

EDGEWATER WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

May 7, 2026

**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
<https://edgewaterwestcdd.net/>

April 30, 2026

Board of Supervisors
Edgewater West Community Development District

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

Dear Board Members:

The Board of Supervisors of the Edgewater West Community Development District will hold a Regular Meeting on May 7, 2026 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. Consideration of Resolution 2026-08, Ratifying, Confirming, and Approving the Sale of the Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Edgewater West Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Amended and Restated Disclosure of Public Finance (Series 2026)
5. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2026
 - B. Approval of Minutes
 - I. April 2, 2026 Special Public Meeting
 - II. April 2, 2026 Regular Meeting
 - C. Ratification of Special Warranty Deed [Avenue O Phase 1 and Neighborhood Road]

6. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Hanson, Walter & Associates, Inc.*
 - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: June 4, 2026 at 9:15 AM [Presentation of FY2027 Proposed Budget]

- QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JODY PINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

7. Board Members' Comments/Requests

8. Public Comments

9. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO) AND SERIES 2026 (MASTER INFRASTRUCTURE BOND AREA); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIR, VICE CHAIR, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO) AND SERIES 2026 (MASTER INFRASTRUCTURE BOND AREA); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Edgewater West Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) in a par amount not to exceed \$13,000,000 and Series 2026 (Master Infrastructure Bond Area), in a par amount not to exceed \$30,000,000 (together, the “Series 2026 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2026 Bonds on March 27, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chair, Vice Chair, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chair, Vice Chair, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2026 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2026 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of May, 2026.

ATTEST:

**EDGEWATER WEST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

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This instrument was prepared by:

Michael C. Eckert, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCE¹

The Edgewater West Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 2024-13, which was enacted by the Board of County Commissioners of Osceola County, Florida, and which became effective on February 23, 2024. The District currently encompasses approximately 1,378.542 acres of land located within Osceola County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District’s establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Board members are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

¹ This *Amended and Restated Disclosure of Public Finance* amends and restates that certain *Disclosure of Public Finance*, recorded in the Official Records of Osceola County, Florida at Book 6711, Page 2951.

For more information about the District, please contact the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (877) 276-0889 ("District Office").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct sanitary sewer collection system, water distribution system, reclaimed water system, stormwater management system, electrical service system, roadway systems, landscape/hardscape/irrigation improvements, conservation mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On July 1, 2024, the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Osceola County, entered a Final Judgment validating the District's ability to issue not-to-exceed \$601,125,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

Bonds & Assessments

On October 8, 2024, the District issued its \$28,000,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area One) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "Phase 1 Project" ("**Phase 1 Project**"). The Phase 1 Project includes, among other things, public roadway improvements, water distribution and sanitary sewer collection systems, stormwater management system, landscape/hardscape/irrigation improvements, conservation mitigation, undergrounding of electric, entry features, recreation improvements and amenity center, described in more detail in the *Master Engineer's Report*, dated March 18, 2024, as supplemented by the *Supplemental/Phase 1 Infrastructure Improvements Engineer's Report*, dated May 7, 2024 (together, the "**Phase 1 Engineer's Report**").

The 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated March 18, 2024, and the *Final First Supplemental Special Assessment Methodology Report (Assessment Area One)*, dated September 10, 2024 (together, the "**2024 Assessment Report**").

On March 27, 2026, the District issued its \$11,875,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area Two) ("**AA2 Bonds**") and its \$26,600,000 Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area) ("**MI Bonds**," and together with the AA2 Bonds, "**Series 2026 Bonds**") to finance a portion of its capital improvement plan known as the "Phase 2 Project" ("**Phase 2 Project**"). The Phase 2 Project includes, among other things, public roadway improvements, water distribution, reclaimed water and sanitary sewer collection systems, stormwater management system, landscape/irrigation improvements, conservation mitigation, and undergrounding of electrical service system, described in more detail in the *Master Engineer's Report*, dated March 18, 2024, as supplemented by the *Supplemental Engineer's Report Phase 2 Infrastructure Improvements*, dated February 18, 2026

(together, the “**Phase 2 Engineer’s Report**” and together with the Phase 1 Engineer’s Report, the “**Engineer’s Report**”).

The 2026 Bonds are secured by special assessments (“**Series 2026 Assessments**”) levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated March 18, 2024, the *Final Second Supplemental Special Assessment Methodology Report (Assessment Area Two)*, dated March 19, 2026, and the *Final Third Supplemental Special Assessment Methodology Report (Master Infrastructure Bond Area)*, dated March 19, 2026 (collectively, the “**2026 Assessment Report**” and together with the 2024 Assessment Report, the “**Assessment Report**”).

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District’s Manager at the District Office.

Operation and Maintenance Assessments

In addition to Series 2024 Assessments and Series 2026 Assessments, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: <http://edgewaterwestcdd.net>. Additionally, a detailed description of all of the District’s assessments, fees and charges, as well as copies of the Engineer’s Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District’s Manager at the District Office. Please note that changes to the District’s capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the 7th day of May, 2026.

