

GIR East
Community Development District

Meeting Agenda

September 11, 2024

AGENDA

GIR East
Community Development District
Continued Meeting Agenda

Wednesday
September 11, 2024
3:30 PM

3850 Canoe Creek Road
Saint Cloud, FL

1. Roll Call
2. Public Comment Period
3. Financing Matters
 - A. Consideration of Assessment Area One Engineer's Report
 - B. Consideration of Master Assessment Methodology Report for Assessment Area One
 - C. Consideration of Resolution 2024-04 Declaring Special Assessments
 - D. Consideration of Resolution 2024-05 Setting a Public Hearing for Assessments
4. Other Business
5. Supervisor's Requests
6. Adjournment

SECTION III

SECTION A

ASSESSMENT AREA ONE ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
GIR EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Strickland T. Smith, P.E.
HEIDT DESIGN, LLC
5904-A Hampton Oaks Parkway
Tampa, Florida 33610

September 2024

**ASSESSMENT AREA ONE ENGINEER'S REPORT FOR THE
GIR EAST COMMUNITY DEVELOPMENT DISTRICT**
September 2024

1. PURPOSE

This report supplements the *Master Report of District Engineer*, dated October 2022 (“**Master Report**”) in order to address the first phase of the District’s CIP to be known as the “**2024 Project**” a/k/a “**Assessment Area One Project.**” All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

2. 2024 PROJECT

The District’s 2024 Project includes the portion of the CIP that is necessary for the development of what is known as “CCN-3 Phase 1, 2, & 3, Phases 4 & 5 and Phase 6” (together, “**Assessment Area One**”) of the District. A legal description for Assessment Area One is shown in **Exhibit A** and the Assessment Area One limits are shown on **Exhibit B**.

Product Mix

The table below shows the product types that will be part of the 2024 Project:

Product Types		
		2024 Assessment Area One
Product Type	Lot Width	Number of Units
TH	22	112
SFD	32	0
SFD	35	0
SFD	40	67
SFD	50	74
SFD	55	40
SFD	45	123
SFD	50	162
SFD	60	151
	Total	729

The various improvements that are part of the overall system of improvements comprising the CIP – including those that are part of the 2024 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2024 Project includes, generally stated, the following items relating to Assessment Area One: Waterlin Blvd (a.k.a. PTC-1) and its associated paving, drainage, water, sewer, reclaimed water, landscape and irrigation as well as the Amenity Park, Frontage Park Entry Sign, and associated landscaping and hardscape.

Waterlin Blvd is a 4-lane divided roadway referred to as a Premium Transit Corridor (PTC-1) by Osceola County. The portion of Waterlin Blvd being considered in this report is approximately 6,400 ft in length beginning at Canoe Creek Blvd and extending west. Waterlin Blvd provides access to the adjacent residential neighborhoods. The Amenity Park is in the neighborhood known as CCN-3 Phases 1, 2 and 3 and will include a clubhouse, pool, playground and other common area elements for the community to utilize. The Frontage Park is a linear park running along the western right-of-way of Canoe Creek Road adjacent to CCN-3 Phases 1, 2, & 3 and is part of the larger interconnected trail and park system that

interconnects the different neighborhoods within the Waterlin Development. The entry and associated landscaping is one of the primary way point markers used to identify that community and provide aesthetic enhancement of the community's entrance.

Permits

The status of the applicable permits necessary for the 2024 Project is as shown below. All permits and approvals necessary for the development of the 2024 Project have been obtained or are reasonably expected to be obtained in due course.

