of the property, the improvements may be eligible for impact/mobility fee credits. To the extent the District funds improvements which generate impact/mobility fee credits, the District shall receive the credits and can then sell or transfer such credits as allowed by law.

5.0 Permitting Status

The construction plans for the Phase 1 Project infrastructure are in various stages of design and approval processes with the County, Toho Water Authority, SFWMD, and U.S. Army Corps of Engineers. The Environmental Protection Agency ("EPA") National Pollutant Discharge Elimination System ("NPDES") will be submitted for the projects. The NPDES is the responsibility of the contractor to obtain,

The District Engineer will certify that all permits necessary to complete the Phase 1 Project infrastructure have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

6.0 Engineer's Certification

It is our opinion that the costs of the Phase 1 Project infrastructure proposed to represent a system of improvements benefitting all of the Property are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, Florida Statutes. Such benefits will equal or be greater than the costs of such improvements. We have no reason to believe that the Phase 1 Project infrastructure cannot be constructed at the cost described in this report. We expect all or a portion of the Phase 1 Project infrastructure improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

The Phase 1 Project infrastructure will be owned by the District or other governmental units, and such Phase 1 infrastructure is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Phase 1 Project infrastructure is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entities. The Phase 1 Project infrastructure, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on lots or property intended to be privately owned.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Edgewater West Community Development District.

EXHIBIT A

Location Map

EXHIBIT B

Overall Site Plan

EXHIBIT C

Legal Description

EXHIBIT D

Opinion of Probable Construction Cost

Exhibit D

Phase 1 Opinion of Probable Construction Costs

Estimated Costs of Phase 1 Infrastructure Costs

Table 1 Lists the components of the planned Phase 1 infrastructure improvements for the District, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering, and other fees, and contingencies associated with the improvements. The total estimated cost of improvements, including professional fees, permits and contingency, is \$80,234,004.

Table 3: Phase 1 Infrastructure
Edgewater West Community Development District

Descriptions	Estimated Costs (8)
Roadways (4,7)	\$24,701,602
Electrical System and Street Lights (6,7)	\$6,691,680
Water, Wastewater and Reclaim (7)	\$14,436,896
Ponds and Earthwork (2,3,7)	\$2,400,000
Landscaping/Irrigation (7)	\$12,261,025
Amenity Parks, Recreation (7, 9)	\$9,235,800
Professional Fees, Design & Permitting (7)	\$1,413,000
Conservation Areas (7)	\$1,800,000
Contingency (10%) (7)	\$7,294,000
Total	\$80,234,004

1. Infrastructure consists of public Roadway Improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, water utilities, entry feature, landscaping and signage, wetland mitigation, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental agency.
2. Excludes grading of each lot in conjunction with lot development and home construction which will be provided by home builders.
3. Includes stormwater pond excavation. Does not include the cost of transportation of fill or use on private lots.
4. Includes subgrade, base, asphalt paving, curbing, traffic control, street signage, striping and civil/site engineering.
5. Includes Entry Features, signage, hardscape, and buffer fencing.
6. District will enter into a Lighting Agreement with OUC for the street light poles and lighting service. Costs shown only include the incremental cost of undergrounding and do not include the costs of the streetlights.
7. The costs associated with the infrastructure are a master cost and are effectively shared by the entire project (All Phases).
8. Estimates are based on 2023 costs.

9. The Amenity Center will be owned and operated by the District and will be open and accessible by the general public.

Please note that estimated individual element totals may vary and are only to establish a Total Estimated Costs of Improvements. The costs estimated herein do not include anticipated carrying costs, interest reserves, or other anticipated District expenditures that may be incurred.

Exhibit B

**Series 2024 Supplemental Special Assessment Methodology Report
dated September 10, 2024**

[Attached beginning at following page]

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

Final First Supplemental Special Assessment Methodology Report (Assessment Area One)

September 10, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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1.0 Introduction

1.1 Purpose

This Final First Supplemental Special Assessment Methodology Report (the "Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated March 18, 2024 and to provide a supplemental financing plan and a supplemental special assessment methodology for Assessment Area One (to be defined later herein), a portion of the Edgewater West Community Development District (the "District") located in the unincorporated Osceola County, Florida. This Final First Supplemental Report was developed in relation to funding by the District of the first phase of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District in conjunction with Assessment Area One (the "2024 Project").

1.2 Scope of the Supplemental Report

This Supplemental Report presents the projections for financing a portion of the Capital Improvement Plan described in the Engineer's Report developed by Hanson, Walter & Associates, Inc. (the "District Engineer") dated March 18, 2024, and as supplemented on May 7, 2024 by the Supplemental/Phase 1 Engineer's Report for the 2024 Project (together, the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the 2024 Project. The physical area where the first units are projected to be developed is referred to herein as "Assessment Area One."