WITNESS

**EDGEWATER WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2026, by _____, as _____ of EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

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; 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.

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5

CONSENT
AGENDA

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5A

CONSENT
AGENDA

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund	Debt Service Fund 2026 Area2	Debt Service Fund 2026 Mstr INF	Capital Projects Fund	Capital Projects Fund 2026 Area2	Capital Projects Fund 2026 Mstr INF	Total Governmental Funds
ASSETS								
Cash	\$ 62,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,844
Bank United #4465	437,223	-	-	-	-	-	-	437,223
Investments								
Revenue	-	6,500	-	-	-	-	-	6,500
Reserve	-	2,003,455	828,513	1,596,000	-	-	-	4,427,968
Interest	-	-	62,292	948,733	-	-	-	1,011,025
Construction	-	-	-	-	3,574,574	10,644,628	23,294,636	37,513,838
Cost of issuance	-	-	2,651	4,799	-	-	-	7,450
Undeposited funds	-	286,391	-	-	-	-	-	286,391
Due from Landowner	42,565	879,033	-	-	-	-	-	921,598
Total assets	<u>\$ 542,632</u>	<u>\$ 3,175,379</u>	<u>\$ 893,456</u>	<u>\$ 2,549,532</u>	<u>\$ 3,574,574</u>	<u>\$ 10,644,628</u>	<u>\$ 23,294,636</u>	<u>\$ 44,674,837</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 100,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,881
Contracts payable	-	-	-	-	17,888	-	-	17,888
Retainage payable	-	-	-	-	720,802	-	-	720,802
Landowner advance	6,000	-	-	-	-	-	-	6,000
Landowner advance - advertising	4,486	-	-	-	-	-	-	4,486
Total liabilities	<u>111,367</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>738,690</u>	<u>-</u>	<u>-</u>	<u>850,057</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	42,565	879,033	-	-	-	-	-	921,598
Total deferred inflows of resources	<u>42,565</u>	<u>879,033</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>921,598</u>
Fund balances:								
Restricted								
Debt service	-	2,296,346	893,456	2,549,532	-	-	-	5,739,334
Capital projects	-	-	-	-	2,835,884	10,644,628	23,294,636	36,775,148
Unassigned	388,700	-	-	-	-	-	-	388,700
Total fund balances	<u>388,700</u>	<u>2,296,346</u>	<u>893,456</u>	<u>2,549,532</u>	<u>2,835,884</u>	<u>10,644,628</u>	<u>23,294,636</u>	<u>42,903,182</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 542,632</u>	<u>\$ 3,175,379</u>	<u>\$ 893,456</u>	<u>\$ 2,549,532</u>	<u>\$ 3,574,574</u>	<u>\$ 10,644,628</u>	<u>\$ 23,294,636</u>	<u>\$ 44,674,837</u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 57,726	\$ 89,466	\$ 345,590	26%
Water & sewer impact fees	431,223	431,223	-	N/A
Total revenues	<u>488,949</u>	<u>520,689</u>	<u>345,590</u>	151%
EXPENDITURES				
Professional & administrative				
Supervisors	-	215	-	N/A
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	2,832	11,684	25,000	47%
Engineering	16,830	31,600	2,000	1580%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	1,000	2,000	50%
Dissemination agent - 2nd bond series	-	-	5,500	0%
Trustee	-	4,246	5,500	77%
Telephone	17	100	200	50%
Postage	54	152	500	30%
Printing & binding	42	250	500	50%
Legal advertising	-	334	1,750	19%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,500	86%
EMMA software services	2,500	2,500	-	N/A
Contingencies/bank charges	85	532	750	71%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>26,527</u>	<u>82,353</u>	<u>105,290</u>	78%

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Field operations management	1,458	7,292	16,000	46%
O&M accounting	-	-	3,300	0%
Stormwater management				
Lake maintenance	-	-	5,500	0%
Streetlighting	-	-	2,000	0%
Irrigation meter activate	-	-	3,000	0%
Pressure washing	-	-	1,000	0%
Electricity	-	-	2,500	0%
Landscape maint.				
Maintenance contract	-	22,971	100,000	23%
Plant replacement	-	-	10,000	0%
Landscape contingency	-	-	10,000	0%
Irrigation	-	-	20,000	0%
Irrigation repairs	-	8,165	5,000	163%
Mulch	-	-	25,000	0%
Annuals	-	-	20,000	0%
Other operation expenses	-	-	15,000	0%
Trash services	-	-	2,000	0%
Total field operations	<u>1,458</u>	<u>38,428</u>	<u>240,300</u>	16%
Total expenditures	<u>27,985</u>	<u>120,781</u>	<u>345,590</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	460,964	399,908	-	
Fund balances - beginning	(72,264)	(11,208)	-	
Fund balances - ending	<u>\$ 388,700</u>	<u>\$ 388,700</u>	<u>\$ -</u>	