Permit Table

Permitting Status				
Issuing Agency	Permit ID	App/Permit Number	Approval Date	Expiration Date
Osceola County	CCN-3 Concept Plan	CP22-00001	8/3/2022	NA
Osceola County	CCN-3 Preliminary Site Plan	PS22-00018	10/17/2022	NA
Army Corps of Engineers	NPR (No Permit Required)	TBD	TBD	TBD
Osceola County	CCN-3 PTC-1 (Waterin Blvd) SDP	SDP22-0157	7/18/2023	7/18/2026
SFWMD	CCN-3 PTC-1 (Waterin Blvd) ERP	49-108783-P	8/9/2024	8/9/2029
FDEP	CCN-3 PTC-1 (Waterlin Blvd) Water Permit	0076597-585-DS	11/11/2023	11/10/2028
FDEP	CCN-3 PTC-1 (Waterlin Blvd) Wastewater Permit	437255-001-DWC/CM	8/28/2023	8/27/2028
Osceola County	CCN-3 Phase 1, 2, & 3 Site Development Plan	SDP22-0219	1/24/2024	1/24/2027
SFWMD	CCN - 3 Phase 1, 2, & 3 ERP	49-108970-P	8/9/2024	8/9/2029
FDEP	CCN-3 Phase 1, 2, & 3 Water Permit	0076597-596-DS	11/13/2023	11/13/2028
FDEP	CCN-3 Phase 1, 2, & 3 Wastewater Permit	0439990-001-DWC/CM	11/20/2023	11/21/2023
Osceola County	CCN-3 Phase 4 & 5 Site Development Plans	SDP23-0031	5/15/2024	5/15/2027
SFWMD	CCN-3 Phase 4 & 5 ERP	App # 230612-39024	TBD	TBD
FDEP	CCN-3 Phase 4 & 5 Water Permit	TBD	TBD	TBD
FDEP	CCN-3 Phase 4 & 5 Wastewater Permit	TBD	TBD	TBD
Osceola County	CCN-3 Phase 6 SDP	Pending	TBD	NA
SFWMD	CCN-3 Phase 6 ERP	TBD	TBD	TBD
FDEP	CCN-3 Phase 6 Water Permit	TBD	TBD	TBD
FDEP	CCN-3 Phase 6 Wastewater Permit	TBD	TBD	TBD

- (1) SFWMD - South Florida Water Management District
- (2) FDEP - FL Department of Environmental Protection
- (3) ERP - Environmental Resource Permit
- (4) SDP - Site Development Plan

Estimated Costs / Benefits

The table below shows the costs that are necessary for delivery of the Assessment Area One lots for the 2024 Project, which includes the master improvements as described above.

ESTIMATED COSTS OF DELIVERING THE ASSESSMENT AREA ONE PROJECT

Improvement	Estimated Cost Assessment Area One Project	Operation & Maintenance Entity
Roadways (Waterlin Blvd only)	\$2,620,932	County
Stormwater (Waterlin Blvd only)	\$2,492,989	CDD
Sanitary Sewer Collection System	\$490,324	TOHO
Water Distribution System	\$1,066,539	TOHO
Reclaimed Water Distribution System	\$688,379	TOHO
Landscaping, Hardscape and Irrigation	\$4,000,000	CDD
Recreational Facilities	\$4,400,000	CDD
Professional Services	\$2,363,874	n/a
Contingency	\$1,812,304	As above
TOTAL	\$19,935,341	

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel. Specifically, the CDD intends to maintain all of its own improvements except that the CDD will contract with an HOA for all landscaping and hardscaping services. Further, the CDD intends to contract with an HOA for day-to-day irrigation maintenance, but the CDD will perform any major repairs/replacements.
- d. Certain portions of master roadway and stormwater improvements within the District's overall CIP are eligible for impact fee credits and it is currently anticipated that such impact-fee creditable portions will be financed by the Developer. As this pertains to the current phase Waterlin Blvd Phase 1, the total cost of the roadway improvements is estimated to be \$10,064,791. Per the TRI-PARTY DEVELOPMENT AGREEMENT between WS GIR LLC, the City of St. Cloud and Osceola County (recorded in Bk 6588, PG 2826 of Osceola County records), 49.19% of this total cost is eligible for impact fee credits and is being financed by the Developer and the associated impact fee credits will be retained by the Developer; therefore the \$5,113,920 estimated above (roadway + stormwater) represents the 50.81% of the total cost of Waterlin Blvd not eligible for impact fee credits and being financed by District bonds.
- e. Because the CIP is a system of improvements, future bonds, secured by special assessments levied on lands outside of the 2024 Project area, may be issued to finance certain master improvements that were constructed as part of the 2024 Project but not otherwise reimbursed by District bonds.