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the 2024 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District, including Assessment Area One, as well as general benefits for properties outside of the District and to the public at large. However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's 2024 Project enables properties within the District to be developed.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the 2024 Project. However, these benefits are only incidental since the 2024 Project is designed to provide special benefits peculiar to property within the District. Properties outside are not directly served by the 2024 Project and do not depend upon the 2024 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties within the District receive compared to those lying outside of its boundaries.

The 2024 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. Even though the exact value of the benefits provided by the 2024 Project is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developers, as defined below.

Section Three provides a summary of the Capital Improvement Plan and the 2024 Project as determined by the District Engineer.

Section Four discusses the supplemental financing program for Assessment Area One.

Section Five discusses the supplemental special assessment methodology for Assessment Area One.

2.0 Development Program

2.1 Overview

The District serves the Edgewater West development, a master planned mixed-use development located in unincorporated Osceola County, Florida. The land within the District consists of approximately 1,378.5 +/- acres and is generally located to west of the Florida Turnpike and Edgewater East Community Development District, and east of Lake Tohopekaliga, with open space to the north and south.

2.2 The Development Program

The development of Edgewater West is anticipated to be conducted by EW Property Holdings, LLC and W1 Property Holdings, LLC (the "Landowners" or "Developers"). Based upon the information provided by the Developers and the District Engineer, the current development plan for the land within the District envisions a total of 3,284 single-family dwelling units and 1,250 multi-family dwelling units developed in two (2) or more phases, with the initial 1,009 single-family dwelling units and 660 multi-family dwelling units comprising the first phase. Table 1 in the *Appendix* illustrates the land development plan within Assessment Area One.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of both master and neighborhood public infrastructure improvements which will serve all of the lands in the District. The master public infrastructure improvements needed to serve the Development are projected to consist of roadways, electrical system, water, wastewater and reclaimed water, ponds and earthwork, landscaping/irrigation, amenity centers, parks, recreation, security, professional fees, design & permitting, conservation areas and contingency. The master public infrastructure improvements do not include all the public infrastructure for the residential lands to be fully developed. In addition to the master public infrastructure, the neighborhood infrastructure improvements which are part of the CIP are projected to include, but not limited to include streets, street signage and/ or signalization, street lighting, sidewalks, trails and multi-use paths, stormwater management facilities, drainage improvements, potable water infrastructure, sanitary sewer infrastructure and lift stations, landscaping, hardscaping, irrigation and associated professional fees and permit/ inspection fees. At the time of this writing, the total cost of the CIP is estimated at \$439,023,760.

The 2024 Project is projected to include, without limitation, roadways, electrical system and street lights, water, wastewater and reclaimed water, ponds and earthwork, landscaping/irrigation, amenity parks, recreation and conservation areas, the costs of which, along with contingencies and professional fees, design and permitting, is estimated to total approximately \$80,234,003, a portion of which will be financed with the proceeds of the herein defined Series 2024 Bonds. The 2024 Project is the first phase of the District's Capital Improvement Plan. Assessment Area One includes the first lands anticipated to be developed within the District. To achieve the best interest rate and financing terms available, Assessment Area One has been established and assessments levied on Assessment Area One will fully secure the Series 2024 Bonds.

Even though the installation of the improvements that comprise the CIP is projected to occur in multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the CIP – including the 2024 Project – will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and the improvements will be interrelated such that they will reinforce one another. As a practical matter, this means that master improvements that are part of the 2024 Project may be financed by the Series 2024 Bonds or a future series of bonds. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs for Assessment Area One.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developers and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely construct improvements, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developers or construct it, or even partly acquire it and partly construct it.

The District intends to issue Special Assessment Bonds, Series 2024 (Assessment Area One) in the estimated principal amount of \$28,000,000 (the "Series 2024 Bonds") to fund an estimated

\$25,272,099 in 2024 Project costs, with the balance of the 2024 Project costs anticipated to be contributed by the Developers and/or financed by future bonds.

4.2 Types of Bonds Proposed

The proposed supplemental financing plan for the District provides for the issuance of the Series 2024 Bonds in the total estimated principal amount of \$28,000,000 to finance a portion of the 2024 Project costs in the total amount estimated at \$25,272,099, representing the amount of construction proceeds generated from the issuance of the Series 2024 Bonds.

The Series 2024 Bonds as projected under this supplemental financing plan are structured to be amortized in 30 annual installments of principal. Interest payments on the Bonds would be made every May 1 and November 1, and annual principal payments on the Series 2024 Bonds would be made on May 1.

In order to finance the 2024 Project costs, the District would need to borrow funds and incur indebtedness in the total amount estimated at \$28,000,000. The difference is comprised of debt service reserve, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2024 Bonds provides the District with funds necessary to construct/acquire a portion of the 2024 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District, including Assessment Area One. General benefits accrue to areas outside of the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the 2024 Project. All properties in Assessment Area One receive benefits from the 2024 Project, which properties will be assessed for their fair share of debt issued in order to finance the 2024 Project, on a first platted (or sold), first assigned basis within Assessment Area One. The assessments levied by the District on the lands within Assessment Area One will

fully secure the Series 2024 Bonds (“Series 2024 Bond Assessments”).

