

GIR East
Community Development District

Meeting Agenda

April 5, 2023

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Community Development District
Meeting Agenda

Wednesday
April 5, 2023
3:00 PM

3850 Canoe Creek Road,
Saint Cloud, FL

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
4. Approval of Minutes of the January 4, 2023 Meeting and Acceptance of the Minutes of the January 4, 2023 Landowners' Meeting
5. Ranking of Proposals for District Engineering Services and Selection of District Engineer
6. Consideration of Uniform Method Agreement with Osceola County
7. Consideration of Data Sharing and Usage Agreement with Osceola County
8. Consideration of Resolution 2023-31 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
9. Consideration of Agreement with Osceola County Tax Collector - **ADDED**
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Funding Requests #2-6
 - iv. Consideration of Funding Requests #7-8
11. Other Business
12. Supervisor's Requests
13. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - a. Approval of Request for Proposals and Selection Criteria
 - b. Approval of Notice of Request for Proposals for Audit Services
 - c. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

AGENDA

MINUTES

MINUTES OF MEETING
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, January 4, 2023 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Matt Call	Vice Chairperson
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni	District Counsel
Strickland Smith	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that there were no members of the public present to provide public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated that just prior to this Board meeting they had the Landowners' election. He noted that Mr. Liquori, Mr. Call, Mr. Bonin, Ms. Summers, and Mr. Berlinsky were elected and they needed to administer the oath of office to the three Board members that were currently present. He administered the oath to Mr. Liquori, Mr. Call, and Mr. Bonin. He noted that they were previously sworn in at the Organizational meeting and was provided the Form 1 and other documents, so they would not need to file that again.

B. Consideration of Resolution 2023-26 Canvassing and Certifying the Results of Landowners' Election

Mr. Flint stated that Mr. Michael Liquori received 1,000 votes, Mr. Matt Call received 1,000 votes, Mr. Tripp Berlinsky received 900 votes, Ms. Chancy Summers received 900 votes, and Mr. Rob Bonin received 900 votes. He noted that Mr. Michael Liquori and Mr. Matt Call would serve 4-year terms and Mr. Tripp Berlinsky, Ms. Chancy Summers, and Mr. Rob Bonin would serve 2-year terms.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-26 Canvassing and Certifying the Results of Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that each time that there was an election, they were required to elect officers.

D. Consideration of Resolution 2023-27 Electing Officers

Mr. Flint stated that this resolution elected a Chair, Vice Chair, Secretary, Treasurer, and Assistant Secretaries. He noted that currently Mr. Michael Liquori was Chairman, Mr. Matt Call was Vice Chairman, Mr. Tripp Berlinsky, Mr. Rob Bonin, and Ms. Chancy Summers were Assistant Secretaries, Mr. George Flint was Secretary, Ms. Jill Burns was Treasurer, and Ms. Katie Costa was Assistant Treasurer. He stated that the Board could handle each seat individually or they could make a motion to elect a slate of officers. Mr. Liquori stated that he would like to keep the existing slate.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-27 Electing Officers with Michael Liquori as Chair, Matt Call as Vice Chair, Tripp Berlinsky, Chancy Summers, and Rob Bonin as Assistant Secretaries, and George Flint as Secretary, Jill Burns as Treasurer, and Katie Costa as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the October 28,
2022 Board of Supervisors Meeting**

Mr. Flint reviewed the minutes of the October 28, 2022 Board of Supervisors meeting. He asked the Board if they had any comments or corrections to those. He noted that these minutes had been reviewed by counsel and their comments and changes had been incorporated.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, the Minutes of the October 28, 2022 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Request Authorization to Issue RFQ for Engineering Services

Mr. Flint stated that the Board previously authorized them to issue the RFQ at the Organizational meeting, which they did and unfortunately, they received no responses. He asked the Board to authorize them to reissue.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Authorization to Issue RFQ for Engineering Services, was approved.

SIXTH ORDER OF BUSINESS

Designation of Auditor Selection Committee and Authorization to Set First Meeting of Auditor Selection Committee

Mr. Flint stated that the District would eventually be required to have an annual independent audit. He noted that part of selecting their independent auditor, they must designate an Audit Committee that review and approve the form of the notice and then when the responses come in, they would review and rank those and make a recommendation to the Board. He explained that for administrative simplicity, they suggested that the Board consider appointing the Board as the Audit Selection Committee. After Board discussion, they decided to select the Board as the Audit Selection Committee today and authorize staff to advertise for the first meeting of Auditor Selection Committee for the next meeting date, which was pending.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Designating the Board as the Audit Selection Committee and Authorizing Staff to Advertise for the First Meeting of Auditor Selection Committee with the Date Pending, was approved.

SEVENTH ORDER OF BUSINESS**Public Hearings****A. Rules of Procedure**

Mr. Flint stated that they previously set this day as the date, place, and time for consideration of the rules. He noted that there were two notices that were run 29 and 28 days in advance of today. He explained that the form of the rules was provided to them in their Organizational meeting agenda and were included in today's agenda. He asked for a motion to open the public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking

Mr. Flint stated that they had included the affidavit of publications in the agenda package.

ii. Consideration of Resolution 2023-28 Adopting the District's Rules of Procedure

Mr. Flint presented Resolution 2023-28 and asked Ms. Rigoni if she had anything she wanted to add. Ms. Rigoni responded that she did not and there had been no changes to the rules as they were proposed at the rule public hearing setting resolution. She stated that she would be happy to take any specific questions. Mr. Liquori asked Ms. Rigoni if she felt these rules, as presented to the Board, met the legal requirements that they needed them to meet. Ms. Rigoni responded that they did.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-28 Adopting the District's Rules of Procedure, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

B. Uniform Method of Collection

Mr. Flint presented the Uniform Method of Collection hearing and asked for a motion to open this public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

i. Presentation of Affidavit of Publications of Notice

Mr. Flint stated that they had provided the Board with the affidavit of publications of notice. He noted that there were four consecutive notices a week apart that they were run as part of the legal requirement to hold the hearing. He explained that this would allow the District to use the tax bill as the collection method on their O&M and debt assessments.

ii. Consideration of Resolution 2023-29 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint presented Resolution 2023-29 and asked the District counsel if she had anything to report for this resolution. Ms. Rigoni responded that she did not. Mr. Flint asked the Board for any questions or comments on this resolution. Mr. Liquori asked Ms. Rigoni if Resolution 2023-29 met all the legal requirements that they needed to meet. Ms. Rigoni responded that they did.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-29 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

C. Fiscal Year 2023 Budget

Mr. Flint presented the public hearing to consider adoption of the FY 2023 budget. He asked for a motion to open the public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

i. Presentation of Affidavit of Publications of Notice

Mr. Flint stated that they had provided the Board with the affidavit of publication. He noted that it was advertised 21 and 14 days in advance of today as well as the other legal requirements related to that.

ii. Consideration of Resolution 2023-30 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint presented Resolution 2023-30 stating that the budget was attached to the resolution as Exhibit A. He noted that it contemplated a Developer Funding Agreement as the funding source, which they had previously approved and was executed when the proposed budget was approved. He explained that this was the standard administrative budget totaling \$126,428. He asked for any questions on the resolution or the exhibit. Hearing none,

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-30 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated that the bonds had been validated as of December 20, 2022. She noted that their 30-day appeal period would expire January 19th, 2023, at which point the clerk of the courts would file the certificate of no appeal, which means any time after that point, the District was good to issue the bonds.

Mr. Liquori asked if she was aware of any appeals at this point. Ms. Rigoni responded no.

B. Engineer

Mr. Smith had nothing to report but apologized for missing the deadline to get the RFP submitted and he would get that in prior to the next deadline.

C. District Manager's Report

Mr. Flint noted that he didn't have anything in addition to what was on the agenda for the Board. He asked for any questions. Mr. Liquori asked if they would need to have a meeting to determine the results of the District engineer's RFP. Mr. Flint responded that they were currently interim District engineer, and they could perform in that capacity until they had their next meeting.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisors Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 50% of public sector employees being women in 1995.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of female employees in the lower pay grades, which are often the most attractive to women. Another reason is that the public sector has a high proportion of female employees in the higher pay grades, which are often the most attractive to men.

The public sector has also become an important employer of women because it provides a range of services that are essential to the well-being of the community. These services include education, health care, social care, and housing. The public sector is also responsible for the provision of many other services, such as the police, fire service, and the courts.

The public sector has a long history of employing women. In the early 20th century, women were employed in the public sector in a variety of roles, including as teachers, nurses, and social workers. In the 1950s and 1960s, women began to enter the public sector in large numbers, and by the 1980s, they were employed in a wide range of roles, including in the higher pay grades.

The public sector has continued to employ women in large numbers, and by 1995, women were employed in 50% of the public sector workforce. This is a significant increase from the 1980s, when women were employed in 40% of the public sector workforce.

The public sector has also become an important employer of women because it provides a range of services that are essential to the well-being of the community. These services include education, health care, social care, and housing. The public sector is also responsible for the provision of many other services, such as the police, fire service, and the courts.

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The public sector has continued to employ women in large numbers, and by 1995, women were employed in 50% of the public sector workforce. This is a significant increase from the 1980s, when women were employed in 40% of the public sector workforce.

The public sector has also become an important employer of women because it provides a range of services that are essential to the well-being of the community. These services include education, health care, social care, and housing. The public sector is also responsible for the provision of many other services, such as the police, fire service, and the courts.