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: off-roll	\$ 286,391	\$ 286,391	\$ 1,890,600	15%
Interest	5,539	39,978	-	N/A
Total revenues	<u>291,930</u>	<u>326,369</u>	<u>1,890,600</u>	17%
EXPENDITURES				
Principal	-	-	430,000	0%
Interest	-	733,906	1,467,813	50%
Total expenditures	<u>-</u>	<u>733,906</u>	<u>1,467,813</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	291,930	(407,537)	422,787	
Net change in fund balances	291,930	(407,537)	422,787	
Fund balances - beginning	2,004,416	2,703,883	-	
Fund balances - ending	<u>\$ 2,296,346</u>	<u>\$ 2,296,346</u>	<u>\$ 422,787</u>	

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2026 AREA2
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>99,416</u>	<u>99,416</u>
Total debt service	<u>99,416</u>	<u>99,416</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (99,416)	 (99,416)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	1,230,372	1,230,372
Underwriter's discount	<u>(237,500)</u>	<u>(237,500)</u>
Total other financing sources	<u>992,872</u>	<u>992,872</u>
 Net change in fund balances	 893,456	 893,456
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u>\$ 893,456</u>	<u>\$ 893,456</u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2026 MSTR INF
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>223,832</u>	<u>223,832</u>
Total debt service	<u>223,832</u>	<u>223,832</u>
 Excess/(deficiency) of revenues over/(under) expenditures	(223,832)	(223,832)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	3,305,364	3,305,364
Underwriter's discount	<u>(532,000)</u>	<u>(532,000)</u>
Total other financing sources	<u>2,773,364</u>	<u>2,773,364</u>
 Net change in fund balances	2,549,532	2,549,532
 Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 2,549,532</u></u>	<u><u>\$ 2,549,532</u></u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11,851	\$ 148,551
Total revenues	11,851	148,551
EXPENDITURES		
Construction costs	486,935	5,914,150
Total expenditures	486,935	5,914,150
Excess/(deficiency) of revenues over/(under) expenditures	(475,084)	(5,765,599)
Fund balances - beginning	3,310,968	8,601,483
Fund balances - ending	\$ 2,835,884	\$ 2,835,884

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2026 AREA2
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	10,644,628	10,644,628
Total other financing sources/(uses)	<u>10,644,628</u>	<u>10,644,628</u>
Net change in fund balances	10,644,628	10,644,628
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ 10,644,628</u></u>	<u><u>\$ 10,644,628</u></u>

**EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2026 MSTR INF
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>23,294,636</u>	<u>23,294,636</u>
Total other financing sources/(uses)	<u>23,294,636</u>	<u>23,294,636</u>
Net change in fund balances	23,294,636	23,294,636
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ 23,294,636</u></u>	<u><u>\$ 23,294,636</u></u>

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5B

CONSENT
AGENDA

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5BI
CONSENT
AGENDA

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

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A meeting of the Edgewater West Community Development District was held on April 2, 2026 at 8:30 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present were:

Ernesto Torres District Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 8:37 a.m.

No Supervisors or members of the public were present.

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

SECOND ORDER OF BUSINESS

Public Opening of Construction Engineering & Inspection Services for Neighborhood Connector Road Project Qualifications Packages in Response to Request for Qualifications (“RFQ”)

Mr. Torres stated responses to the Request for Qualifications (RFQ) were received from the following:

- GAI Consultants
- Hanson Walter and Associates

THIRD ORDER OF BUSINESS

Upcoming Board of Supervisors Meeting

- **April 2, 2026 at 9:15 a.m. (Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741)**

FOURTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 8:38 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5BII
CONSENT
AGENDA

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 April 2, 2026 at 9:15 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

Present:

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

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:28 a.m. Supervisors Kramer, Mays and Pino were present. Supervisors Breakstone and Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Change Orders

- A. Jr. Davis Construction Company, Inc. No. 002 [Whaley Lane Wetland Crossing Road Civil Site Work]**
- B. Duval Landscape Maintenance, LLC No. 002 [ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work]**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Jr. Davis Construction Company, Inc. Change Order No. 002 for Whaley Lane Wetland Crossing Road Civil Site Work; and Duval Landscape Maintenance, LLC

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Change Order No. 002 for ED3/ED7, Phase 1 & ED5, Phase 2 Landscape and Irrigation Work, were approved.

FOURTH ORDER OF BUSINESS

Review of Qualifications for Construction Engineering and Inspection Services for Neighborhood Connector Road Project

A. Respondents

Mr. Torres stated Hanson, Walter & Associates, Inc., and GAI Services responded.

B. Ranking/Evaluation

The Board and Staff discussed the Competitive Selection Criteria, submissions, ongoing work in the CDD, the scope of work for the current project, ranking based on qualifications, impact fee credits, the Tri-Party Agreement, the costs and the inspection fees.