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 3,284 single-family dwelling units and 1,250 multi-family developed in one or more phases, although phasing, unit numbers and land use types may change throughout the development period. Of the aforementioned residential units, the 2024 Project is anticipated to facilitate development of 1,009 single-family dwelling units and 660 multi-family dwelling units within Assessment Area One. Because the number of units to be developed in Assessment Area One is known, the acreage of Assessment Area One is known, the anticipation is that the lands within Assessment Area One will be sold and/or platted before the lands in future phases, and identification of an assessment area at this stage will increase the marketability of the bonds at the lowest possible interest rate, it is fair and reasonable to assign the Series 2024 Bond Assessments to Assessment Area One. This allocation is consistent with the first platted, first assigned approach in the Master Report.

The public infrastructure included in the CIP – including the 2024 Project – will comprise an interrelated system of public infrastructure improvements, which means that all of the improvements will serve in each respective project area within the District and such public improvements will be interrelated in such way that, once constructed, they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. As a practical matter, this means that public improvements that are part of the 2024 Project and not financed by the Series 2024 Bonds may be constructed by the Developers or funded by a future series of bonds.

As stated previously, the public infrastructure improvements included in the 2024 Project have a logical connection to the special and peculiar benefits received by Assessment Area One, as without such improvements, the development of such properties within the Assessment Area One would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the designated lands within the Assessment Area One, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the lands within the Assessment Area One receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is

more valuable than the assessment related to the financed cost of constructing the 2024 Project.

In following the Master Report, this Supplemental Report proposes to allocate the benefit associated with the 2024 Project to the different unit types proposed to be developed within Assessment Area One in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area One based on the densities of development and the intensities of use of infrastructure, total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind the different ERU values is supported by the fact that generally and on average, units with smaller lot sizes will use and benefit from the improvements which are part of the 2024 Project less than units with larger lot sizes, as, for instance, generally and on average units with smaller lot sizes will produce less stormwater runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by representatives of different unit types from Assessment Area One.

Table 5 in the *Appendix* presents the apportionment of the Series 2024 Bond Assessments in accordance with the uniform ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities - It is our understanding that all amenities planned for the community will either be "common elements" or owned by the District. No Series 2024 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the development that meet the definition of "common element" in Section 193.0235, Florida Statutes. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2024 Bond Assessments and would be open to the general public, subject to District rules, rates and policies. Should the District discover that a privately-owned amenity has been developed within Assessment Area One which does not meet the definition of a "common element" in Section 193.0235, Florida

Statutes, further assessment proceedings will be necessary to reallocate assessments to such parcel.

Governmental Property - If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2024 Bond Assessments thereon), or similarly exempt entity, all future unpaid Series 2024 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Series 2024 Bond Assessments

As the land in Assessment Area One is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Series 2024 Bond Assessments will initially be levied on all of the land in Assessment Area One on an equal pro-rata gross acre basis and thus the total bonded debt attributable to the District in the amount of \$28,000,000 will be preliminarily levied on approximately 603.82 +/- acres at a rate of \$46,371.44 per gross acre. When the land is platted or sold within Assessment Area One, the Series 2024 Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Series 2024 Bond Assessments from unplatted gross acres to platted parcels will reduce the amounts of Series 2024 Bond Assessments levied on unplatted gross acres within Assessment Area One.

In the event unplatted land within Assessment Area One is sold to a third party (the “Transferred Property”), the Series 2024 Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developers, as applicable, to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this First Supplemental Report. The owner of the Transferred Property will be responsible for the total Series 2024 Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. A true up payment would then be due to the District in accordance with Section 5.6, below. This total Series 2024 Bond Assessments are allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Series 2024 Bond Assessments initially allocated to the Transferred

Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to the assessable properties within the District, including Assessment Area One. The District's improvements benefit assessable properties within Assessment Area One within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property;
- e. improved access to the property;
- f. reduced need for parcel specific recreation improvements;

The improvements which are part of the 2024 Project make the land in Assessment Area One developable and saleable and when implemented jointly as parts of the 2024 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors) in the *Appendix*.

The apportionment of the Series 2024 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in Section 5.2 across all assessable property within Assessment Area One according to reasonable estimates of the special and peculiar benefits derived from the 2024 Project.