MINUTES OF MEETING
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT

The Landowner meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, January 4, 2023 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present were:

Mike Liquori
Matt Call
Rob Bonin
Reed Berlinsky
George Flint
Michelle Rigoni
Strickland Smith

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint noted that they had Mr. Reed Berlinsky present as an authorized signatory of the WS-GIR, LLC representing 1,525.46 acres and 1,526 votes

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. Flint was elected as Chairperson to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisors (5)**

Mr. Flint asked for any nominations for the position of Supervisor. Mr. Reed Berlinsky nominated Mr. Michael Liquori, Mr. Matt Call, Mr. Tripp Berlinsky, Ms. Chancy Summers, and Mr. Rob Bonin.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Reed Berlinsky casted the votes as follows; Michael Liquori with 1,000 votes for seat #1, Matt Call with 1,000 votes for seat #2, Tripp Berlinsky with 900 votes for seat #3, Chancy Summers with 900 votes for seat #4, and Rob Bonin with 900 votes for seat #5.

SIXTH ORDER OF BUSINESS

**Tabulation of Ballots and Announcement
of Results**

Mr. Flint noted that Michael Liquori and Matt Call would serve 4-year terms and Tripp Berlinsky, Chancy Summers, and Rob Bonin would serve 2-year terms.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

SECTION V

**GIR East Community Development District
Engineer RFQ Ranking Sheet**

	Ability and Adequacy of Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	Total Score	Ranking
	25 Points	25 Points	20 Points	15 Points	5 Points	5 Points	5 Points		
Heidt Design									

Statement of Qualifications for GIR East Community Development District



HEIDT
DESIGN

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March 17, 2023

GIR East Community Development District
Governmental Management Services
c/o Monica Virgen
219 E. Livingston Street
Orlando, FL 32801

RE: Request for Qualifications
District Engineer Services

Dear Ms. Virgen:

Heidt Design, LLC (Heidt Design), is pleased to submit this Statement of Qualifications to provide project engineering services to the GIR East Community Development District (CDD). Our firm is comprised of highly qualified personnel with experience as CDD engineers in addition to our extensive planning, designing, and permitting of master planned communities throughout west and central Florida. Our experience includes working for over twenty (20) CDDs in numerous municipalities. Our community design experience at Green Island, as well as many other large, master-planned residential and mixed-use communities in Osceola County and the greater west central Florida area, has allowed us to develop a solid network of relationships and an understanding of regulatory processes that help ensure our projects are as efficient and straightforward as possible.

Our Statement of Qualifications will demonstrate our understanding of the types and scope of projects on which we may be contracted to work. We will introduce you to the Heidt Design team and detail the personnel you will work alongside should we be qualified by the District. We will present examples of our past work, demonstrating the vast experience we have working within master planned communities, over forty (40) of which cover 1000 acres or more in land area. We will discuss our attention to scheduling and budgets and our capacity to perform work awarded by the District in a timely manner.

We are confident upon review our qualifications the District will see we are uniquely suited to provide services to the District. We are pleased to have the opportunity to offer our services to the GIR East CDD.

Sincerely,
HEIDT DESIGN, LLC



Strickland T. Smith, P.E.
Principal

The GIR East Community Development District (District) is seeking qualified consulting firms to provide District Engineer services on a continuing basis for the District's stormwater systems, other public improvements authorized by Chapter 120, F.S. We understand the types of projects the District is likely to undertake may include planning, preparing reports and plans, infrastructure design and permitting, project coordination, landscape architecture and construction engineering and inspections for the District. We understand that cooperation and coordination with District staff, other consultants, and District residents while providing services supporting such projects is paramount to the success of those projects as well. Our mission is to develop engineering solutions that incorporate the vision of our clients. Our solutions are practical, economical and acceptable to governing agencies while protecting the health, safety and welfare of the public.



Company Overview

Heidt Design is a multi-disciplinary consulting firm that specializes in the planning and design of master planned communities throughout west, central, and northwest Florida. Heidt Design delivers comprehensive civil engineering services that include visioning, planning, engineering design and permitting, ecological permitting, landscape architecture, CDD engineering and construction engineering and inspection services. Headquartered in Tampa, Heidt Design has a local office in Celebration at 1130 Celebration Blvd., Suite A,

Celebration, Florida 34747, which is the closest office, approximately 25 miles from the project site. Heidt Design has earned an excellent reputation and counts among its staff some of the most respected engineering, environmental and planning professionals in the region. While not a minority business enterprise, the principals and associates of Heidt Design have built a reputation for leadership by creating innovative solutions to meet the complex and ever-changing needs of our clients – clients who demand designs that maximize functional efficiency, visual appeal and financial return. Every member of our team works together – pooling a wealth of resources to address challenges with a unified strategy. This results

in the creation of unique, economically feasible projects that contribute value not only to the owner, but also to the community as a whole.

Heidt Design and its staff have extensive experience assisting in the creation of and the ongoing operation of over twenty (20) Community Development Districts (CDD) in four different municipalities, including serving as the current Interim District Engineer for GIR East CDD. As CDD engineers we understand how these districts are created and how they function on a daily basis. We've created Engineer's Reports, processed requisitions, coordinated construction, and attended board meetings. We believe our abundance of experience with CDD's and at Green Island makes us uniquely qualified for the services being sought through this RFQ. Below is a list of current and past CDD's for which Heidt Design is/was the District Engineer:

- K-Bar Ranch II CDD
- Belmont II CDD
- Covington Park CDD
- Belmont CDD
- FishHawk Ranch CDDs I, II, III and IV
- Stonebrier CDD
- Cheval West CDD
- Park Place CDD
- La Collina CDD
- Long Lake Ranch CDD
- Westchase CDD
- Covington Park CDD
- Watergrass CDD I and II
- Connerton West CDD
- TSR CDD (Starkey Ranch)
- Lakeshore Ranch CDD
- Woodlands CDD
- Avalon Groves CDD
- Cross Creek CDD
- Easton Park CDD
- Parrish Plantation CDD
- Serenoa CDD
- Stonegate Preserve CDD

Personnel

Heidt Design is staffed with a team of highly qualified and experienced professionals. Heidt Design employs ten (10) professional engineers, four (4) registered landscape architects and two (2) AICP certified planners. In addition to these professionals, the Heidt Design family includes an additional forty-three (43) staff members who provide CAD, GIS, graphic arts, inspections and administrative support for our projects.

Specific to this RFQ, we have assembled a team of staff members who will be expressly available to respond to any requests for service from the District. As individual tasks require, additional staff will be incorporated into the team to provide timely support.



District Engineer & Principal in Charge

Strickland T. Smith, P.E., has a B.S. degree in Civil Engineering from the University of Central Florida and over 32 years of experience in his field. Mr. Smith's experience covers a broad range of engineering services including project management, civil design, stormwater management, utility engineering and environmental permitting. He has provided civil engineering and project management services to the private and public sectors including hydrologic and hydraulic analysis, stormwater treatment design, storm sewer analysis and design, earthwork management, bid package preparation, and preparation of preliminary probable cost opinions. Additionally, Strickland has served as District Engineer for 8 Community Development Districts including the Indian Palms Estates CDD, the Stonegate Preserve CDD and is currently serving as the Interim District Engineer for the GIR East CDD.

Currently, Mr. Smith continues to stay involved in regulatory and governmental affairs with the Manatee-Sarasota Building Industry Association, Tampa Bay Builders Association, and the Urban Land Institute. Mr. Smith's years of project management and diverse project experience provide a strong background to assist in meeting the District's needs.

Quality Assurance/Quality Control & Technical Support

Michael Tucker, P.E. will provide the District Engineer with engineering technical support and QA/QC oversight. Mr. Tucker has over 30 years of experience and serves as an officer of Heidt Design. As Director of Engineering Design, Mr. Tucker's responsibilities include oversight of all engineering design and plans production activities. He has successfully led both private and public project teams in Hillsborough, Hernando, Marion, Manatee, Osceola, Pasco, and Sarasota Counties. Mr. Tucker has a B.S. Degree in Civil Engineering and a M.S. Degree in Engineering Management from the University of South Florida.

Mr. Tucker's technical expertise includes developing, modeling, designing and permitting the stormwater management systems for large-scale developments. His expertise also includes regional and sub-regional watershed analyses in which basin models have not yet been developed by governing agencies.

Ecological Services

As Heidt Design's Senior Ecologist, *Timothy L. Neldner* has more than 37 years of professional consulting experience in the areas of wetlands assessment and permitting on both private and public projects throughout Florida. His duties include project management, feasibility studies, environmental planning, environmental constraints analyses and wetlands/habitat mapping. He is also responsible for coordinating with federal, state and local regulatory agencies to secure wetland and threatened and

endangered species permits for developments. Mr. Neldner has extensive experience in wetland creation and mitigation design. Mr. Neldner has been recognized as an expert in the field of environmental permitting and wetland ecology in State of Florida administrative hearings.

Landscape Architecture

Keven Steele, ISA, RLA, will lead landscape architect services, as needed for District projects. Mr. Steele has over 17 years of professional experience in landscape architecture and land planning. Services coordinated by Mr. Steele include feasibility studies, master planning, landscape architecture, field reviews and coordination with regulatory permitting departments. His experience includes numerous public and private projects within Osceola County.

Construction Management/Field Coordination

Daniel Bass will oversee the construction inspection services for District projects. Daniel brings more than 21 years of field experience to the team. He has provided construction inspection services for many projects in Osceola, Polk, Lake, and Volusia Counties.

The Heidt Design team takes pride in providing comprehensive, technically sound solutions to our clients' design, permitting and contract management challenges. We continue to work hard to perfect the reputation for quality design standards and responsiveness. Heidt Design's professional staff possesses the qualifications and experience to successfully meet any and all District engineering needs.

Services Provided

As one of the premier design firms in the Tampa Bay Area, Heidt Design provides an extensive list of services to their public and private clients. Please find a brief description of many of the services our firm provides below:

CDD District Engineer Services

As previously mentioned, Heidt Design has or is currently serving as the District Engineer for twenty (20) Community Development Districts. Services range from assisting with the establishment of the District to ongoing services on an as needed basis.

