EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
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EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Landowner contribution	98,790	23,816	83,550	107,366	345,590
Total revenues	98,790	23,816	83,550	107,366	345,590
EXPENDITURES					
Professional & administrative					
Supervisors	-	431	500	931	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	12,353	12,647	25,000	25,000
Engineering	2,000	14,170	-	14,170	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	999	1,001	2,000	2,000
DSF accounting - series 2024	-	-	-	-	5,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	50	150	200	200
Postage	500	325	175	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	407	1,343	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	6,500
Contingencies/bank charges	750	623	127	750	750
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	98,790	60,713	51,903	112,616	105,290

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Field operations management	-	-	-	-	16,000
O&M accounting	-	-	-	-	3,300
Stormwater management					
Lake maintenance	-	-	-	-	5,500
Streetlighting	-	-	-	-	2,000
Irrigation meter activate	-	-	-	-	3,000
Pressure washing	-	-	-	-	1,000
Electricity	-	-	-	-	2,500
Landscape maint.					
Maintenance contract	-	-	-	-	100,000
Plant replacement	-	-	-	-	10,000
Landscape contingency	-	-	-	-	10,000
Irrigation	-	-	-	-	20,000
Irrigation repairs	-	-	-	-	5,000
Mulch	-	-	-	-	25,000
Annuals	-	-	-	-	20,000
Toho water expenses	-	-	-	-	-
Other operation expenses	-	-	-	-	15,000
Trash services	-	-	-	-	2,000
Total field operations	-	-	-	-	240,300
Total expenditures	98,790	60,713	51,903	112,616	345,590
Excess/(deficiency) of revenues over/(under) expenditures	-	(36,897)	31,647	(5,250)	-
Net increase/(decrease) of fund balance	-				-
Fund balance - beginning (unaudited)	(49,040)	5,250	(31,647)	5,250	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	(49,040)	(31,647)	-	-	-
Fund balance - ending	$ (49,040)	$ (31,647)	$ -	$ -	$ -

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Management/accounting/recording	$	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.		
Legal		25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.		
Engineering		2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Audit		5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Arbitrage rebate calculation		500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		
Dissemination agent		2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.		
DSF accounting - series 2024		5,500
Trustee		5,500
Telephone		200
Postage		500
Telephone and fax machine.		
Printing & binding		500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Legal advertising		1,750
Letterhead, envelopes, copies, agenda packages		
Annual special district fee		175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.		
Insurance		6,500
Annual fee paid to the Florida Department of Economic Opportunity.		
Contingencies/bank charges		750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.		
Website hosting & maintenance		705
Website ADA compliance		210

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations management	16,000
O&M accounting	3,300
Stormwater management	
Lake maintenance	5,500
Streetlighting	2,000
Irrigation meter activate	3,000
Pressure washing	1,000
Electricity	2,500
Landscape maint.	
Maintenance contract	100,000
Plant replacement	10,000
Landscape contingency	10,000
Irrigation	20,000
Irrigation repairs	5,000
Mulch	25,000
Annuals	20,000
Toho water expenses	-
Other operation expenses	15,000
Trash services	2,000
Total expenditures	$ 345,590

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: off-roll	-	-	1,890,597	1,890,597	1,890,600
Interest	-	33,767	-	33,767	-
Total revenues	-	33,767	1,890,597	1,924,364	1,890,600
EXPENDITURES					
Debt service					
Principal	-	-	320,000	320,000	430,000
Interest	-	-	835,803	835,803	1,467,813
Cost of issuance	-	234,437	-	234,437	-
Underwriters discount	-	560,000	-	560,000	-
Total expenditures	-	794,437	1,155,803	1,950,240	1,897,813
Excess/(deficiency) of revenues over/(under) expenditures	-	(760,670)	734,794	(25,876)	(7,213)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	2,727,901	-	2,727,901	-
Original issue discount	-	(42,863)	-	(42,863)	-
Total other financing sources/(uses)	-	2,685,038	-	2,685,038	-
Net increase/(decrease) in fund balance	-	1,924,368	734,794	2,659,162	(7,213)
Fund balance:					
Beginning fund balance (unaudited)	-	-	1,924,368	-	2,659,162
Ending fund balance (projected)	$ -	$1,924,368	$2,659,162	$ 2,659,162	2,651,949
Use of fund balance:					
Debt service reserve account balance (required)					(1,890,600)
Interest expense - November 1, 2026					(724,231)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 37,118