3. CONCLUSION

The 2024 Project will be designed in accordance with current governmental regulations and requirements. The 2024 Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

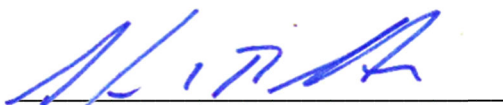
- the estimated cost of the 2024 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- all of the improvements comprising the 2024 Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the 2024 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within Assessment Area One will receive a special benefit from the 2024 Project that is at least equal to the costs of the 2024 Project.

As described above, this report identifies the benefits from the 2024 Project to the lands within Assessment Area One. The general public, property owners, and property outside Assessment Area One will benefit from the provisions of the 2024 Project; however, these are incidental to the 2024 Project, which is designed solely to provide special benefits peculiar to property within Assessment Area One. Special and peculiar benefits accrue to property within Assessment Area One and enable properties within its boundaries to be developed.

The 2024 Project will be owned by the District or other governmental units and such 2024 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2024 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2024 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the actual cost of the components of the 2024 Project or the fair market value.

Please note that the 2024 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2024 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.



Strickland T. Smith, P.E.
Florida License #50652
HEIDT DESIGN, LLC
5904-A Hampton Oaks Parkway
Tampa, Florida 33610

EXHIBIT A:

GIR EAST CDD – ASSESSMENT AREA ONE

DESCRIPTION: A parcel of land lying in The Seminole Land and Investment Company's Subdivision of Sections 11, 12, 13 and 14, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 37, Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 12, Township 27 South, Range 30 East; run thence along the North boundary of said Northwest 1/4 of Section 12, N.89°59'13"E., a distance of 1884.64 feet to the Westerly right-of-way line of Canoe Creek Road; thence along said Westerly right-of-way line of Canoe Creek Road, Southerly, 66.71 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 01°18'41" (chord bearing S.13°17'42"E., 66.71 feet); to the **POINT OF BEGINNING**; thence continuing along said Westerly right-of-way of Canoe Creek the following (6) six courses: 1) Southerly, 20.79 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 00°24'31" (chord bearing S.14°09'18"E., 20.79 feet); 2) S.14°21'33"E., a distance of 601.99 feet; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet); 4) S.09°51'33"E., a distance of 3391.31 feet; 5) Southerly, 256.63 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 05°13'26" (chord bearing S.07°14'50"E., 256.54 feet); 6) S.04°38'08"E., a distance of 135.59 feet; thence S.89°54'20"W., a distance of 2017.91 feet; thence S.00°19'07"E., a distance of 661.37 feet; thence S.00°10'48"E., a distance of 330.78 feet; thence S.89°59'32"W., a distance of 683.25 feet; thence S.00°05'35"E., a distance of 193.71 feet; thence S.89°40'24"W., a distance of 1441.96 feet; thence N.00°10'43"W., a distance of 528.74 feet; thence N.59°26'57"W., a distance of 1401.15 feet; thence N.00°12'22"W., a distance of 800.00 feet; thence S.81°01'56"E., a distance of 191.73 feet; thence N.08°58'04"E., a distance of 145.00 feet; thence N.81°01'56"W., a distance of 317.63 feet; thence N.17°28'09"E., a distance of 2391.77 feet; thence N.89°52'05"E., a distance of 693.84 feet; thence S.00°16'48"E., a distance of 658.56 feet; thence N.89°47'52"E., a distance of 1320.65 feet; thence N.48°58'36"E., a distance of 1169.50 feet; thence N.41°18'36"E., a distance of 1527.29 feet; thence N.00°00'00"E., a distance of 0.00 feet; to the **POINT OF BEGINNING**.