Our District Engineer Services include:

- Board of Supervisor meeting attendance & preparation of necessary reports
- Master Maintenance exhibits
- CDD Establishment Support
- Master Engineer's Report
- Bond Validation assistance
- Stormwater Collection & Treatment System Inspections
- Permitting through all regulatory agencies (local, state & federal)
- Preparation of requested Construction Drawings and Specification
- Requisition review
- Construction Certifications
- NPDES Permitting & Compliance
- Public Facilities Reports
- Stormwater System Monitoring & Maintenance Reports
- Bid package preparation

Engineering

The Heidt Design Team provides engineering design and consultation services to public and private sector clients from preliminary site evaluation to completion and acceptance of a project by regulatory agencies. Our mission is to develop engineering solutions that incorporate the vision of our clients' planning concepts. Our solutions are practical, economical and acceptable to governing agencies while protecting the health, safety and welfare of the public.

Our Design Services include:

- Regional Hydrological & Surface Water Studies
- Master Stormwater Planning & Design
- Master Wastewater Planning & Design
- Master Water Planning & Design
- Site Specific Infrastructure Design
- Stormwater Collection & Treatment Systems
- Water & Reclaimed Water Distribution Systems
- Wastewater Collection, Pump Station & Force Main Systems
- Roadway Intersection Improvements Design
- Residential Site Development
- Urban Infill & Retrofit Design
- Commercial Site Development
- Industrial Site Development
- Permitting through all regulatory agencies (local, state & federal)
- NPDES Permitting & Compliance



Ecological Services / Environmental Permitting

In today's tightly controlled regulatory climate, environmentally sensitive projects are the rule, not the exception. Our Ecological Services Department focuses on practical solutions to a wide variety of environmental concerns. Our staff provides a comprehensive, cost effective service from the onset of the preliminary due diligence phase, through environmental permitting, post-construction certifications, and monitoring. Our staff is well versed in the protection of wetlands and environmentally sensitive ecosystems during the construction of projects throughout west Florida. Our extensive geographical service area has afforded us the opportunity to work effectively and successfully with a wide variety of local governments (counties and cities), state agencies (FDEP, Water Management Districts, and the Florida Fish and Wildlife Conservation Commission), and the federal government (U.S. Army Corps of Engineers and EPA). The direct coordination between our Ecological Services Department and our land planning, engineering and construction inspection team members results in project savings and improved project schedules.

Our Ecological Services include:

- Endangered & Threatened Species Surveys
- Mitigation and Restoration Design
- U.S. COE Rapanos & SWANCC Assessments
- Wetland Delineation (state & federal criteria)
- Wetland Impact Permitting
- Environmental Due Diligence Reviews
- Aerial photographic interpretation
- Environmental Planning
- Wetland Hydroperiod Assessment
- U.S. COE Permitting
- Uniform Mitigation Assessment Method Scoring
- Wildlife habitat management plans
- Innovative stormwater treatment design
- Turbidity and erosion control design
- Construction inspection
- Mitigation Monitoring

Landscape Architecture and Land Planning

Our planners and landscape architects incorporate progressive design solutions that reflect the vision of the client as well as the personality of the land and community to create a unique image for each project. The team, including our LEED AP, works closely with our clients. Using the latest principles in sustainable development, Heidt Design creates handcrafted plans for communities, town centers, neighborhoods, parks and plazas - ultimately turning community vision into reality.

We strive to make each project unique with a strong "sense of place." Our plans are flexible in responding to our client's financial needs and the market's shifting patterns through designs that are sustainable and implementable. Our Design Team includes experienced urban planners and landscape architects who have successfully implemented many projects. We possess a unique skill set that includes visioning, community planning, civil engineering, landscape architecture, and urban design. Through our combined efforts, we create a "Project Vision" for each project that is sensible, distinctive, and beneficial for each client.



Our Land Planning & Landscape Architecture Services include:

- Visioning Charettes
- Master Site Planning
- Urban Design
- Streetscape Design
- Parks & Recreation Planning
- Hardscape Design
- Signage & Monument Design
- Planting Design
- LEED Design
- Presentation Graphics
- FGBC Florida Green Development Design
- Construction and Inspection Services

Construction Inspection

Heidt Design's Construction Inspection Department provides critical coordination between the client, the design engineer, the contractor, and governmental agencies. In addition, coordination with the team's construction staking crews ensures that our projects are closely monitored and that site-specific challenges are met with minimal delay. We stay current on all regulatory changes that impact the construction process and stay engaged with agency inspectors so we can facilitate the procedures for project inspection and close-out.

Our Inspection Services include:

- Roadway Subgrade, Base, Curb & Asphalt Inspection
- Results Observation of Pressure Pipe Pressure Tests
- Lamping & Televising of Sanitary Sewer Lines
- Wastewater Pump Station Start-ups
- Review of Change Orders
- Review of Construction Progress Pay Requests
- Preparation & Processing of Record Drawings
- Review of Test Reports
- Punch-list & Final Inspections
- Review of Shop Drawings

Schedule and Budget

Heidt Design is sensitive to the fact that creating and meeting project schedules is critical to the overall success of a project. The District Engineer will be responsible for creating a project schedule that accounts for the essential items necessary to deliver the intended work product on time. For larger projects, the schedule will be developed utilizing Microsoft Project and will link dependent tasks such that the critical path tasks can be easily identified and tracked. The project schedule will be distributed to the client and all team members.

For all projects, Heidt Design uses two specific weekly staff meetings to assist project managers in allocating resources and to anticipate tasks with significant lead times such that schedules are not delayed. Project managers meet with design and permitting staff to discuss individual projects. Overall schedules are discussed and other team members are informed of upcoming needs and tasks they may be required to perform. The second staff meeting is held to assign resources to specific projects for the



following week. Each staff member's work load is reviewed and adjustments are made if additional resources are needed to maintain a project's schedule.

Other meetings that are helpful in maintaining project schedules are pre-submittal conferences with agencies, internal pre-design meetings and regularly scheduled meetings with the client and other team members. Pre-submittal conferences are helpful in understanding the ground rules for the permitting of the project. Taking time to explain the details of a project to agency reviewers and having a clear understanding of their concerns and expectations goes a long way to minimize review comments and potential delays. Internal pre-design meetings allow time for the project team to discuss the project holistically and to ask questions of each other in order to ensure each team member has a clear understanding of the tasks at hand. The project schedule is discussed and milestone dates and deadlines are established. Regular team meetings with the client allow for the client to stay informed and up to date on the status of the project as well as to provide quality face to face time with the team to discuss important specifics that may need to be addressed.

Heidt Design incorporates a systematic quality assurance and quality control program intended to ensure the quality of all aspects of a project. The internal process employs senior staff not directly involved with the project to review and comment on the project as objectively as possible. Items are checked to confirm that all reports, client recommendations, review comments and general design procedures have been accommodated. We recognize that when designs are properly reviewed and checked the result is an efficient design and a cost effective product on the ground which in turn helps projects come in on budget.

Another way Heidt Design works to help projects stay on budget is by performing a constructability review of our plans. This is a "third party review" in that in-house construction inspection personnel perform this review in conjunction with the production of material take-offs and estimated pricing. These members of the Heidt Design team are our eyes and ears in the field and provide the construction level detail and knowledge required to take the project from the engineering design to the finished product. The review of the project through the eyes of construction minded personnel allows Heidt Design to create a design product that is both easy to understand, favorable to bid and efficient to construct. This additional review results in fewer change orders and reduces the potential for costly time delays during construction.

While not every project for the District would require this level of effort, the process of identifying and allocating resources to meet the needs of the District to address issues as they arise is extremely important to the success of the District and the satisfaction of its residents. Heidt has the resources and processes in place to provide cost effective solutions in a timely manner to the District.



Workload

Heidt Design has capacity to work for the District. We are currently operating at 80% of our capacity and are projecting to operate at a similar capacity in the next year. Additionally, through the scheduling and staff resourcing efforts previously described and continuing to acquire outstanding talent, we are flexible to adjust resource allocations as needed to meet any given demand. We are confident we can effectively produce for the District.

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

GIR East Community Development District, Osceola County, Florida

2. PUBLIC NOTICE DATE

03/06/2023

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Strickland T. Smith, P.E.

5. NAME OF FIRM

Heidt Design, LLC

TELEPHONE NUMBER
813-253-5311

FAX NUMBER
813-464-7629

E-MAIL ADDRESS
ssmith@heidtdesign.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	SUBCON-TRACTOR			
a.				Heidt Design, LLC (Headquarters) <input type="checkbox"/> CHECK IF BRANCH OFFICE	5904 – A Hampton Oaks Parkway Tampa, FL 33610	Provide engineering services to the GIR East Community Development District.
b.				 <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	1130 Celebration Blvd., Suite A Celebration, FL 34747	Provide engineering services to the GIR East Community Development District.
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Strickland T. Smith	13. ROLE IN THIS CONTRACT Project Director	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION (City and State) Heidt Design, LLC. Tampa, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) University of Central Florida Bachelor of Science in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Registered Professional Engineer No. 50652	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Manatee-Sarasota Building Industry Association (BIA), Urban Land Institute (ULI), Tampa Bay Builders Association (TBBA)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) FishHawk Ranch West Phase 2 Hillsborough County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2011-2016	CONSTRUCTION (If applicable) 2016
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project manager and community development district (CDD) engineer for this 4,000 acres Development of Regional Impact (DRI) in eastern Hillsborough County. Responsible for the design and permitting of all components of the community including master roadways, utilities, and lot development. Handled all duties required of the CDD engineer during this time period.		
(1) TITLE AND LOCATION (City and State) Sapphire Point at Lakewood Ranch Manatee County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019-2022	CONSTRUCTION (If applicable) ongoing
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project manager responsible for the design and permitting of this 460 unit subdivision in Lakewood Ranch. Project includes an amenity center, flood plain mitigation ponds, offsite turn lanes and associated landscaping and hardscape.		
(1) TITLE AND LOCATION (City and State) Green Island Osceola County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021-2022	CONSTRUCTION (If applicable) NA
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm CDD engineer for 6,000 ac master planned community in Osceola County FL. Responsible for preparation of engineers cost estimate, Engineers Report, and assisted consulting team in the formation of the CDD.		
(1) TITLE AND LOCATION (City and State) Harbour Isle City of Bradenton, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2011-2020	CONSTRUCTION (If applicable) 2020
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project manager for this 686 unit master planned community on Perico Island in the City of Bradenton. Project consists of over 6,800 LF of collector road and master utilities including two lift stations. Project amenities include a \pm 18,000 SF Beach Club, two pools, pocket parks, and walking paths. A marina is currently being designed and permitted.		
(1) TITLE AND LOCATION (City and State) Parrish Plantation (n.k.a. Crosswind Point) Manatee County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016-2022	CONSTRUCTION (If applicable) ongoing
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project manager and CDD Engineer for this 488 unit master planned community, including \pm 31 acres of commercial uses, in Manatee County. Project includes 2,400 LF of collector roadways including turn lane improvements to US 301 and S.R. 62.		