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			733,906.25	733,906.25	27,680,000.00
05/01/26	430,000.00	4.500%	733,906.25	1,163,906.25	27,250,000.00
11/01/26			724,231.25	724,231.25	27,250,000.00
05/01/27	450,000.00	4.500%	724,231.25	1,174,231.25	26,800,000.00
11/01/27			714,106.25	714,106.25	26,800,000.00
05/01/28	470,000.00	4.500%	714,106.25	1,184,106.25	26,330,000.00
11/01/28			703,531.25	703,531.25	26,330,000.00
05/01/29	490,000.00	4.500%	703,531.25	1,193,531.25	25,840,000.00
11/01/29			692,506.25	692,506.25	25,840,000.00
05/01/30	515,000.00	4.500%	692,506.25	1,207,506.25	25,325,000.00
11/01/30			680,918.75	680,918.75	25,325,000.00
05/01/31	540,000.00	4.500%	680,918.75	1,220,918.75	24,785,000.00
11/01/31			668,768.75	668,768.75	24,785,000.00
05/01/32	565,000.00	5.250%	668,768.75	1,233,768.75	24,220,000.00
11/01/32			653,937.50	653,937.50	24,220,000.00
05/01/33	595,000.00	5.250%	653,937.50	1,248,937.50	23,625,000.00
11/01/33			638,318.75	638,318.75	23,625,000.00
05/01/34	630,000.00	5.250%	638,318.75	1,268,318.75	22,995,000.00
11/01/34			621,781.25	621,781.25	22,995,000.00
05/01/35	660,000.00	5.250%	621,781.25	1,281,781.25	22,335,000.00
11/01/35			604,456.25	604,456.25	22,335,000.00
05/01/36	695,000.00	5.250%	604,456.25	1,299,456.25	21,640,000.00
11/01/36			586,212.50	586,212.50	21,640,000.00
05/01/37	735,000.00	5.250%	586,212.50	1,321,212.50	20,905,000.00
11/01/37			566,918.75	566,918.75	20,905,000.00
05/01/38	775,000.00	5.250%	566,918.75	1,341,918.75	20,130,000.00
11/01/38			546,575.00	546,575.00	20,130,000.00
05/01/39	815,000.00	5.250%	546,575.00	1,361,575.00	19,315,000.00
11/01/39			525,181.25	525,181.25	19,315,000.00
05/01/40	860,000.00	5.250%	525,181.25	1,385,181.25	18,455,000.00
11/01/40			502,606.25	502,606.25	18,455,000.00
05/01/41	905,000.00	5.250%	502,606.25	1,407,606.25	17,550,000.00
11/01/41			478,850.00	478,850.00	17,550,000.00
05/01/42	955,000.00	5.250%	478,850.00	1,433,850.00	16,595,000.00
11/01/42			453,781.25	453,781.25	16,595,000.00
05/01/43	1,005,000.00	5.250%	453,781.25	1,458,781.25	15,590,000.00
11/01/43			427,400.00	427,400.00	15,590,000.00
05/01/44	1,060,000.00	5.250%	427,400.00	1,487,400.00	14,530,000.00
11/01/44			399,575.00	399,575.00	14,530,000.00
05/01/45	1,120,000.00	5.500%	399,575.00	1,519,575.00	13,410,000.00
11/01/45			368,775.00	368,775.00	13,410,000.00
05/01/46	1,185,000.00	5.500%	368,775.00	1,553,775.00	12,225,000.00
11/01/46			336,187.50	336,187.50	12,225,000.00
05/01/47	1,250,000.00	5.500%	336,187.50	1,586,187.50	10,975,000.00
11/01/47			301,812.50	301,812.50	10,975,000.00
05/01/48	1,320,000.00	5.500%	301,812.50	1,621,812.50	9,655,000.00
11/01/48			265,512.50	265,512.50	9,655,000.00

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	1,395,000.00	5.500%	265,512.50	1,660,512.50	8,260,000.00
11/01/49			227,150.00	227,150.00	8,260,000.00
05/01/50	1,475,000.00	5.500%	227,150.00	1,702,150.00	6,785,000.00
11/01/50			186,587.50	186,587.50	6,785,000.00
05/01/51	1,560,000.00	5.500%	186,587.50	1,746,587.50	5,225,000.00
11/01/51			143,687.50	143,687.50	5,225,000.00
05/01/52	1,645,000.00	5.500%	143,687.50	1,788,687.50	3,580,000.00
11/01/52			98,450.00	98,450.00	3,580,000.00
05/01/53	1,740,000.00	5.500%	98,450.00	1,838,450.00	1,840,000.00
11/01/53			50,600.00	50,600.00	1,840,000.00
05/01/54	1,840,000.00	5.500%	50,600.00	1,890,600.00	-
11/01/54			-	-	-
Total	**27,680,000.00**		**27,804,650.00**	**55,484,650.00**	

EDGEWATER WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Off-Roll Assessments					
Product/Parcel	**Units**	**O&M Assessments per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
TH	660	-	$ 765.00	$ 765.00	n/a
Villa	350	-	$ 1,050.00	1,050.00	n/a
SF 50'	560	-	$ 1,500.00	1,500.00	n/a
SF 60'	99	-	$ 1,800.00	1,800.00	n/a
Total	**1,669**				

The District's operations and maintenance costs are paid via a funding agreement between the Developer and the District, and no operations and maintenance assessments have been levied. Debt Assessments have only been certified for collection on 1,669 units reflected above, although there are a total of 4,531 units assessable planned for within the CDD boundaries.