Containing 428.655 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in The Seminole Land and Investment Company's Subdivision of Section 12, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 37, Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 12, Township 27 South, Range 30 East; run thence along the North boundary of said Northwest 1/4 of Section 12, N.89°59'13"E., a distance of 1884.64 feet to the Westerly right-of-way line of Canoe Creek Road; thence along said Westerly right-of-way line of Canoe Creek Road the following (4) four courses, run 1) Southerly, 87.50 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 01°43'12" (chord bearing S.13°29'57"E., 87.50 feet); 2) S.14°21'33"E., a distance of 601.99 feet; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet); 4) S.09°51'33"E., a distance of 3229.06 feet; thence S.80°08'27"W., a distance of 486.85 feet; to the **POINT OF BEGINNING**; thence S.00°03'32"W., a distance of 467.04 feet; thence S.89°54'20"W., a distance of 806.82 feet; thence N.00°05'52"W., a distance of 427.40 feet; thence N.89°54'08"E., a distance of 104.50 feet; thence Northerly, 125.95 feet along the arc of a non-tangent curve to the left having a radius of 958.52 feet and a central angle of 07°31'44" (chord bearing N.03°34'49"W., 125.86 feet); thence Northeasterly, 77.08 feet along the arc of a reverse curve to the right having a radius of 50.00 feet and a central angle of 88°19'34" (chord bearing N.36°48'44"E., 69.67 feet); thence N.80°58'31"E., a distance of 159.78 feet; thence Easterly, 303.83 feet along the arc of a tangent curve to the right having a radius of 455.00 feet and a central angle of 38°15'36" (chord bearing S.79°53'41"E., 298.22 feet); thence Southeasterly, 220.66 feet along the arc of a reverse curve to the left having a radius of 1208.50 feet and a central angle of 10°27'42" (chord bearing S.65°59'44"E., 220.35 feet); thence Southeasterly, 31.10 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 71°17'08" (chord bearing S.35°35'01"E., 29.14 feet) to the **POINT OF BEGINNING**.

Containing 10.604 acres, more or less.