Mr. Mays stated the road in question is a City road and a non-framework road that is not included in the Tri-Party Agreement, which is the only place that mandates the Construction Engineering and Inspection (CEI) work instead of inspection fees.

The Supervisors jointly completed the Scoring Criteria Ranking Sheet. The scores and ranking were as follows:

- #1 Hanson, Walter & Associates, Inc. 100 points
- #2 GAI Construction Administration Services 99 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, ranking Hanson, Walter & Associates, Inc., as the #1 ranked respondent to the RFQ for Construction Engineering and Inspection Services for the Neighborhood Connector Road Project, and authorizing Staff to negotiate a contract with Hanson, Walter & Associates, Inc., the #1 ranked respondent, and authorizing Staff to negotiate with GAI Construction Administration Services, the #2 ranked respondent, if necessary, was approved.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of Unaudited Financial Statements as of February 28, 2026

B. Approval of March 20, 2026 Special Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted; and the March 20, 2026 Special Meeting Minutes, as presented, were approved.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the Avenue O Agreement was signed by HBC, and it is under internal review. A successful bond closing occurred on March 27, 2026.

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

Mr. Hindle stated the Annual Report for platted properties turned over to the CDD is ongoing. The Change Orders approved today include the last punchlist item.

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

The Field Operations Report was included for informational purposes.

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

- **NEXT MEETING DATE: May 7, 2026 at 9:15 AM**
 - **QUORUM CHECK**

Supervisors Mays, Kramer and Pino confirmed their in-person attendance at the May 7, 2026 meeting.

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

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Kramer stated he emailed a requisition request for the \$1.5 million off-site Force Main payment to the escrow account.

Discussion ensued regarding wet utilities, roadway improvements, and landscaping.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pino and seconded by Mr. Mays, with all in favor, the meeting adjourned at 9:47 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

5C
CONSENT
AGENDA

PREPARED BY AND RETURN TO:

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

SPECIAL WARRANTY DEED
[Avenue O Phase 1 and Neighborhood Road]

THIS SPECIAL WARRANTY DEED is executed as of this ~~15th~~ day of April 2026, by **EW PROPERTY HOLDINGS, LLC**, a Delaware limited liability company, whose mailing address is 9 Old Kings Highway South, 4th Floor, Darien, Connecticut 06820 (“Grantor”), in favor of **EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“Grantee”).

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

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

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

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

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

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

[Signature page to follow]

Signed, sealed and delivered
in the presence of:

EW Property Holdings, LLC,
a Delaware limited liability company,

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

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

[Signature]
Print Name: Harry Ransoff
Address: 9 Old Kings Hwy S., FL 4
Darien, CT 06820

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

**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April 2026, by Jordan Socaransky, as VP of EW Property Holdings, LLC, a Delaware limited liability company, who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

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



**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April 2026, by Marc Porosoff, as VP of EW Property Holdings, LLC, a Delaware limited liability company, who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

Margaret Ficano
NOTARY PUBLIC, STATE OF Connecticut

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

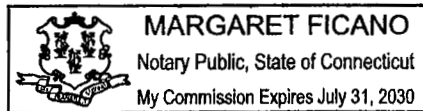


Exhibit A
SUBJECT PROPERTY

Description Sketch

(Not A Survey)

EDGEWATER- AVENUE O PHASE 1 DESCRIPTION:



A parcel of land being a portion of KISSIMMEE PARK, recorded in Plat Book 1, Page 41 of the Public Records of Osceola County, Florida, lying in Section 19, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19, run thence along the North boundary thereof, N.89°31'31"E., a distance of 1603.13 feet; thence departing said North line, S.00°28'29"E., a distance of 2321.46 feet to the **POINT OF BEGINNING**; thence S.29°24'54"E., a distance of 1524.33 feet; thence S.60°37'57"W., a distance of 123.00 feet; thence N.29°24'54"W., a distance of 1524.23 feet; thence N.60°35'06"E., a distance of 123.00 feet to the **POINT OF BEGINNING**.