Accordingly, no acre or parcel of property within Assessment Area One will be liened for the payment of Series 2024 Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Series 2024 Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands within Assessment Area One after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2024 Bond Assessments to the product types being platted (or re-platted) and the remaining property in accordance with this Report, and cause the Series 2024 Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Series 2024 Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2024 Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat results in a lower amount of ERUs (and thus Series 2024 Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat and other applicable lands as determined by the District

Assessment Consultant to pay a “True-Up Payment” equal to the shortfall in Series 2024 Bond Assessments (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District’s Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Series 2024 Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Series 2024 Bond Assessments to pay debt service on the Series 2024 Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Series 2024 Bonds to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Series 2024 Bond Assessments levied run with the land, and such Series 2024 Bond Assessment liens include any true-up payment. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District’s review of the final plat for the developable acres, any unallocated Series 2024 Bond Assessments shall become due and payable and must be paid prior to the District’s approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Series 2024 Bond Assessments in the estimated amount of \$28,000,000 are proposed to be levied over Assessment Area One, more particularly described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments of principal and corresponding semi-annual installments of interest for the Series 2024 Bonds.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's 2024 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developers. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Supplemental Report. For additional information on the structure of the Series 2024 Bonds and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Edgewater West Community Development District

Development Plan

Unit Type	Assessment Area One Number of Units
Townhome	660
Villa	350
SF 50'	560
SF 60'	99
Total	1,669

Table 2

Edgewater West Community Development District

Capital Improvement Plan - 2024 Project

Improvement	Total CIP Costs
Roadways	\$24,701,602
Electrical System and Street Lights	\$6,691,680
Water, Wastewater and Reclaim	\$14,436,896
Ponds and Earthwork	\$2,400,000
Landscaping/Irrigation	\$12,261,025
Amenity Parks, Recreation	\$9,235,800
Professional Fees, Design & Permitting	\$1,413,000
Conservation Areas	\$1,800,000
Contingency (10%)	\$7,294,000
Total	\$80,234,003

Table 3

Edgewater West

Community Development District

Preliminary Sources and Uses of Funds - Series 2024

Sources

Bond Proceeds:	
Par Amount	\$28,000,000.00
Original Issue Discount	-\$42,863.50
Total Sources	\$27,957,136.50

Uses

Project Fund Deposits:	
Project Fund	\$25,272,099.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,890,600.00
Delivery Date Expenses:	
Costs of Issuance and Underwriter's Discount	\$794,437.50
Total Uses	\$27,957,136.50

Table 4

Edgewater West

Community Development District

Benefit Allocation

Unit Type	Assessment Area One Number of Units	ERU per Unit	Total ERU
Townhome	660	0.51	336.60
Villa	350	0.70	245.00
SF 50'	560	1.00	560.00
SF 60'	99	1.20	118.80
Total	1,669		1,260.40

Table 5

Edgewater West

Community Development District

Series 2024 Bond Assessment Apportionment

Unit Type	Phase 1 Number of Units	Total Cost Allocation*	Total Series 2024 Bond Assessments Apportionment	Series 2024 Bond Assessments Apportionment per Unit	Annual Debt Service per Unit - paid in March**
Townhome	660	\$6,749,118.16	\$7,477,626.15	\$11,329.74	\$813.83
Villa	350	\$4,912,459.74	\$5,442,716.60	\$15,550.62	\$1,117.02
SF 50'	560	\$11,228,479.40	\$12,440,495.08	\$22,215.17	\$1,595.74
SF 60'	99	\$2,382,041.70	\$2,639,162.17	\$26,658.20	\$1,914.89
Total	1,669	\$25,272,099.00	\$28,000,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “A”

Series 2024 Bond Assessments in the estimated amount of \$28,000,000 are proposed to be levied over the area described below:

**LEGAL DESCRIPTION OF EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
(ASSESSMENT AREA ONE)**

DESCRIPTION: A Portion of Kissimmee Park as recorded in Plat Book 1, Page 41, a portion of Seminole Land & Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East as recorded in Plat Book B, Page 56 and a portion of Seminole Land & Investment Company's Subdivision of Section 20, Township 26 South, Range 30 East as recorded in Plat Book B, Page 7, of the Public Records of Osceola County, Florida, lying in Section 19, Township 26 South, Range 30 East and Section 20, Township 26 South, Range 30 East Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of Section 19, Township 26 South, Range 30 East, Osceola County, Florida; thence along the East line of the Southeast 1/4 of said Section 19, run N.00°05'07"W., a distance of 766.32 feet to the **POINT OF BEGINNING**; thence N.00°05'07"W., a distance of 569.07 feet; thence S.89°49'59"W., a distance of 200.85 feet; thence N.39°01'37"W., a distance of 38.63 feet; thence S.89°20'37"W., a distance of 81.51 feet; thence S.89°20'37"W., a distance of 71.17 feet; thence N.68°52'51"W., a distance of 57.94 feet; thence N.40°55'36"W., a distance of 123.49 feet; thence N.51°34'23"W., a distance of 191.98 feet; thence N.49°19'11"W., a distance of 149.98 feet; thence N.45°29'44"W., a distance of 127.45 feet; thence N.05°07'08"E., a distance of 190.13 feet; thence N.32°23'52"W., a distance of 61.04 feet; thence N.32°23'52"W., a distance of 61.04 feet; thence N.06°41'43"E., a distance of 46.95 feet; thence Northwesterly, 224.11 feet along the arc of a non-tangent curve to the left having a radius of 218.12 feet and a central angle of 58°52'10" (chord bearing N.60°50'29"W., 214.38 feet); thence S.89°43'26"W., a distance of 302.35 feet; thence Westerly, 368.99 feet along the arc of a non-tangent curve to the left having a radius of 1122.79 feet and a central angle of 18°49'47" (chord bearing S.78°35'49"W., 367.34 feet); thence N.28°07'55"W., a distance of 144.40 feet; thence N.49°43'50"W., a distance of 36.69 feet; thence Southwesterly, 99.13 feet along the arc of a non-tangent curve to the right having a radius of 415.00 feet and a central angle of 13°41'08" (chord bearing S.51°09'34"W., 98.89 feet); thence S.55°37'13"W., a distance of 71.29 feet; thence S.61°23'10"W., a distance of 217.01 feet; thence S.58°19'27"W., a distance of 73.11 feet; thence S.61°24'55"W., a distance of 930.63 feet; thence S.62°03'05"W., a distance of 339.54 feet; thence S.28°11'15"E., a distance of 82.18 feet; thence Southerly, 12.26 feet along the arc of a non-tangent curve to the right having a radius of 26.45 feet and a central angle of 26°33'32" (chord bearing S.14°07'20"E., 12.15 feet); thence S.00°03'29"E., a distance of 50.76 feet; thence S.89°56'31"W., a distance of 608.33 feet; thence S.00°10'21"E., a distance of 327.12 feet; thence S.89°56'31"W., a distance of 659.48 feet; thence S.00°10'26"E., a distance of 327.12 feet; thence S.89°56'31"W., a distance of 659.48 feet; thence N.00°10'21"W., a distance of 654.24 feet; thence N.88°36'11"W., a distance of 50.02 feet; thence N.89°57'52"W., a distance of 663.23 feet; thence N.00°18'39"W., a distance of 780.87 feet; thence N.89°42'10"E., a distance of 209.95 feet; thence Easterly, 246.35 feet along the arc of a non-tangent curve to the left having a radius of 764.49 feet and a central angle of 18°27'46" (chord bearing N.80°22'53"E., 245.28 feet); thence N.68°54'38"E., a distance of 292.55 feet; thence Northeasterly, 166.98 feet along the arc of a non-tangent curve to the left having a radius of 1105.47 feet and a central angle of 08°39'15" (chord bearing N.64°13'32"E., 166.82 feet); thence N.57°35'41"E., a distance of 66.65 feet; thence N.28°36'25"W., a distance of 21.04 feet; thence Easterly, 15.70 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 89°58'42" (chord bearing S.73°35'46"E., 14.14 feet); thence N.61°24'53"E., a distance of 737.62 feet; thence N.65°02'45"E., a distance of 78.16 feet; thence N.61°24'38"E., a distance of 211.97 feet; thence N.60°40'10"E., a distance of

73.03 feet; thence N.61°24'53"E., a distance of 273.50 feet; thence Northerly, 7.81 feet along the arc of a tangent curve to the left having a radius of 5.00 feet and a central angle of 89°32'48" (chord bearing N.16°38'29"E., 7.04 feet); thence N.28°08'27"W., a distance of 39.49 feet; thence N.60°44'49"E., a distance of 1080.94 feet; thence Easterly, 473.16 feet along the arc of a non-tangent curve to the right having a radius of 1525.49 feet and a central angle of 17°46'17" (chord bearing N.71°03'17"E., 471.26 feet); thence Northerly, 269.68 feet along the arc of a non-tangent curve to the left having a radius of 2045.73 feet and a central angle of 07°33'11" (chord bearing N.08°51'10"W., 269.48 feet); thence Northwesterly, 48.85 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 27°59'24" (chord bearing N.26°33'19"W., 48.37 feet); thence N.78°04'52"E., a distance of 1023.13 feet; thence S.34°21'49"E., a distance of 363.60 feet; thence N.00°05'07"W., a distance of 872.96 feet; thence N.78°00'00"E., a distance of 788.74 feet; thence N.89°43'54"E., a distance of 510.83 feet; thence S.00°05'07"E., a distance of 333.24 feet; thence S.89°38'46"E., a distance of 680.26 feet; thence S.00°06'03"E., a distance of 998.12 feet; thence S.89°52'25"E., a distance of 642.02 feet; thence S.00°05'09"E., a distance of 663.76 feet; thence N.89°56'10"E., a distance of 1355.03 feet; thence N.00°05'11"W., a distance of 329.78 feet; thence S.89°30'15"E., a distance of 2608.72 feet; thence S.00°15'17"E., a distance of 3285.66 feet; thence S.89°53'22"W., a distance of 643.93 feet; thence N.00°12'45"W., a distance of 310.03 feet; thence S.89°51'52"W., a distance of 663.71 feet; thence N.00°10'13"W., a distance of 995.18 feet; thence N.89°57'29"W., a distance of 662.98 feet; thence S.00°07'41"E., a distance of 331.67 feet; thence N.89°59'46"W., a distance of 645.72 feet; thence N.00°05'11"W., a distance of 343.76 feet; thence S.43°56'33"W., a distance of 50.02 feet; thence S.61°04'54"W., a distance of 369.91 feet; thence S.77°39'58"W., a distance of 305.54 feet; thence S.61°41'00"W., a distance of 341.57 feet; thence S.60°58'49"W., a distance of 342.23 feet; thence S.71°26'42"W., a distance of 106.40 feet; thence S.70°17'03"W., a distance of 317.63 feet; thence S.00°06'49"E., a distance of 573.92 feet; thence S.89°53'39"W., a distance of 199.94 feet; thence N.00°08'28"W., a distance of 583.99 feet; thence N.81°52'57"W., a distance of 404.44 feet; thence N.75°26'08"W., a distance of 412.52 feet to the **POINT OF BEGINNING**.