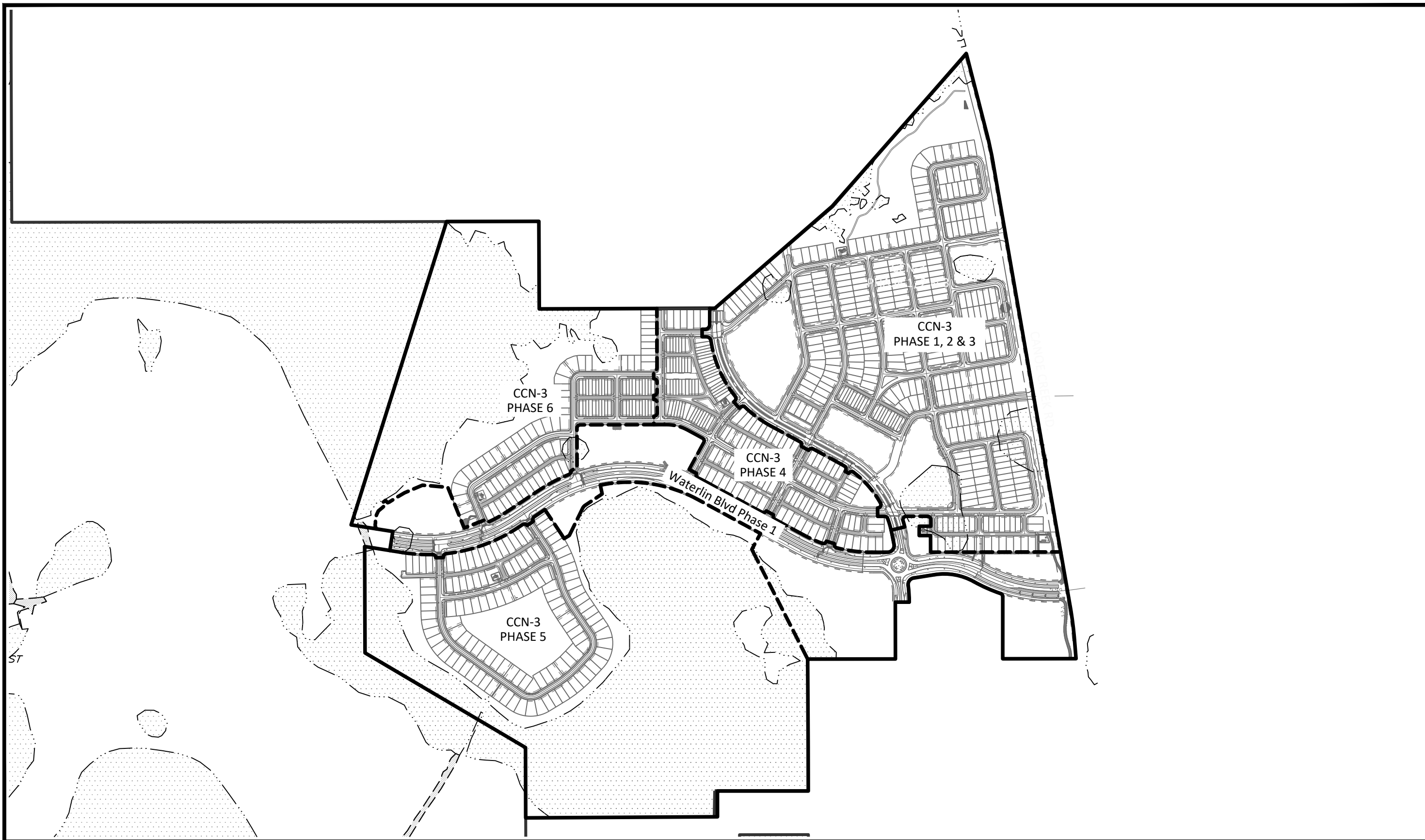


EXHIBIT B

GIR EAST CDD - ASSESSMENT AREA ONE

Osceola County

DATE	DESIGN	BY
09/09/2024		
JOB #		XXX-XX-XXX

SCALE: 1" = 700'

HEIDT DESIGN
6675 Westwood Blvd, Suite 350
Orlando, FL 32821
Phone: (321) 559-8521
www.HeidtDesign.com

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and ground tree analysis is required and may affect final unit totals and layout.

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SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE**

**FOR
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: September 11, 2024

DRAFT

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



V1 9/9/2024

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

1.0 Introduction

The GIR East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue approximately \$24,500,000 tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of what is known as CCN-3 Phases 1-6 within the boundaries of the District (herein “Assessment Area One”) more specifically described in the Master Engineer’s Report for Assessment Area One dated September 2024 prepared Heidt Design, LLC. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within the Assessment Area One within the District.