State of Florida



Board of Professional Engineers

Attests that

Heidt Design, LLC

Has satisfied the requirements of Section 471.023, Florida Statutes. In recognition thereof, the Board of Professional Engineers hereby authorizes this form to offer engineering services in the State of Florida in accordance with Chapter 471, Florida Statutes, and the rules of the Board.



CERTIFICATE OF
AUTHORIZATION NO. 28782

*Witness the Seal of the Board and the Signature
of the Board's duly authorized Chair*

this 4 day of SEP, 2009

Joan C. Burke

CHAIR



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SMITH, STRICKLAND T.

5904-A HAMPTON OAKS PARKWAY
TAMPA FL 33610

LICENSE NUMBER: PE50652

EXPIRATION DATE: FEBRUARY 28, 2025

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Licensee**Name:** **HEIDT DESIGN, LLC****License Number:** **28782****Rank:** **Registry****License Expiration Date:****Primary Status:** **Current****Original License Date:** **09/04/2009****Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
59280	Current, Active	CARSON, ALAN J	Registry		Professional Engineer	02/28/2025
38637	Current, Active	GASSAWAY, BARRY PATRICK	Registry	09/03/2009	Professional Engineer	02/28/2025

SECTION VI

AGREEMENT

THIS AGREEMENT is made and entered into this 2nd day of February 2023, by and between GIR East Community Development District (CDD), and **Katrina S. Scarborough, Osceola County Property Appraiser** (Property Appraiser), who understand and agree as follows:

WITNESSETH

Whereas, GIR East CDD has declared its intent to use the uniform method of collecting non-ad valorem assessment as authorized by section 197.3631, Florida Statutes (2015), pursuant to the method provided for in sections 197.3632 and 197.3635, Florida Statutes (2015).

Whereas, section 197.3632(2), Florida Statutes (2015), requires that a written agreement be entered into between GIR East CDD and Property Appraiser providing for reimbursement by GIR East CDD of the necessary administrative costs incurred by the Property Appraiser under section 197.3632.

Now Therefore the parties agree that:

1. The Property Appraiser shall perform those services specified in section 197.3632, to be performed by a property appraiser for the benefit of GIR East CDD. In performing those services, the Property Appraiser may obtain the assistance of Osceola County.
2. GIR East CDD shall reimburse the Property Appraiser for all necessary administrative costs incurred providing such services, including any administrative costs incurred by Osceola County at the request of the Property Appraiser as set forth in section 197.3632(2).
3. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming as prescribed in section 197.3632(2). GIR East CDD also agrees to hold the Property Appraiser harmless

for any and all costs, court costs, and attorney's fees resulting from or arising from any and all challenges, both administrative and judicial, which the Property Appraiser may be required to defend involving the imposition and/or levy of non-ad valorem assessment. All such administrative costs and additional costs, court costs, and attorney's fees incurred by the Property Appraiser in both administrative and judicial challenges shall be paid to the Property Appraiser within fifteen (15) days of the presentment of a statement or invoice setting forth the amount due and the reason therefore.

4. This Agreement is the minimum necessary to implement the law and will be amended as necessary from time to time to clarify or supplement the provisions hereof.

5. The parties hereto agree that the Property Appraiser, by executing this Agreement and agreeing to assist GIR East CDD in the collection of non-ad valorem assessments, does not warrant either the legal efficacy or validity of any levies made by GIR East CDD as non-ad valorem assessments, or the correctness of the amount of the levy or charge imposed against the parcels of property to be subject to the levy, or any individual parcel subject to said levy.

6. The parties agree that any errors made in the amount of the levy or imposition or any other errors of omission or commission regardless of the nature or cause of same, shall be processed and corrected exclusively and solely by GIR East CDD and that the Property Appraiser shall not be responsible for same. The parties further agree that all requests or claims made by any affected property owner for correction shall be processed exclusively by GIR East CDD and shall be filed with GIR East CDD, or its designee, provided that its designee shall not be the Property Appraiser.

7. The term of this Agreement shall commence with the 2023 non-ad valorem assessment rolls of GIR East CDD and shall continue and extend uninterrupted from year to year from

the effective date as indicated below unless a notice of discontinuance shall be issued by any party. A notice of discontinuance shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of GIR East CDD save and except during those years when GIR East CDD in timely fashion notifies the Tax Collector and the Property Appraiser that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of GIR East CDD non-ad valorem or special assessment rolls and levies, including provision by GIR East CDD to the other parties of any staff assistance reasonably necessary and required to effect the purposes of this Agreement.

9. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.

10. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or discontinued, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

11. This Agreement shall be governed by the laws of the State of Florida.

12. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a. GIR East CDD: 219 E. Livingston Street
Orlando, FL 32801

b. Property Appraiser: 2505 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744-4909

In Witness Where of the parties have hereunto set their hand and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

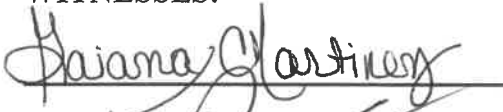

GIR East CDD

By: _____

By: _____

As authorized for execution by the
_____ of GIR East CDD
at its _____ regular meeting

WITNESSES:

**OSCEOLA COUNTY PROPERTY
APPRAISER:**


Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

SECTION VII



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

GIR East CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **GIR East CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

GIR East CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than **March 31, 2023**.

2505 E IRLO BRONSON MEMORIAL HWY

KISSIMMEE, FL 34744

(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VIII

RESOLUTION 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the GIR East Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 5, 2023
HOUR:	3:00 p.m.
LOCATION:	3850 Canoe Creek Road Saint Cloud, Florida 34772

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF APRIL 2023.

ATTEST:

**GIR EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget

GIR East
Community Development District

Proposed Budget
FY2024



Table of Contents

1 General Fund

2-4 General Fund Narrative

GIR East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	\$ 126,428	\$ 38,743	\$ 69,325	\$ 108,068	\$ 144,378
Total Revenues	\$ 126,428	\$ 38,743	\$ 69,325	\$ 108,068	\$ 144,378
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 7,000	\$ 7,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 31	\$ 536	\$ 566	\$ 918
Engineering	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Attorney	\$ 25,000	\$ 6,934	\$ 14,583	\$ 21,517	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 13,763	\$ 23,333	\$ 37,097	\$ 40,000
Information Technology	\$ 1,800	\$ 619	\$ 1,050	\$ 1,669	\$ 1,800
Website Maintenance **	\$ 2,950	\$ 1,850	\$ 700	\$ 2,550	\$ 1,200
Telephone	\$ 300	\$ -	\$ 175	\$ 175	\$ 300
Postage & Delivery	\$ 1,000	\$ 51	\$ 583	\$ 635	\$ 1,000
Insurance	\$ 5,000	\$ 4,631	\$ -	\$ 4,631	\$ 6,250
Printing & Binding	\$ 1,000	\$ 94	\$ 583	\$ 677	\$ 1,000
Legal Advertising	\$ 15,000	\$ 4,121	\$ 8,750	\$ 12,871	\$ 15,000
Other Current Charges	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 365	\$ 365	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Expenditures	\$ 126,428	\$ 32,670	\$ 69,325	\$ 101,996	\$ 144,378
Excess Revenues/(Expenditures)	\$ -	\$ 6,073	\$ -	\$ 6,073	\$ -

GIR East

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

GIR East

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

GIR East
Community Development District
General Fund Narrative

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION IX

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of February, 2023, by and between **GIR East Community Development District**, an independent special district created by Resolution No. 2023-29 (hereinafter referred to as "the District"), whose address is 219 E Livingston Street, Orlando, Florida 32801, and the **OSCEOLA COUNTY TAX COLLECTOR**, a constitutional officer of the State of Florida, whose address is 2501 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744 (hereinafter referred to as "Tax Collector").

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (2021); and

WHEREAS, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to Osceola; and

WHEREAS, as the uniform methodology will tend to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and

WHEREAS, Section 197.3632 (7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual. tax notice; and

WHEREAS, Section 197.3632 (8) (c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments and, Section 192.091(2)(b), Florida Statutes, entitles Tax Collector to receive a 2% commission.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by GIR East Community Development District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632 (7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632 (2), Florida Statutes,

ARTICLE II

TERM

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the GIR East Community Development District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632 (6), Florida Statutes.

ARTICLE III

COMPLIANCE WITH LAWS AND REGULATIONS

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Osceola County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes as they exist on the date of execution hereof and as they may be from time to time hereafter be amended or renumbered.

ARTICLE IV

DUTIES AND RESPONSIBILITIES OF THE DISTRICT

The District agrees, covenants and contracts to:

(a) Timely reimburse the Tax Collector for actual collection costs incurred pursuant to Section 197.3632, Florida Statutes;

(b) Timely reimburse Tax Collector for necessary administrative costs for the Collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(c) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or, its designee pursuant to Section 197.3632 (7), Florida Statutes.