Containing 608.879 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

Lot 33 of Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56, lying in Section 19, Township 26 South, Range 30 East, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 19, Township 26 South, Range 30 East; thence run S 00°05'07" E along the East line of said Section 19, a distance of 1335.39 feet to the **POINT OF BEGINNING**; thence continue along said East line, S 00°05'07" E, a distance of 333.85 feet; thence departing said East line, run S 89°43'54" W, a distance of 660.04 feet; thence N 00°05'07" W, a distance of 333.85 feet; thence N 89°43'54" E, a distance of 660.04 feet to the **POINT OF BEGINNING**.

Containing 5.059 acres, more or less.

Exhibit C

Maturities and Coupon of Series 2024 Bonds

Sep 9, 2024 10:57 am Prepared by DBC Finance

(Edgewater West CDD 2024:EW-2024) Page 2

BOND PRICING

Edgewater West Community Development District
Special Assessment Revenue Bonds, Series 2024 (Assessment Area One)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2031	3,215,000	4.500%	4.500%	100.000
Term 2:	05/01/2044	10,255,000	5.250%	5.250%	100.000
Term 3:	05/01/2054	14,530,000	5.500%	5.520%	99.705
		28,000,000			

Dated Date	10/08/2024	
Delivery Date	10/08/2024	
First Coupon	05/01/2025	
Par Amount	28,000,000.00	
Original Issue Discount	-42,863.50	
Production	27,957,136.50	99.846916%
Underwriter's Discount	-560,000.00	-2.000000%
Purchase Price	27,397,136.50	97.846916%
Accrued Interest		
Net Proceeds	27,397,136.50	

Exhibit D

Sources and Uses of Funds for Series 2024 Bonds

Sep 9, 2024 10:57 am Prepared by DBC Finance

(Edgewater West CDD 2024:EW-2024) Page 1

SOURCES AND USES OF FUNDS

Edgewater West Community Development District
Special Assessment Revenue Bonds, Series 2024 (Assessment Area One)

Sources:

Bond Proceeds:

Par Amount	28,000,000.00
Original Issue Discount	-42,863.50
	<u>27,957,136.50</u>

Uses:

Other Fund Deposits:

Debt Service Reserve Fund (MADS w Release)	1,890,600.00
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Delivery Date Expenses:

Cost of Issuance	234,437.50
Underwriter's Discount	<u>560,000.00</u>
	794,437.50

Other Uses of Funds:

Construction Fund	25,272,099.00
	<u>27,957,136.50</u>

Exhibit E

Debt Service Payment Due on Series 2024 Bonds

Sep 9, 2024 10:57 am Prepared by DBC Finance

(Edgewater West CDD 2024:EW-2024) Page 4

BOND DEBT SERVICE

Edgewater West Community Development District
Special Assessment Revenue Bonds, Series 2024 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2025	320,000	4.500%	835,803.16	1,155,803.16	
11/01/2025			733,906.25	733,906.25	1,889,709.41
05/01/2026	430,000	4.500%	733,906.25	1,163,906.25	
11/01/2026			724,231.25	724,231.25	1,888,137.50
05/01/2027	450,000	4.500%	724,231.25	1,174,231.25	
11/01/2027			714,106.25	714,106.25	1,888,337.50
05/01/2028	470,000	4.500%	714,106.25	1,184,106.25	
11/01/2028			703,531.25	703,531.25	1,887,637.50
05/01/2029	490,000	4.500%	703,531.25	1,193,531.25	
11/01/2029			692,506.25	692,506.25	1,886,037.50
05/01/2030	515,000	4.500%	692,506.25	1,207,506.25	
11/01/2030			680,918.75	680,918.75	1,888,425.00
05/01/2031	540,000	4.500%	680,918.75	1,220,918.75	
11/01/2031			668,768.75	668,768.75	1,889,687.50
05/01/2032	565,000	5.250%	668,768.75	1,233,768.75	
11/01/2032			653,937.50	653,937.50	1,887,706.25
05/01/2033	595,000	5.250%	653,937.50	1,248,937.50	
11/01/2033			638,318.75	638,318.75	1,887,256.25
05/01/2034	630,000	5.250%	638,318.75	1,268,318.75	
11/01/2034			621,781.25	621,781.25	1,890,100.00
05/01/2035	660,000	5.250%	621,781.25	1,281,781.25	
11/01/2035			604,456.25	604,456.25	1,886,237.50
05/01/2036	695,000	5.250%	604,456.25	1,299,456.25	
11/01/2036			586,212.50	586,212.50	1,885,668.75
05/01/2037	735,000	5.250%	586,212.50	1,321,212.50	
11/01/2037			566,918.75	566,918.75	1,888,131.25
05/01/2038	775,000	5.250%	566,918.75	1,341,918.75	
11/01/2038			546,575.00	546,575.00	1,888,493.75
05/01/2039	815,000	5.250%	546,575.00	1,361,575.00	
11/01/2039			525,181.25	525,181.25	1,886,756.25
05/01/2040	860,000	5.250%	525,181.25	1,385,181.25	
11/01/2040			502,606.25	502,606.25	1,887,787.50
05/01/2041	905,000	5.250%	502,606.25	1,407,606.25	
11/01/2041			478,850.00	478,850.00	1,886,456.25
05/01/2042	955,000	5.250%	478,850.00	1,433,850.00	
11/01/2042			453,781.25	453,781.25	1,887,631.25
05/01/2043	1,005,000	5.250%	453,781.25	1,458,781.25	
11/01/2043			427,400.00	427,400.00	1,886,181.25
05/01/2044	1,060,000	5.250%	427,400.00	1,487,400.00	
11/01/2044			399,575.00	399,575.00	1,886,975.00
05/01/2045	1,120,000	5.500%	399,575.00	1,519,575.00	
11/01/2045			368,775.00	368,775.00	1,888,350.00
05/01/2046	1,185,000	5.500%	368,775.00	1,553,775.00	
11/01/2046			336,187.50	336,187.50	1,889,962.50
05/01/2047	1,250,000	5.500%	336,187.50	1,586,187.50	
11/01/2047			301,812.50	301,812.50	1,888,000.00
05/01/2048	1,320,000	5.500%	301,812.50	1,621,812.50	
11/01/2048			265,512.50	265,512.50	1,887,325.00
05/01/2049	1,395,000	5.500%	265,512.50	1,660,512.50	
11/01/2049			227,150.00	227,150.00	1,887,662.50
05/01/2050	1,475,000	5.500%	227,150.00	1,702,150.00	
11/01/2050			186,587.50	186,587.50	1,888,737.50
05/01/2051	1,560,000	5.500%	186,587.50	1,746,587.50	
11/01/2051			143,687.50	143,687.50	1,890,275.00
05/01/2052	1,645,000	5.500%	143,687.50	1,788,687.50	

BOND DEBT SERVICE

Edgewater West Community Development District
Special Assessment Revenue Bonds, Series 2024 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			98,450.00	98,450.00	1,887,137.50
05/01/2053	1,740,000	5.500%	98,450.00	1,838,450.00	
11/01/2053			50,600.00	50,600.00	1,889,050.00
05/01/2054	1,840,000	5.500%	50,600.00	1,890,600.00	
11/01/2054					1,890,600.00
	28,000,000		28,640,453.16	56,640,453.16	56,640,453.16

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2024**

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 40,401	\$ -	\$ -	\$ 40,401
Due from Landowner	13,817	7,908	1,589	23,314
Due from general fund	-	3,410	2,423	5,833
Total assets	<u>\$ 54,218</u>	<u>\$ 11,318</u>	<u>\$ 4,012</u>	<u>\$ 69,548</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 35,728	\$ 11,318	\$ 4,012	\$ 51,058
Due to Landowner	-	11,318	4,012	15,330
Due to debt service fund	3,410	-	-	3,410
Due to capital projects fund	2,423	-	-	2,423
Landowner advance	12,657	-	-	12,657
Total liabilities	<u>54,218</u>	<u>22,636</u>	<u>8,024</u>	<u>84,878</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>13,817</u>	<u>-</u>	<u>-</u>	<u>13,817</u>
Total deferred inflows of resources	<u>13,817</u>	<u>-</u>	<u>-</u>	<u>13,817</u>
Fund balances:				
Restricted				
Debt service	-	(11,318)	-	(11,318)
Capital projects	-	-	(4,012)	(4,012)
Unassigned	<u>(13,817)</u>	<u>-</u>	<u>-</u>	<u>(13,817)</u>
Total fund balances	<u>(13,817)</u>	<u>(11,318)</u>	<u>(4,012)</u>	<u>(29,147)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 54,218</u>	<u>\$ 11,318</u>	<u>\$ 4,012</u>	<u>\$ 69,548</u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6	\$ 21,912	\$ 64,515	34%
Total revenues	<u>6</u>	<u>21,912</u>	<u>64,515</u>	34%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	12,000	20,000	60%
Legal	2,881	15,626	25,000	63%
Engineering	1,230	1,230	2,000	62%
Dissemination agent*	-	-	500	0%
Telephone	16	100	200	50%
Postage	89	203	500	41%
Printing & binding	42	250	500	50%
Legal advertising	6	6,055	7,500	81%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	55	55	750	7%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>6,319</u>	<u>35,729</u>	<u>64,515</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(6,313)	(13,817)	-	
Fund balances - beginning	(7,504)	-	-	
Fund balances - ending	<u>\$ (13,817)</u>	<u>\$ (13,817)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>11,318</u>
Total expenditures	<u>-</u>	<u>11,318</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,318)
Fund balances - beginning	(11,318)	-
Fund balances - ending	<u><u>\$ (11,318)</u></u>	<u><u>\$ (11,318)</u></u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>4,012</u>
Total expenditures	<u>-</u>	<u>4,012</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,012)
Fund balances - beginning	<u>(4,012)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (4,012)</u></u>	<u><u>\$ (4,012)</u></u>