1.1 Purpose

This Master Assessment Methodology Report for Assessment Area One (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties in Assessment Area One within the District. The Assessment Report allocates the debt to properties within Assessment Area One based on the special benefits each receives from the Assessment Area One Project (“AA1 Project”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject. Additional master methodology reports will be produced for the other assessment areas within the District.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,526 acres in Polk County, Florida and envisions 3,003 residential units. Assessment Area One includes approximately 418 acres and envisions 729 residential units (herein the “AA1 Development Program”). The proposed AA1 Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the AA1 Project will provide facilities that benefit certain property within the District. The AA1 Project is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain roadways (Waterlin Blvd. only), stormwater (Waterlin Blvd. only), sanitary sewer collection system, water distribution system, reclaimed water distribution system, landscaping, hardscape & irrigation, recreational facilities, professional services, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the AA1 Project.
2. The District Engineer determines the assessable acres that benefit from the District's AA1 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the AA1 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area One within the District. The implementation of the AA1 Project enables properties within its boundaries to be developed. Without the District's AA1 Project, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within Assessment Area One within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area One within the District will benefit from the provision of the District's AA1 Project. However, these benefits will be incidental to the District's AA1 Project, which is designed solely to meet the needs of property within Assessment Area One within the District. Properties outside the District boundaries and outside Assessment Area One do not depend upon the District's AA1 Project. The property owners within

Assessment Area One are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area One within the District.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area One within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA1 Project that is necessary to support full development of property within Assessment Area One will cost approximately \$19,935,341. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$24,500,000. Additionally, funding required to complete the AA1 Project is anticipated to be funded by the Developer. Without the AA1 Project, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue approximately \$24,500,000 in Bonds to fund the District's AA1 Project for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$24,500,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the AA1 Project needed to support the AA1 Development Program, these construction costs are outlined in Table 2. The improvements needed to support the AA1 Development Program within Assessment Area One are described in detail in the

Engineer's Report and are estimated to cost \$19,935,341. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total approximately \$24,500,000. Table 3 shows the breakdown of the bond sizing. In table 3, the bond sizing includes the estimated bond sizing for Assessment Area Two in order to determine benefit for the two assessment areas.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The AA1 Project funded by District bonds benefits all developable acres within Assessment Area One of the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Program will be completed and the debt relating to the Bonds will be allocated to the planned approximately 729 residential units within Assessment Area One within the District, which are the beneficiaries of the AA1 Project, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area One Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The AA1 Project consists of roadways (Waterlin Blvd. only), stormwater (Waterlin Blvd. only), sanitary sewer collection system, water distribution system, reclaimed water distribution system, landscaping, hardscape & irrigation, recreational facilities, professional services, and contingency. There are six residential product types within the planned development within Assessment Area One as reflected in Table 1. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that

the benefit derived from the AA1 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed AA1 Project relating to Assessment Area One will provide several types of systems, facilities and services for its residents. These include roadways (Waterlin Blvd. only), stormwater (Waterlin Blvd. only), sanitary sewer collection system, water distribution system, reclaimed water distribution system, landscaping, hardscape & irrigation, recreational facilities, professional services, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA1 Project relating to the Assessment Area One Development, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the AA1 Development Program is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA1 Project relating to the Assessment Area One Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA1 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area One within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Assessment Area One within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's AA1 Project will be distributed evenly across the acres of Assessment Area One within the District. As the development process occurs, the debt will be

distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

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TABLE 1
 GIR EAST COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	Assessment Area		ERUs per Unit (1)	Total ERUs
	One - Units	No. of Units *		
Townhouse - 22'	112	112	0.67	74.67
Single Family - 40'	67	67	0.80	53.60
Single Family - 45'	123	123	0.90	110.70
Single Family - 50'	236	236	1.00	236.00
Single Family - 55'	40	40	1.10	44.00
Single Family - 60'	151	151	1.20	181.20
Total Units	729	729		700.2

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2 GIR EAST COMMUNITY DEVELOPMENT DISTRICT INFRASTRUCTURE COST ESTIMATES MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE</p>

Assessment Area One Project ("AA1 Project")(1)	Amount
Roadways (Waterlin Blvd only)	\$2,620,932
Stormwater (Waterlin Blvd only)	\$2,492,989
Sanitary Sewer Collection System	\$490,324
Water Distribution System	\$1,066,539
Reclaim Water Distribution System	\$688,379
Landscape, Hardscape & Irrigation	\$4,000,000
Recreational Facilities	\$4,400,000
Professional Services	\$2,363,874
Contingency	\$1,812,304
Total Improvements	\$19,935,341