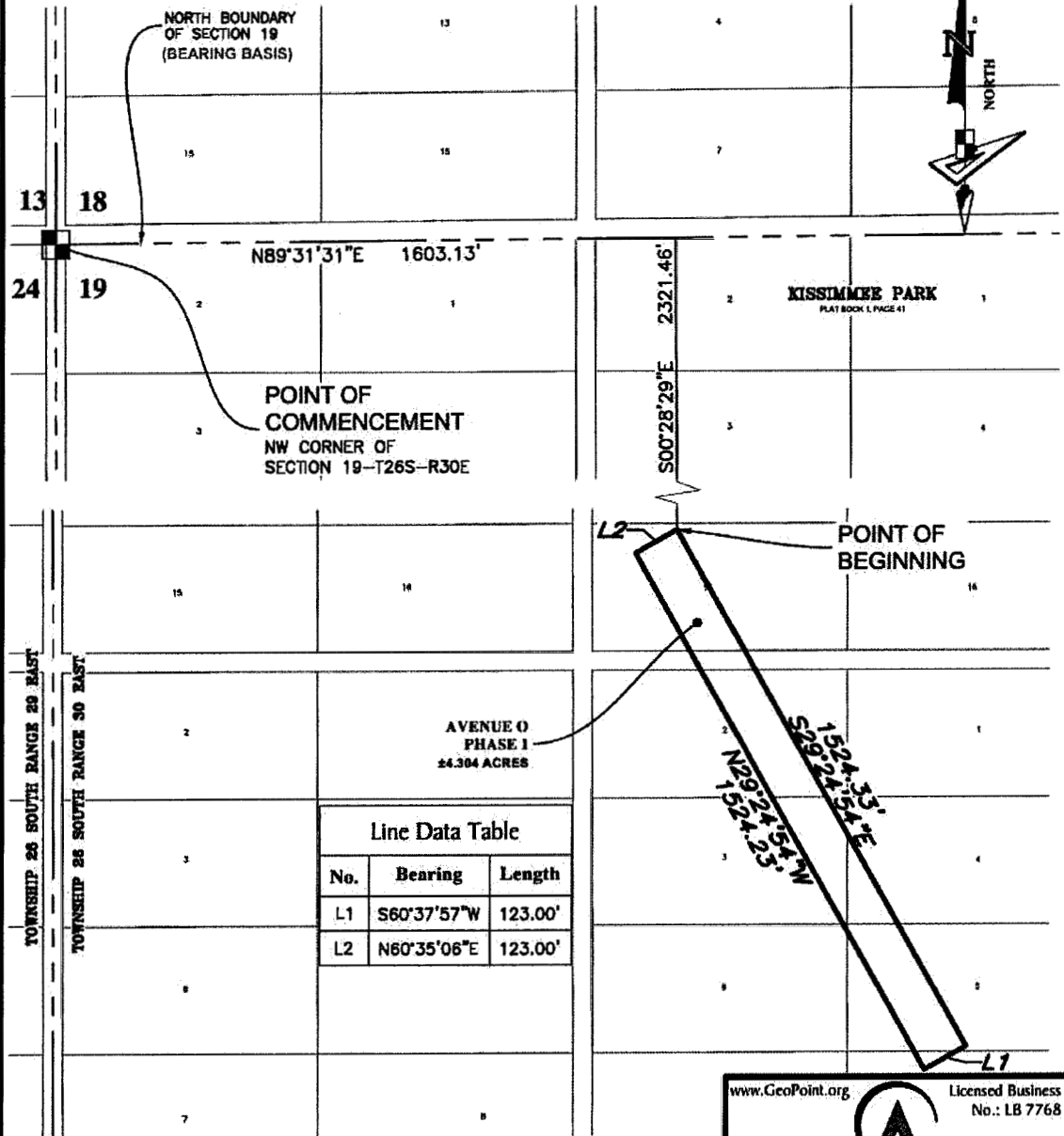
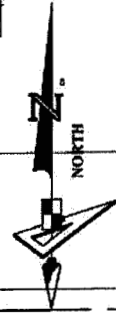
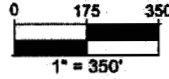
Containing 4.304 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the North boundary of Section 19, Township 26 South, Range 30 East, Osceola County, Florida, having a Grid bearing of N.89°31'31"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- 2) See Sheets 1 for description, Sheet 2 for Sketch and line table.

 <p>Digitally signed by David W. Maxwell Date: 2026.03.16 13:08:40 -04'00'</p> <p>David W. Maxwell LS7311</p>	<p>JOB #: EDGEWATER AVENUE O PHASE 1 DS</p> <p>DRAWN: SHG DATE: 03/10/2026 CHECKED: DWM</p> <p>Prepared For: BTI Partners</p>	<p>www.GeoPoint.org Licensed Business No.: LB 7768</p>																						
	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	 <p>GeoPoint 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440</p>
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Description Sketch (Not A Survey)



POINT OF COMMENCEMENT
NW CORNER OF
SECTION 19-T26S-R30E

KISSIMMEE PARK
PLAT BOOK 1, PAGE 41

AVENUE O
PHASE I
24.304 ACRES

Line Data Table		
No.	Bearing	Length
L1	S60°37'57"W	123.00'
L2	N60°35'06"E	123.00'

See Sheet 1 for description,
Sheet 2 for Sketch and line tables.

www.GeoPoint.org Licensed Business
No.: LB 7768

GeoPoint

528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 02 of 02

FILE PATH: O:\EDGEWATER, OSCEOLA COUNTY\DESCRIPTIONS\DW CROSSING ROAD\EDGEWATER-WEST-AVENUE O PHASE I DS.DWG LAST SAVED BY: SETHG

Description Sketch

(Not A Survey)

EDGEWATER- NEIGHBORHOOD ROAD DESCRIPTION:


A parcel of land being a portion of KISSIMMEE PARK, recorded in Plat Book 1, Page 41 of the Public Records of Osceola County, Florida, lying in Sections 18 and 19, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 18, run thence along the South boundary thereof, N.89°31'31"E., a distance of 1262.73 feet for a **POINT OF BEGINNING**; thence N.29°24'54"W., a distance of 1019.12 feet; thence Northwesterly, 40.62 feet along the arc of a tangent curve to the right having a radius of 1234.00 feet and a central angle of 01°53'10" (chord bearing N.28°28'19"W., 40.62 feet); thence N.27°31'44"W., a distance of 1467.43 feet; thence Northeasterly, 304.70 feet along the arc of a non-tangent curve to the right having a radius of 60.00 feet and a central angle of 290°57'50" (chord bearing N.62°28'16"E., 68.00 feet); thence S.27°31'44"E., a distance of 1467.43 feet; thence Southeasterly, 38.38 feet along the arc of a tangent curve to the left having a radius of 1166.00 feet and a central angle of 01°53'10" (chord bearing S.28°28'19"E., 38.38 feet); thence S.29°24'54"E., a distance of 614.94 feet; thence S.29°24'01"E., a distance of 10.22 feet; thence N.60°30'51"E., a distance of 134.02 feet; thence S.30°41'10"E., a distance of 66.97 feet; thence S.29°24'54"E., a distance of 2370.25 feet; thence S.60°35'06"W., a distance of 72.00 feet; thence N.29°24'54"W., a distance of 1797.25 feet; thence Westerly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.74°24'54"W., 14.14 feet); thence S.60°35'06"W., a distance of 121.50 feet; thence N.29°24'54"W., a distance of 235.82 feet to the **POINT OF BEGINNING**.

Containing 9.506 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the South boundary of Section 18, Township 26 South, Range 30 East, Osceola County, Florida, having a Grid bearing of N.89°31'31"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- 2) See Sheets 2-3 for Sketch, see Sheet 3 for line and curve tables.

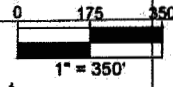
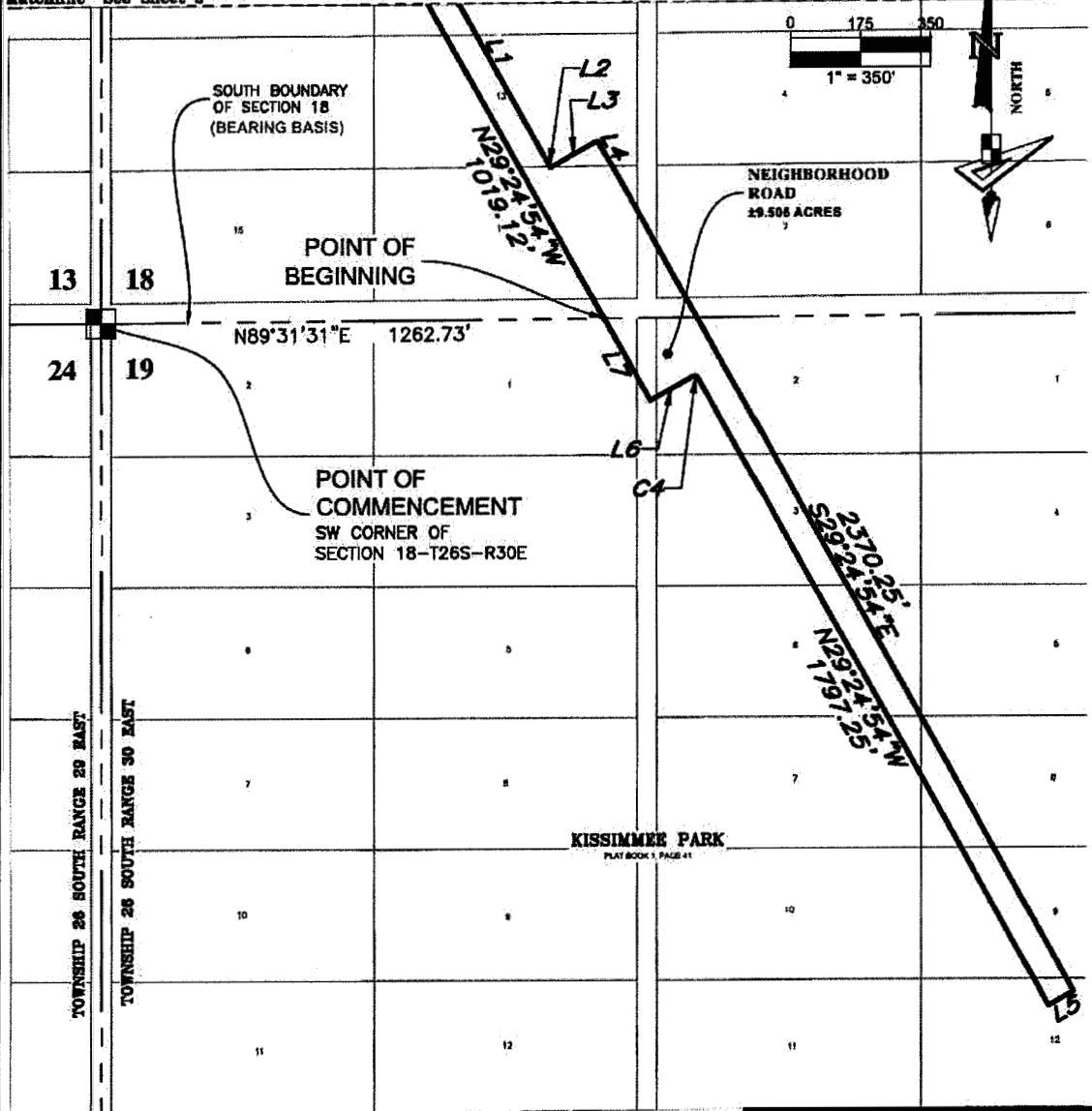
	Digitally signed by David W. Maxwell Date: 2026.03.16 13:09:40 -04'00'	JOB #: EDGEWATER NEIGHBORHOOD ROAD DS DRAWN: SHG DATE: 03/09/2026 CHECKED: DWM Prepared For: BTI Partners	www.GeoPoint.org Licensed Business No.: LB 7768																	
	David W. Maxwell LS7311	Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN															
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Description Sketch