(d) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(e) By September 15 of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad- valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions.

(f) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

ARTICLE V

DUTIES OF THE TAX COLLECTOR

(a) The Tax Collector shall timely perform all acts and duties required of a tax collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

Tax Collector

Witness

Bruce Vickers

ATTEST:

Secretary

By: _____
Chairman of the Board

SECTION X

SECTION C

SECTION 1

GIR East

Community Development District

Summary of Check Register

October 28, 2022 to February 28, 2023

Bank	Date	Check No.'s	Amount
General Fund	12/21/22	1 - 2	\$ 5,171.11
	1/5/23	3	\$ 1,123.29
	1/10/23	4	\$ 1,181.22
	1/25/23	5 - 6	\$ 3,026.72
	2/9/23	7 - 9	\$ 27,807.45
			<hr/> \$ 38,309.79
Total Amount			\$ 38,309.79

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/22	00003	11/22/22 17679	202210 310-51300-45000		*	4,631.00	
		FY23 PUB OFF/GEN LIABILITY					
				EGIS INSURANCE ADVISORS			4,631.00 000001
12/21/22	00004	10/23/22 06232494	202210 310-51300-48000		*	268.18	
		ORG MEETING PUBLIC 10/21					
		11/13/22 06342682	202211 310-51300-48000		*	271.93	
		FY23 MEETING DATES 11/11					
				TRIBUNE PUBLISHING COMPANY			540.11 000002
1/05/23	00004	12/11/22 06488459	202212 310-51300-48000		*	485.68	
		ENGINEERING RFQ - 12/05					
		12/11/22 06488459	202212 310-51300-48000		*	226.93	
		RULE DEVELOPMENT - 12/06					
		12/11/22 06488459	202212 310-51300-48000		*	410.68	
		RULEMAKING/PROC - 12/07					
				TRIBUNE PUBLISHING COMPANY			1,123.29 000003
1/10/23	00004	12/25/22 06558889	202212 310-51300-48000		*	504.36	
		PUB HEAR/BUDGET 12/14-21					
		12/25/22 06558889	202212 310-51300-48000		*	676.86	
		LO MTG/BOS MTG 12/14-21					
				TRIBUNE PUBLISHING COMPANY			1,181.22 000004
1/25/23	00005	1/19/23 834	202301 310-51300-35200		*	1,750.00	
		WEBSITE CREATION					
				REALIGN WEB DESIGN			1,750.00 000005
1/25/23	00004	1/01/23 06599308	202212 310-51300-48000		*	1,276.72	
		UNIFORM METHOD NOT 12/28					
				TRIBUNE PUBLISHING COMPANY			1,276.72 000006
2/09/23	99999	2/09/23 VOID	202302 000-00000-00000		C	.00	
		VOID CHECK					
				*****INVALID VENDOR NUMBER*****			.00 000007
2/09/23	00001	10/28/22 1	202210 310-51300-34000		*	430.12	
		MANAGEMENT FEES - OCT 22					
		10/28/22 1	202210 310-51300-35100		*	19.36	
		INFO TECHNOLOGY - OCT 22					
		11/01/22 2	202211 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES - NOV 22					
		11/01/22 2	202211 310-51300-35100		*	150.00	
		INFO TECHNOLOGY - NOV 22					
		11/01/22 2	202211 310-51300-51000		*	.15	
		OFFICE SUPPLIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/22 2	202211 310-51300-42000		*	1.44	
		POSTAGE					
		11/01/22 2	202211 310-51300-42500		*	54.60	
		COPIES					
		12/01/22 3	202212 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES - DEC 22					
		12/01/22 3	202212 310-51300-35100		*	150.00	
		INFO TECHNOLOGY - DEC 22					
		12/01/22 3	202212 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		12/01/22 3	202212 310-51300-42000		*	1.44	
		POSTAGE					
		1/01/23 4	202301 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES - JAN 23					
		1/01/23 4	202301 310-51300-35100		*	150.00	
		INFO TECHNOLOGY - JAN 23					
		1/01/23 4	202301 310-51300-51000		*	.06	
		OFFICE SUPPLIES					
		1/01/23 4	202301 310-51300-42000		*	1.14	
		POSTAGE					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				10,958.45 000008
2/09/23 00002		11/22/22 3140792	202210 310-51300-31500		*	5,913.80	
		GENERAL COUNSEL - OCT 22					
		11/22/22 3140793	202302 300-20700-10100		*	6,765.50	
		BOND VALIDATION - OCT 22					
		12/21/22 3156295	202211 310-51300-31500		*	298.68	
		GENERAL COUNSEL - NOV 22					
		12/21/22 3156303	202302 300-20700-10100		*	3,871.02	
		BOND VALIDATION - NOV 22					
			KUTAK ROCK LLP				16,849.00 000009
				TOTAL FOR BANK A		38,309.79	
				TOTAL FOR REGISTER		38,309.79	

SECTION 2

GIR East
Community Development District

Unaudited Financial Reporting
February 28, 2023



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Capital Projects Fund
4	<hr/>	Month to Month

GIR East
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 6,073	\$ -	\$ 6,073
Due from Developer	\$ 4,392	\$ 4,833	\$ 9,225
Total Assets	\$ 10,464	\$ 4,833	\$ 15,297
Liabilities:			
Accounts Payable	\$ 4,392	\$ 4,833	\$ 9,225
Total Liabilites	\$ 4,392	\$ 4,833	\$ 9,225
Fund Balance:			
Assigned:			
Capital Projects Fund	\$ -	\$ -	\$ -
Unassigned	\$ 6,073	\$ -	\$ 6,073
Total Fund Balances	\$ 6,073	\$ -	\$ 6,073
Total Liabilities & Fund Balance	\$ 10,464	\$ 4,833	\$ 15,297

GIR East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Developer Contributions	\$ 126,428	\$ 38,743	\$ 38,743	\$ -
Total Revenues	\$ 126,428	\$ 38,743	\$ 38,743	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 400	\$ 4,600
FICA Expenditures	\$ 918	\$ 383	\$ 31	\$ 352
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 6,934	\$ 3,483
Management Fees	\$ 40,000	\$ 16,667	\$ 13,763	\$ 2,903
Information Technology	\$ 1,800	\$ 750	\$ 619	\$ 131
Website Maintenance	\$ 2,950	\$ 2,250	\$ 1,850	\$ 400
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 51	\$ 365
Insurance	\$ 5,000	\$ 5,000	\$ 4,631	\$ 369
Printing & Binding	\$ 1,000	\$ 417	\$ 94	\$ 323
Legal Advertising	\$ 15,000	\$ 6,250	\$ 4,121	\$ 2,129
Other Current Charges	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Office Supplies	\$ 625	\$ 260	\$ 1	\$ 260
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 126,428	\$ 56,718	\$ 32,670	\$ 24,047
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 6,073	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 6,073	

GIR East
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ 15,470	\$ 15,470
Total Revenues	\$ -	\$ -	\$ 15,470	\$ 15,470
Expenditures:				
<u>General & Administrative:</u>				
Capital Outlay - COI	\$ -	\$ -	\$ 15,470	\$ (15,470)
Total Expenditures	\$ -	\$ -	\$ 15,470	\$ (15,470)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

GIR East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 16,750	\$ -	\$ 13,603	\$ 3,999	\$ 4,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,743
Total Revenues	\$ 16,750	\$ -	\$ 13,603	\$ 3,999	\$ 4,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,743
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 5,914	\$ 299	\$ 722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,934
Management Fees	\$ 430	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,763
Information Technology	\$ 19	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619
Website Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 1	\$ 1	\$ 1	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Insurance	\$ 4,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,631
Printing & Binding	\$ -	\$ 55	\$ -	\$ -	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Legal Advertising	\$ 268	\$ 272	\$ 3,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,121
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 11,262	\$ 4,110	\$ 7,788	\$ 5,235	\$ 4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,670
Excess Revenues (Expenditures)	\$ 5,488	\$ (4,110)	\$ 5,815	\$ (1,236)	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,073

SECTION 3

GIR East
Community Development District

Funding Request #2
December 19, 2022

Bill to: WS-GIR, LLC

Payee		General Fund FY2023	Capital FY2023
1	Governmental Management Services - CFL		
	Invoice # 1 - Management Fees - October 2022	\$ 449.48	
	Invoice # 2 - Management Fees - November 2022	\$ 3,539.52	
	Invoice # 3 - Management Fees - December 2022	\$ 3,484.92	
2	Kutak Rock LLP		
	Invoice #3140792 - General Counsel - October 2022	\$ 5,913.80	
	Invoice #3140793 - Bond Validation - October 2022		\$ 6,765.50
3	Rob Bonin		
	Supervisor Fees - Meeting 10/28/22	\$ 215.30	
		\$ 13,603.02	\$ 6,765.50
Total:			\$ 20,368.52

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1

Invoice Date: 10/28/22

Due Date: 10/28/22

Case:

P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

Bill To:
GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022		3,333.33	3,333.33
Information Technology - November 2022		150.00	150.00
Office Supplies		0.15	0.15
Postage		1.44	1.44
Copies		54.60	54.60
		Total	\$3,539.52
		Payments/Credits	\$0.00
		Balance Due	\$3,539.52

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3

Invoice Date: 12/1/22

Due Date: 12/1/22

Case:

P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3140792

Client Matter No. 29523-1

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3140792
29523-1

Re: General Counsel

For Professional Legal Services Rendered

09/27/22	M. Rigoni	0.20	53.00	Work session with Gillis regarding validation and organizational meeting preparation
09/29/22	J. Gillis	2.80	406.00	Continue drafting organizational meeting documents
10/11/22	M. Rigoni	1.10	291.50	Review and revise organizational meeting document drafts; review draft bond resolution and provide comments
10/12/22	M. Rigoni	0.20	53.00	Confer with Flint regarding organizational meeting; confer with Flint, Smith and Liquori regarding day of plans for establishment hearing
10/14/22	M. Rigoni	2.50	662.50	Review and revise draft organizational meeting documents; confer with Diaz
10/16/22	M. Rigoni	0.70	185.50	Finalize review of organizational meeting documents
10/18/22	M. Rigoni	4.10	1,086.50	Revise records retention

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

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KUTAK ROCK LLP

GIR East CDD

November 22, 2022

Client Matter No. 29523-1

Invoice No. 3140792

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				memorandum and policies resolution;' revise draft bond validation report; confer with Perry regarding anticipated validation; confer with Liquori; confer with Smith regarding interim district engineer agreement; revise draft interlocal agreement with County; clean up draft engineer's report
10/18/22	A. Willson	0.40	112.00	Review and revise acquisition agreement
10/18/22	A. Willson	0.80	224.00	Work session with Rigoni regarding organizational meeting agenda; confer with Liquori regarding district items
10/19/22	M. Rigoni	0.30	79.50	Finalize acquisition agreement; confer with Liquori
10/19/22	M. Rigoni	0.40	106.00	Review website services agreement and finalize
10/21/22	M. Rigoni	0.30	79.50	Review resolution regarding electronic signatures; confer with Virgen regarding organizational meeting documents
10/26/22	J. Gillis	1.10	170.50	Confer with staff and Department of State regarding certified ordinance; finalize notice of establishment and coordinate recording; follow up on hearing availability with Judge Egan
10/26/22	M. Rigoni	1.10	291.50	Prepare for meeting; confer with Virgen regarding various agenda items; follow up with County regarding official establishing ordinance
10/26/22	A. Willson	0.40	112.00	Prepare notice of establishment for recording; work session with Rigoni regarding organizational meeting
10/28/22	J. Gillis	0.10	15.50	Follow up for organizational board meeting
10/28/22	M. Rigoni	6.50	1,722.50	Confer with Virgen regarding agenda items; travel to and attend Board meeting; travel back; perform meeting follow-up

KUTAK ROCK LLP

GIR East CDD

November 22, 2022

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Invoice No. 3140792

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TOTAL HOURS 23.00

TOTAL FOR SERVICES RENDERED \$5,651.00

DISBURSEMENTS

Filing and Court Fees 130.50

Meals 4.10

Travel Expenses 128.20

TOTAL DISBURSEMENTS 262.80

TOTAL CURRENT AMOUNT DUE \$5,913.80

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3140793

Client Matter No. 29523-4

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3140793
29523-4

Re: Bond Validation

For Professional Legal Services Rendered

09/16/22	M. Rigoni	0.60	159.00	Prepare bond validation complaint draft
09/28/22	J. Gillis	3.60	522.00	Draft validation hearing outline, index and testimony matrix and compile documents for hearing notebook; begin drafting organizational meeting documents
10/18/22	J. Gillis	2.60	403.00	Confer with staff regarding bond validation complaint; review and revise same; research Judge assignments and hearing availability and confer with staff regarding same
10/19/22	J. Gillis	1.10	170.50	Review and revise complaint for validation; confer with staff regarding same
10/19/22	M. Rigoni	1.50	397.50	Review prior pleadings; revise bond validation complaint
10/19/22	A. Willson	0.60	168.00	Confer with Strickland regarding engineer's report; confer with Flint regarding validation amount; work

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ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

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GIR East CDD

November 22, 2022

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Invoice No. 3140793

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10/20/22	J. Gillis	0.50	77.50	session with Rigoni regarding validation items
10/20/22	M. Rigoni	0.20	53.00	Receive and review comments from Wilhelm to complaint for bond validation; review and revise same
10/20/22	A. Willson	0.30	84.00	Review Wilhelm comments on validation complaint
10/21/22	A. Willson	1.60	448.00	Confer with Wilhelm regarding validation; work session with Rigoni regarding same
10/24/22	J. Gillis	1.10	170.50	Confer with Berlinsky regarding bond validation; review validation report
10/24/22	M. Rigoni	3.00	795.00	Begin compiling exhibits for bond validation complaint; draft acknowledgment of service, answer and notice and order to show cause; review Judge Egan's procedures
10/24/22	A. Willson	0.90	252.00	Review validation complaint; confer with Wilhelm, Liquori and Flint regarding same; confer with Perry and Dry regarding anticipated filing and hearing schedule; draft proposed answer and acknowledgment of service
10/25/22	A. Barber	0.40	62.00	Confer with Liquori regarding bond validation items; work session with Rigoni regarding validation items
10/25/22	J. Gillis	1.30	201.50	Communicate internally regarding bond validation process in Osceola County
10/25/22	K. Jusevitch	0.60	93.00	Confer with staff regarding scheduling validation hearing and research Judge Egan's procedures regarding same; confer with Osceola County Clerk regarding judge assignment; begin case initiation process with Florida Courts E-Filing portal
				Research judicial assignment timelines and confer with Willson

KUTAK ROCK LLP

GIR East CDD

November 22, 2022

Client Matter No. 29523-4

Invoice No. 3140793

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10/25/22	M. Rigoni	0.50	132.50	Confer with staff regarding scheduling of validation hearing in advance of judge and case number assignments and complaint compilation
10/25/22	A. Willson	1.90	532.00	Work session with Rigoni and Brown regarding validation items; confer with Berlinsky, Liquori, and Flint regarding same
10/26/22	A. Barber	2.50	387.50	Research local rules in preparation for draft of Motion for Reassignment and proposed order; communicate with Blair regarding same; draft of Motion and proposed order
10/27/22	J. Gillis	0.40	62.00	Follow up on hearing availability with Judge Egan; prepare updates to complaint and compile with exhibits
10/27/22	A. Willson	0.90	252.00	Review motion to change judge; confer with Perry regarding same; review final form of validation complaint; confer with Liquori regarding validation items
10/28/22	J. Gillis	1.10	170.50	Follow up on hearing availability with Judge Egan; coordinate filing of bond validation complaint; confer with staff regarding same; monitor status of case opening and Judge assignment
10/28/22	A. Willson	0.90	252.00	Work session with Gillis regarding filing validation; confer with Perry regarding motion; confer with Berlinsky and Liquori regarding validation items
10/31/22	J. Gillis	2.10	325.50	Follow up on status of Judge assignment and available hearing dates; confer with staff regarding same; coordinate filing of motion for reassignment and proposed order granting same; confer with staff, Judge Egan's JA and Judge Schreiber's JA regarding scheduling of hearing

KUTAK ROCK LLP

GIR East CDD

November 22, 2022

Client Matter No. 29523-4

Invoice No. 3140793

Page 4

10/31/22	M. Rigoni	1.40	371.00	Confer with assistant state attorneys' office regarding validation hearing date; finalize notice and order to show cause; revise proposed answer and acknowledgment
10/31/22	A. Willson	0.80	224.00	Work session with Barber, Gillis and Rigoni regarding validation hearing scheduling
TOTAL HOURS		32.40		
TOTAL FOR SERVICES RENDERED				\$6,765.50
TOTAL CURRENT AMOUNT DUE				<u>\$6,765.50</u>

RECEIVED
NOV 04 2022

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

GIR East CDD

Board Meeting Date:

October 28, 2022

	<i>Name</i>	<i>In Attendance</i> <i>Please</i> ✓	<i>Fee Involved</i> <i>Yes / No</i>
1	Mike Liquori	✓	Yes No (\$200)
2	Matt Call	not sure ✓ (place)	Yes No (\$200)
3	Rob Bonin	✓	Yes No (\$200)
4	Tripp Berlinsky	✓	Yes No (\$200)
5	Chancy Summers	✓	Yes No (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/28/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

GIR East
Community Development District

Funding Request #3
January 17, 2023

Bill to: WS-GIR, LLC

Payee		General Fund FY2023	
1	Governmental Management Services - CFL Invoice # 4 - Management Fees - January 2023	\$	3,484.53
2	Kutak Rock LLP Invoice #3156295 - General Counsel - November 2022	\$	298.68
3	Rob Bonin Supervisor Fees - Meeting 01/04/23	\$	215.30
		Total:	\$ 3,998.51

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 4

Invoice Date: 1/1/23

Due Date: 1/1/23

Case:

P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023		3,333.33	3,333.33
Information Technology - January 2023		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.14	1.14

1-1

RECEIVED JAN 09 2023

Total \$3,484.53**Payments/Credits** \$0.00**Balance Due** \$3,484.53

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156295

Client Matter No. 29523-1

RECEIVED

DEC 22 2022

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3156295

29523-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/22	M. Rigoni	0.30	79.50	Confer with Virgen regarding noticing for January public hearings, district engineer request for proposals and landowner election and other meeting follow-ups
TOTAL HOURS		0.30		

1-d

KUTAK ROCK LLP

GIR East CDD

December 21, 2022

Client Matter No. 29523-1

Invoice No. 3156295

Page 2

TOTAL FOR SERVICES RENDERED	\$79.50
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DISBURSEMENTS

Meals	15.71
Travel Expenses	203.47

TOTAL DISBURSEMENTS	<u>219.18</u>
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TOTAL CURRENT AMOUNT DUE	\$298.68
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UNPAID INVOICES:

November 22, 2022	Invoice No. 3140792	5,913.80
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TOTAL DUE	<u>\$6,212.48</u>
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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: GIR East CDD

Board Meeting Date: January 4, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Mike Liquori	✓	No
2	Matt Call	✓	No
3	Rob Bonin	✓	Yes (\$200)
4	Tripp Berlinsky		No
5	Chancy Summers		No

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

1/4/23
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

Community Development District

January 17, 2023

Bill to: WS-GIR, LLC

Payee

Capital

FY2023

1 Kutak Rock LLP

Invoice #3156303 - Bond Validation - November 2022

\$ 3,871.02

Total:

\$ 3,871.02

Please make check payable to:

GIR East Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156303

Client Matter No. 29523-4

RECEIVED
DEC 22 2022

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3156303
29523-4

Re: Bond Validation

For Professional Legal Services Rendered

11/01/22	J. Gillis	0.50	77.50	Follow up with Judge Egan's JA regarding hearing availability; receive and review State's acknowledgment of service, notice of appearance and answer
11/01/22	M. Rigoni	0.30	79.50	Confer with Blair, Dry and Liquori regarding validation public hearing schedule
11/01/22	A. Willson	0.30	84.00	Confer with Liquori regarding validation items; work session with Rigoni regarding same
11/02/22	J. Gillis	0.50	77.50	Follow up on scheduling of validation hearing with Judge Schreiber; confer with staff regarding same
11/02/22	M. Rigoni	0.30	79.50	Revise proposed notice and order to show cause
11/03/22	J. Gillis	1.90	294.50	Draft affidavits and testimony of Genson, English and Weyer
11/07/22	J. Gillis	1.50	232.50	Draft joint stipulation and confer

KUTAK ROCK LLP

GIR East CDD

December 21, 2022

Client Matter No. 29523-4

Invoice No. 3156303

Page 2

11/07/22	M. Rigoni	0.60	159.00	with staff regarding same; draft trustee certificate and confer with Schuhle regarding same; draft certificates for exhibits to joint stipulation
11/08/22	M. Rigoni	0.10	26.50	Confer with Dry and Perry regarding status of notice and order to show cause; review joint stipulation
11/09/22	J. Gillis	1.60	248.00	Review emergency orders regarding court closures
11/09/22	M. Rigoni	0.40	106.00	Confer with staff regarding notice and order to show cause; review publication deadlines; draft letter to Judge Schreiber regarding same; finalize joint stipulation and certificates and confer with staff regarding same; receive and review trustee certificate and begin compiling exhibits for joint stipulation
11/14/22	M. Rigoni	0.20	53.00	Follow up with Perry regarding proposed notice and order to show cause
11/14/22	A. Willson	0.20	56.00	Confer with Liquori and Willson regarding status of validation process
11/15/22	J. Gillis	0.50	77.50	Confer with Liquori regarding validation items
11/16/22	J. Gillis	0.10	15.50	Receive and review exhibits and certificates for joint stipulation; compile same
11/16/22	M. Rigoni	0.10	26.50	Receive and review notice and order to show cause executed by Judge Schreiber
11/17/22	J. Gillis	1.40	217.00	Review electronic filing regarding notice and order
				Confer with Osceola County Clerk regarding publication of notice and order to show cause; coordinate with Orlando Sentinel for publication of same; review ad proof and finalize same; coordinate booking of court report

KUTAK ROCK LLP

GIR East CDD

December 21, 2022

Client Matter No. 29523-4

Invoice No. 3156303

Page 3

11/18/22	J. Gillis	0.20	31.00	Follow up on booking of court reporter
11/21/22	J. Gillis	1.10	170.50	Draft hearing outline and testimony
11/21/22	M. Rigoni	0.20	53.00	Confer with Liquori regarding status update
11/23/22	M. Rigoni	0.80	212.00	Finalize sample testimony questions; confer with Liquori, Smith and Flint
11/28/22	J. Gillis	0.40	62.00	Follow up on publication of notice and order to show cause; review exhibits for joint stipulation and begin compiling; confer with staff regarding same
11/28/22	M. Rigoni	0.30	79.50	Check status of outstanding validation items and provide update to Liquori regarding same
11/28/22	A. Willson	0.20	56.00	Work session with Rigoni and Gillis regarding joint stipulation
11/30/22	M. Rigoni	1.00	265.00	Review draft joint stipulation and exhibits; confer with Flint and Smith regarding same
TOTAL HOURS		14.70		

KUTAK ROCK LLP

GIR East CDD

December 21, 2022

Client Matter No. 29523-4

Invoice No. 3156303

Page 4

TOTAL FOR SERVICES RENDERED

\$2,839.00

DISBURSEMENTS

Filing and Court Fees

414.00

Miscellaneous

618.02

VENDOR: TRIBUNE
PUBLISHING COMPANY LLC
dba ORLAN; INVOICE#:
064526904000; DATE:
11/28/2022 - Public Notice

TOTAL DISBURSEMENTS

1,032.02

TOTAL CURRENT AMOUNT DUE

\$3,871.02

UNPAID INVOICES:

November 22, 2022

Invoice No. 3140793

6,765.50

TOTAL DUE

\$10,636.52

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999. The public sector has become a major employer in the UK, and its growth has been a key factor in the overall growth of the economy.

The public sector has also become a major provider of social services, and its growth has been a key factor in the overall growth of the economy. The public sector has become a major provider of social services, and its growth has been a key factor in the overall growth of the economy.

The public sector has also become a major provider of social services, and its growth has been a key factor in the overall growth of the economy. The public sector has become a major provider of social services, and its growth has been a key factor in the overall growth of the economy.

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The public sector has also become a major provider of social services, and its growth has been a key factor in the overall growth of the economy. The public sector has become a major provider of social services, and its growth has been a key factor in the overall growth of the economy.

GIR East

Community Development District

Funding Request #5

February 17, 2023

Bill to: WS-GIR, LLC

General Fund

FY2023

1 Governmental Management Services - CFL

Invoice # 5 - Management Fees - February 2023

\$ 3,670.05

2 Kutak Rock LLP

Invoice #3168836 - General Counsel - December 2022

\$ 721.50

Total:

\$ 4,391.55

Please make check payable to:

GIR East Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 5**Invoice Date:** 2/1/23**Due Date:** 2/1/23**Case:****P.O. Number:****Bill To:**

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023		3,333.33	3,333.33
Website Administration - February 2023		100.00	100.00
Information Technology - February 2023		150.00	150.00
Office Supplies		0.51	0.51
Postage		9.20	9.20
Copies		39.00	39.00
American Express Statement Closing 12/2/2022 - Simplystamps.com		38.01	38.01
RECEIVED FEB 08 2023			

Total \$3,670.05**Payments/Credits** \$0.00**Balance Due** \$3,670.05

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 20, 2023

RECEIVED
JAN 23 2023**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3168836

Client Matter No. 29523-1

1-2

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3168836
29523-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/22	M. Rigoni	0.10	26.50	Confer with Virgen regarding status of various public hearing and landowner election notices
12/16/22	M. Rigoni	0.20	53.00	Research status of interlocal agreement approval
12/16/22	A. Willson	0.20	56.00	Work session with Rigoni regarding upcoming board meeting
12/20/22	M. Rigoni	1.40	371.00	Prepare January landowner election, board meeting and public hearings agenda items; confer with Liquori and Virgen regarding same
12/22/22	M. Rigoni	0.60	159.00	Review draft agenda and provide comments; finalize interlocal agreement with County; confer with Sutton regarding County's approval of interlocal agreement
12/30/22	A. Willson	0.20	56.00	Confer with Rigoni regarding items for upcoming board meeting
TOTAL HOURS		2.70		

KUTAK ROCK LLP

GIR East CDD

January 20, 2023

Client Matter No. 29523-1

Invoice No. 3168836

Page 2

TOTAL FOR SERVICES RENDERED	\$721.50
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TOTAL CURRENT AMOUNT DUE	\$721.50
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UNPAID INVOICES:

November 22, 2022	Invoice No. 3140792	5,913.80
December 21, 2022	Invoice No. 3156295	298.68

TOTAL DUE	<u>\$6,933.98</u>
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the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999. The public sector has grown from 10% of the economy to 15% of the economy.

There is a growing awareness of the need to improve the efficiency of the public sector. The public sector is a major employer in the UK, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector.

The public sector is a complex organization, and its performance is influenced by a number of factors. These factors include the quality of the workforce, the quality of the services provided, and the quality of the management. The public sector is also influenced by the political environment, and the quality of the political leadership.

The public sector is a major employer in the UK, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector.

The public sector is a complex organization, and its performance is influenced by a number of factors. These factors include the quality of the workforce, the quality of the services provided, and the quality of the management. The public sector is also influenced by the political environment, and the quality of the political leadership.

The public sector is a major employer in the UK, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector.

The public sector is a complex organization, and its performance is influenced by a number of factors. These factors include the quality of the workforce, the quality of the services provided, and the quality of the management. The public sector is also influenced by the political environment, and the quality of the political leadership.

The public sector is a major employer in the UK, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector.

The public sector is a complex organization, and its performance is influenced by a number of factors. These factors include the quality of the workforce, the quality of the services provided, and the quality of the management. The public sector is also influenced by the political environment, and the quality of the political leadership.