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Edgewater West Community Development District held a Regular Meeting on September 5, 2024 at 9:15 a.m., as soon as the matter could be heard, at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Kevin Kramer	Assistant Secretary
Robert "Bobby" Wanas	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Kate John	District Counsel
Peter Glasscock	District Engineer
David D'Ambrosio	BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:43 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Force Main Construction Agreement - Kissimmee Park Road (in substantial form)

Mr. Torres presented the Force Main Construction Agreement for Kissimmee Park Road, which was discussed during the Edgewater East CDD meeting. It was noted that all Supervisors

present will complete Form 8B to declare a conflict, as they serve on both the Edgewater East CDD and Edgewater West CDD Boards, which are both parties to the Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Force Main Construction Agreement for Kissimmee Park Road, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Hughes Brothers Bid/Contract for RD3/5 Project

Discussion ensued regarding the Hughes Brothers Bid/Contract for RD3/5 Project, which was circulated to the Board but is not included in the agenda book. Mr. Wanas will continue finalizing the Agreement. When finalized, the Vice Chair is authorized to sign the Agreement; when the contract is finalized, it will be presented for ratification.

FIFTH ORDER OF BUSINESS

Authorization of RFP for Whaley Lane Wetland Crossing Road Civil Site Work; Consideration of Evaluation Criteria

Mr. Torres presented the Request for Proposals (RFP) for Whaley Lane Wetland Crossing Road Civil Site Work for consideration of the Evaluation Criteria. It was noted that this version of the Evaluation Criteria is more oriented towards the schedule rather than cost.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Whaley Lane Wetland Crossing Road Civil Site Work RFP Evaluation Criteria, was approved.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, authorizing Staff to advertise the Whaley Lane Wetland Crossing Road Civil Site Work RFP, was approved.

SIXTH ORDER OF BUSINESS

Consideration of GAI Consultants, Inc. Proposal for Wetland Crossing Road – Construction Administration

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the GAI Consultants, Inc., Proposal for Wetland Crossing Road Construction Administration, was approved.

SEVENTH ORDER OF BUSINESS

Authorization of RFQ for Continuing Construction Engineering & Inspection Services

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the Request for Qualifications (RFQ) for Continuing Construction Engineering & Inspection Services, and authorizing Staff to advertise the RFQ, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Osceola County Tax Collector Agreement

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Osceola County Tax Collector Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-40. It was noted that the meeting schedule is consistent with the Edgewater East CDD schedule.

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, Resolution 2024-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 1, 2024 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the August 1, 2024 Regular Meeting Minutes, as presented, were approved.

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

Ms. John stated the Preliminary Limited Offering Memorandum was published on August 30, 2024. The Supplemental Assessment Resolution will be presented at the next meeting; it is anticipated that the preclosing will be done by mail and the closing will be following the October meeting.

B. District Engineer (Interim): Hanson, Walter & Associates, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC**• UPCOMING MEETING DATES**

➤ **October 3, 2024 at 9:15 AM (Regular Meeting)**

➤ **October 31, 2024 at 9:15 AM (Evaluation of Proposals and Award of Contract)**

○ QUORUM CHECK

The next meeting will be held on October 3, 2024, unless canceled. It was noted that the bid opening date for the RFP on October 17, 2024, must be an open meeting but the Board Members are not required to attend.

Discussion ensued regarding whether to delay evaluating the proposals and awarding the contract until the November 7, 2024 meeting; an addendum to the RFP will be published if necessary.

150 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

151

152 There were no Board Members' comments or requests.

153

154 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

155

156 No members of the public spoke.

157

158 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

159

160 **On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the**
161 **meeting adjourned at 10:02 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

167
168
169
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171

Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	9:15 AM
November 7, 2024	Regular Meeting	9:15 AM
December 5, 2024	Regular Meeting	9:15 AM
January 9, 2025*	Regular Meeting	9:15 AM
February 6, 2025	Regular Meeting	9:15 AM
March 6, 2025	Regular Meeting	9:15 AM
April 3, 2025	Regular Meeting	9:15 AM
May 1, 2025	Regular Meeting	9:15 AM
June 5, 2025	Regular Meeting	9:15 AM
July 3, 2025	Regular Meeting	9:15 AM
August 7, 2025	Regular Meeting	9:15 AM
September 4, 2025	Regular Meeting	9:15 AM

Exception

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