(Not A Survey)

Matchline "See Sheet 5"



NEIGHBORHOOD ROAD
29.506 ACRES

POINT OF BEGINNING

SOUTH BOUNDARY OF SECTION 18
(BEARING BASIS)

N89°31'31\"/>

POINT OF COMMENCEMENT
SW CORNER OF SECTION 18-T26S-R30E

KISSIMMEE PARK
PLAT BOOK 1, PAGE 41

TOWNSHIP 26 SOUTH RANGE 29 EAST
TOWNSHIP 26 SOUTH RANGE 30 EAST

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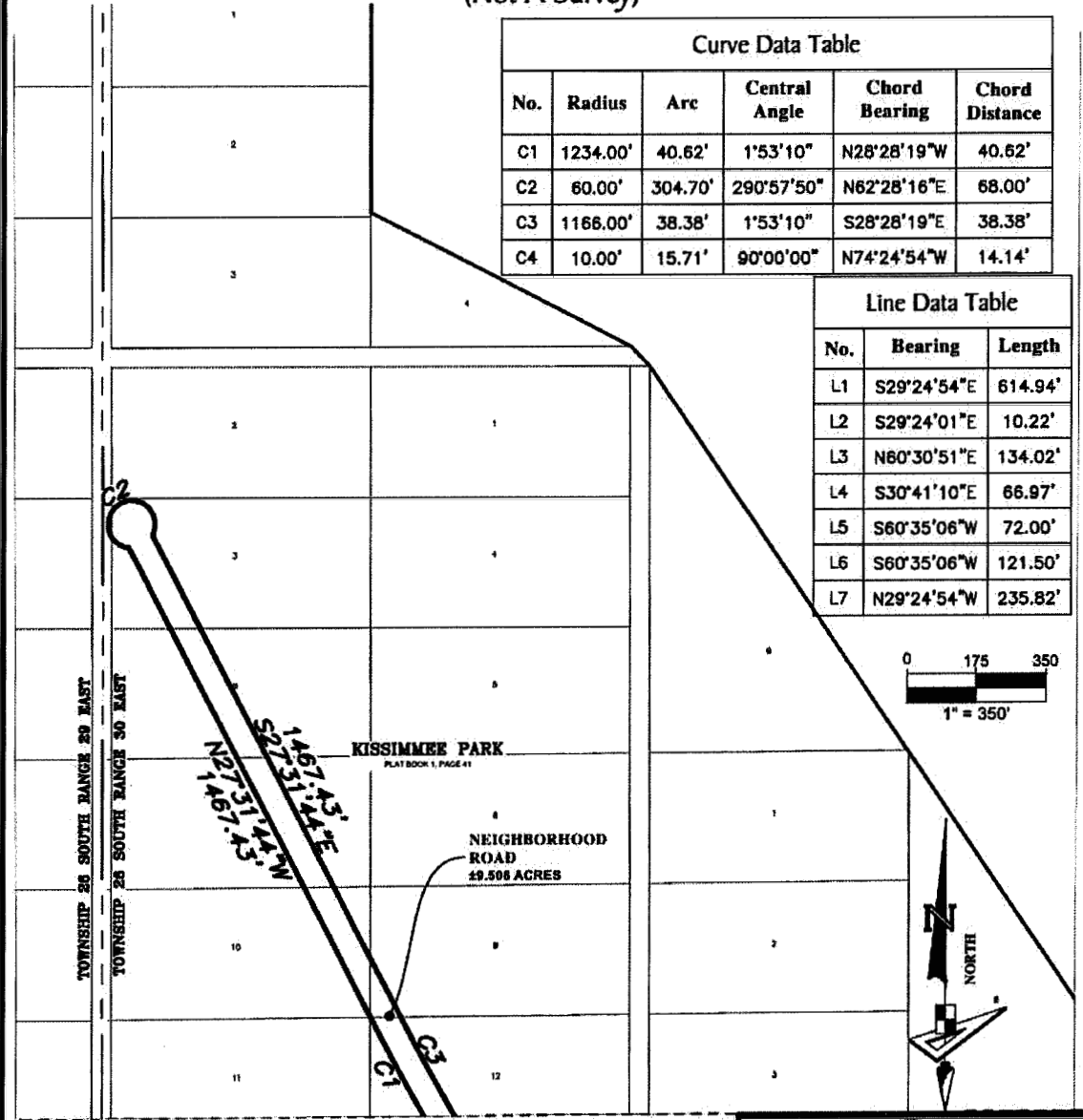
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: **02 of 03**