GIR East
Community Development District

Funding Request #6
February 17, 2023

Bill to: WS-GIR, LLC

Payee	Capital FY2023
-------	-------------------

1	Kutak Rock LLP	
	Invoice #3168839 - Bond Validation - December 2022	\$ 4,833.00

Total: \$ 4,833.00

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 20, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3168839

Client Matter No. 29523-4

RECEIVED
JAN 23 2023

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3168839

29523-4

Re: Bond Validation

For Professional Legal Services Rendered

12/01/22	J. Gillis	0.70	108.50	Receive and review exhibits for joint stipulation; compile same; confer with staff regarding same
12/02/22	J. Gillis	0.50	77.50	Receive and review exhibits for joint stipulation; continue compiling same
12/02/22	M. Rigoni	1.40	371.00	Review revised joint stipulation exhibits and certificates; confer with Flint; revise joint stipulation packet
12/05/22	J. Gillis	0.70	108.50	Follow up with Orlando Sentinel regarding publication of notice of establishment hearing and affidavit for same; receive and review affidavit of publication; continue compiling exhibits for joint stipulation; confer with staff regarding pre-hearing memorandum of law
12/05/22	M. Rigoni	3.10	821.50	Finalize proposed joint stipulation for ASA review; draft proposed final judgment; confer with Liquori

KUTAK ROCK LLP

GIR East CDD

January 20, 2023

Client Matter No. 29523-4

Invoice No. 3168839

Page 2

12/05/22	A. Willson	0.40	112.00	regarding status update
12/06/22	J. Gillis	2.90	449.50	Work session with Rigoni regarding joint stipulation and validation items
12/06/22	M. Rigoni	2.80	742.00	Draft pre-hearing memorandum of law, compile case law and coordinate filing; finalize joint stipulation and coordinate filing; review proposed final judgment and confer with staff regarding same
12/06/22	A. Willson	0.20	56.00	Finalize draft proposed final judgment; confer with Wilhelm regarding same; finalize pre-hearing memorandum of law; work session with Gillis regarding outstanding validation pleading filings; confer with Liquori
12/07/22	J. Gillis	1.60	248.00	Work session with Rigoni regarding validation items
12/07/22	M. Rigoni	0.30	79.50	Begin preparing hard copies of prehearing memorandum of law with case law and joint stipulation with exhibits for Judge Schreiber; review and revise proposed final judgment; draft letter to Judge Schreiber regarding same
12/08/22	J. Gillis	0.30	46.50	Revise proposed final judgment per Wilhelm comments; confer with Perry regarding same; review transmittal letter to JA
12/08/22	M. Rigoni	0.10	26.50	Confer with staff regarding proposed final judgment and letter to Judge Schreiber; revise same
12/09/22	J. Gillis	0.50	77.50	Confer with Perry regarding proposed final judgment
12/12/22	J. Gillis	0.20	31.00	Finalize hard copies of pre-hearing memorandum of law, joint stipulation and proposed final judgment and coordinate dissemination of same
				Confer with staff regarding Judge Schreiber's hearing materials; confer

KUTAK ROCK LLP

GIR East CDD

January 20, 2023

Client Matter No. 29523-4

Invoice No. 3168839

Page 3

12/12/22	M. Rigoni	0.20	53.00	with Orlando Sentinel regarding publication
12/12/22	A. Willson	0.20	56.00	Confer with Liquori regarding status of validation items
12/13/22	J. Gillis	1.90	294.50	Confer with Rigoni and Liquori regarding validation
				Review and revise hearing outline; compile exhibits and prepare hearing notebook; confer with staff regarding proposed final judgment; confer with JA regarding hearing materials for Judge Schreiber
12/13/22	M. Rigoni	1.00	265.00	Confer with Berlinsky, Liquori, Smith and Flint regarding upcoming validation hearing; review validation hearing notebook
12/13/22	A. Willson	0.30	84.00	Confer with Liquori and Rigoni regarding validation items
12/16/22	M. Rigoni	0.60	159.00	Prepare for bond validation hearing
12/19/22	J. Gillis	0.30	46.50	Confer with court reporter regarding validation hearing; confer with staff regarding hearing notebook and finalize same
12/20/22	M. Rigoni	0.90	238.50	Prepare for and attend validation hearing
12/20/22	A. Willson	0.50	140.00	Attend validation hearing
12/27/22	J. Gillis	0.20	31.00	Follow up on executed final judgment and appeal period
12/29/22	J. Gillis	0.50	77.50	Confer with Osceola County Clerk regarding certificate of no appeal; draft certificate of no appeal and letter to Osceola County Clerk regarding same
TOTAL HOURS		22.30		

KUTAK ROCK LLP

GIR East CDD

January 20, 2023

Client Matter No. 29523-4

Invoice No. 3168839

Page 4

TOTAL FOR SERVICES RENDERED

\$4,800.50

DISBURSEMENTS

Filing and Court Fees

7.00

Freight and Postage

25.50

TOTAL DISBURSEMENTS

32.50

TOTAL CURRENT AMOUNT DUE

\$4,833.00

UNPAID INVOICES:

November 22, 2022

Invoice No. 3140793

6,765.50

December 21, 2022

Invoice No. 3156303

3,871.02

TOTAL DUE

\$15,469.52

SECTION 4

GIR East
Community Development District

Funding Request #7
March 6, 2023

Bill to: WS-GIR, LLC

	Payee	Capital FY2023
1	Kutak Rock LLP Invoice #3182955 - General Counsel - January 2023	\$ 1,210.50
2	Kutak Rock LLP Invoice #3182956 - Bond Validation - January 2023	\$ 196.29

Total: \$ 1,406.79

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3182955

Client Matter No. 29523-1

RECEIVED

FEB 28 2023

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3182955

29523-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/23	M. Rigoni	0.60	165.00	Review final agenda; review draft minutes and provide comments
01/02/23	A. Willson	0.20	56.00	Confer with Diaz regarding interlocal agreement adoption schedule
01/03/23	M. Rigoni	0.60	165.00	Confer with Liquori regarding landowner election process; review revised agenda and prepare for Board meeting
01/03/23	A. Willson	0.20	56.00	Confer with Rigoni regarding upcoming board meeting
01/04/23	M. Rigoni	1.10	302.50	Prepare for and attend landowner election and board meeting; perform meeting follow-up
01/04/23	A. Willson	0.20	56.00	Work session with Rigoni regarding upcoming board meeting
01/05/23	M. Rigoni	0.30	82.50	Review County agenda for informational notice regarding the District; confer with Virgen
01/05/23	A. Willson	0.20	56.00	Confer with Rigoni regarding county

KUTAK ROCK LLP

GIR East CDD

February 25, 2023

Client Matter No. 29523-1

Invoice No. 3182955

Page 2

01/12/23	M. Rigoni	0.20	55.00	correspondence Confer with Horton regarding executed ordinance for water management permit submittal
01/15/23	R. Dugan	0.30	78.00	Prepare memorandum regarding statutory notice requirements
01/19/23	M. Rigoni	0.20	55.00	Revise budget and financing team funding agreements per Liquori comments
01/23/23	M. Rigoni	0.10	27.50	Confer with Flint regarding upcoming meeting
01/23/23	A. Willson	0.20	56.00	Confer with Flint and Rigoni regarding upcoming board meeting agenda

TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$1,210.50

TOTAL CURRENT AMOUNT DUE \$1,210.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3182956

Client Matter No. 29523-4

RECEIVED
FEB 28 2023

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3182956

29523-4

Re: Bond Validation

For Professional Legal Services Rendered

01/18/23	J. Gillis	0.30	46.50	Finalize certificate of no appeal and correspondence to Osceola County clerk; coordinate dissemination of same
01/20/23	J. Gillis	0.10	15.50	Receive and review executed certificate of no appeal
TOTAL HOURS		0.40		

KUTAK ROCK LLP

GIR East CDD

February 25, 2023

Client Matter No. 29523-4

Invoice No. 3182956

Page 2

TOTAL FOR SERVICES RENDERED

\$62.00

DISBURSEMENTS

Filing and Court Fees

-7.00

Freight and Postage

46.29

Miscellaneous

95.00

VENDOR: PHIPPS
REPORTING INC; INVOICE#:
275729; DATE: 12/22/2022 -
Transcript of Hearing Held on
December 20, 2022

TOTAL DISBURSEMENTS

134.29

TOTAL CURRENT AMOUNT DUE

\$196.29

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999. The public sector has also become an important employer of women, with 5.5 million women employed in the public sector in 1999, compared with 4.5 million in 1980.

There is a growing emphasis on the importance of the public sector in providing social services, and in particular in providing care for the elderly and the disabled. The public sector has also become an important employer of people with disabilities, with 1.5 million people with disabilities employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people from ethnic minorities, with 1.5 million people from ethnic minorities employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people from the lower socio-economic groups, with 1.5 million people from the lower socio-economic groups employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low qualifications, with 1.5 million people with low qualifications employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low skills, with 1.5 million people with low skills employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low income, with 1.5 million people with low income employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low housing, with 1.5 million people with low housing employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low health, with 1.5 million people with low health employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low education, with 1.5 million people with low education employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low employment, with 1.5 million people with low employment employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low income, with 1.5 million people with low income employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low housing, with 1.5 million people with low housing employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low health, with 1.5 million people with low health employed in the public sector in 1999, compared with 1 million in 1980.

The public sector has also become an important employer of people with low education, with 1.5 million people with low education employed in the public sector in 1999, compared with 1 million in 1980. The public sector has also become an important employer of people with low employment, with 1.5 million people with low employment employed in the public sector in 1999, compared with 1 million in 1980.

GIR EAST
Community Development District

Funding Request #8
March 20, 2023

Bill to: WS-GIR, LLC

General Fund
FY2023

Payee

1	Governmental Management Services - CFL Invoice # 6 - Management Fees - March 2023	\$ 3,587.38
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Total: \$ 3,587.38

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 6
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

310 - 51300 -

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023 34000		3,333.33	3,333.33
Website Administration - March 2023 35200		100.00	100.00
Information Technology - MArch 2023 35100		150.00	150.00
Office Supplies 51000		0.15	0.15
Postage 42000		3.00	3.00
Copies 42500		0.90	0.90

Total \$3,587.38

Payments/Credits \$0.00

Balance Due \$3,587.38

Audit Committee Meeting

SECTION III

SECTION A

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2023
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, April 26, 2023 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: George Flint/Monica Virgen, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – GIR East Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2023, plus the lump sum cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

GIR EAST COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL (100 Points)

SECTION B

GIR EAST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The GIR East Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County, Florida. The District currently has an operating budget of approximately \$126,428. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 1, 2024.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint/Monica Virgen, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – GIR East Community Development District.**"

Proposals must be received by **5:00 PM on Thursday, April 26, 2023**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

George Flint, District Manager
Governmental Management Services – Central Florida, LLC