FILE PATH: O:\EDGEWATER, ORCEOLA COUNTY\DESCRIPTIONS\EDWY CROSSING ROADS\EDGEWATER-WEST-NEIGHBORHOOD ROAD-DS.DWG LAST SAVED BY: SETHG

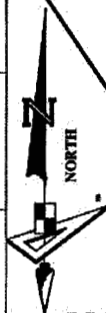
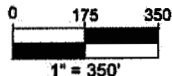
Description Sketch

(Not A Survey)



No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	1234.00'	40.62'	1°53'10"	N28°28'19"W	40.62'
C2	60.00'	304.70'	290°57'50"	N62°28'16"E	68.00'
C3	1166.00'	38.38'	1°53'10"	S28°28'19"E	38.38'
C4	10.00'	15.71'	90°00'00"	N74°24'54"W	14.14'

No.	Bearing	Length
L1	S29°24'54"E	614.94'
L2	S29°24'01"E	10.22'
L3	N60°30'51"E	134.02'
L4	S30°41'10"E	66.97'
L5	S60°35'06"W	72.00'
L6	S60°35'06"W	121.50'
L7	N29°24'54"W	235.82'



TOWNSHIP 26 SOUTH RANGE 29 EAST
TOWNSHIP 26 SOUTH RANGE 30 EAST

1467.43'E
S27°31'44"E
N27°31'44"W
1467.43'

KISSIMMEE PARK
PLAT BOOK 1, PAGE 41

NEIGHBORHOOD ROAD
49.506 ACRES

Matchline "See Sheet 2"

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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 03 of 03

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EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Wrathell, Hunt and Associates, LLC

TO: Edgewater West Board of Supervisors
FROM: Bryan Merced – Operations Manager
DATE: April 30, 2026
SUBJECT: Status Report – Field Operations

LANDSCAPING:

1. Site visits were conducted on April 3rd, 10th, 15th, 24th, and 30th.
2. Duval has corrected the handful of the trees previously identified as leaning or at risk of falling
3. At the end of Toho Shores Drive, it seems a truck drove over the center median plant bed, causing damage to a significant portion of the plants. Duval has been notified of the incident.
4. Overall, the landscape is in good condition.

• **Ponds**

1. Nothing to report.

MISC. FIELD OPERATION UPDATES:

1. Nothing to report.

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Continued Construction Evaluation Committee Meeting	8:00 AM
October 2, 2025 <i>rescheduled to October 7, 2025</i>	Regular Meeting	9:15 AM
October 7, 2025	Regular Meeting	9:15 AM
November 6, 2025 CANCELED	Regular Meeting	9:15 AM
December 4, 2025 <i>rescheduled to December 15, 2025</i>	Regular Meeting	9:15 AM
December 15, 2025	Regular Meeting	9:15 AM
January 8, 2026	Regular Meeting	9:15 AM
February 5, 2026 CANCELED	Regular Meeting	9:15 AM
February 18, 2026	Special Meeting	9:00 AM
March 5, 2026 CANCELED	Regular Meeting	9:15 AM
March 20, 2026	Special Meeting <i>Adoption of Final Supplemental Assessment Resolution</i>	9:15 AM
April 2, 2026	Special Public Meeting <i>Qualifications Opening for Construction Engineering & Inspection Services for Neighborhood Connector Road Project</i>	8:30 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 2, 2026	Regular Meeting <i>Award of Contract: Construction Engineering & Inspection Services for Neighborhood Connector Road Project</i>	9:15 AM
May 7, 2026	Regular Meeting	9:15 AM
June 4, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	9:15 AM
July 2, 2026	Regular Meeting	9:15 AM
August 6, 2026	Regular Meeting	9:15 AM
September 3, 2026	Regular Meeting	9:15 AM

Exception(s)

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

**EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No