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated September 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
GIR EAST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Description	Amount
Construction Funds	\$19,935,341
Debt Service Reserve	\$1,974,367
Capitalized Interest	\$1,715,000
Underwriters Discount	\$490,000
Cost of Issuance	\$385,292
Par Amount*	\$24,500,000

Bond Assumptions:

Average Coupon	7.00%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 GIR EAST COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement	
					Costs Per Product Type	Improvement Costs Per Unit
Townhouse - 22'	112	0.67	74.67	10.66%	\$ 2,125,930	\$ 18,982
Single Family - 40'	67	0.80	53.60	7.66%	\$ 1,526,114	\$ 22,778
Single Family - 45'	123	0.90	110.70	15.81%	\$ 3,151,881	\$ 25,625
Single Family - 50'	236	1.00	236.00	33.71%	\$ 6,719,458	\$ 28,472
Single Family - 55'	40	1.10	44.00	6.28%	\$ 1,252,780	\$ 31,320
Single Family - 60'	151	1.20	181.20	25.88%	\$ 5,159,177	\$ 34,167
Totals	729		700.17	100.00%	\$ 19,935,341	

* Unit mix is subject to change based on marketing and other fact

TABLE 5
GIR EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhouse - 22'	112	\$ 2,125,930	\$ 2,612,711	\$ 23,328
Single Family - 40'	67	\$ 1,526,114	\$ 1,875,553	\$ 27,993
Single Family - 45'	123	\$ 3,151,881	\$ 3,873,578	\$ 31,493
Single Family - 50'	236	\$ 6,719,458	\$ 8,258,034	\$ 34,992
Single Family - 55'	40	\$ 1,252,780	\$ 1,539,633	\$ 38,491
Single Family - 60'	151	\$ 5,159,177	\$ 6,340,490	\$ 41,990
Totals	729	\$ 19,935,341	\$ 24,500,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
GIR EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhouse - 22'	112	\$ 2,612,711	\$ 23,328	\$ 210,549	\$ 1,880	\$ 2,000
Single Family - 40'	67	\$ 1,875,553	\$ 27,993	\$ 151,144	\$ 2,256	\$ 2,400
Single Family - 45'	123	\$ 3,873,578	\$ 31,493	\$ 312,158	\$ 2,538	\$ 2,700
Single Family - 50'	236	\$ 8,258,034	\$ 34,992	\$ 665,485	\$ 2,820	\$ 3,000
Single Family - 55'	40	\$ 1,539,633	\$ 38,491	\$ 124,074	\$ 3,102	\$ 3,300
Single Family - 60'	151	\$ 6,340,490	\$ 41,990	\$ 510,957	\$ 3,384	\$ 3,600
Totals	729	\$ 24,500,000		\$ 1,974,367		

(1) This amount includes 6% for collection fees and early payment discounts when collected on the Osceola County Property Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
 GIR EAST COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA ONE
 MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Owner	Property*	Acres	Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
WS-GIR LLC	Assessment Area One	418.05	\$ 58,605	\$ 24,500,000	\$1,974,367	\$ 2,100,390
Totals		418.05		\$ 24,500,000	\$ 1,974,367	\$ 2,100,390

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	7.00%
Maximum Annual Debt Service	\$1,974,367

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

EXHIBIT A:

GIR EAST CDD – ASSESSMENT AREA ONE

DESCRIPTION: A parcel of land lying in The Seminole Land and Investment Company's Subdivision of Sections 11, 12, 13 and 14, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 37, Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 12, Township 27 South, Range 30 East; run thence along the North boundary of said Northwest 1/4 of Section 12, N.89°59'13"E., a distance of 1884.64 feet to the Westerly right-of-way line of Canoe Creek Road; thence along said Westerly right-of-way line of Canoe Creek Road, Southerly, 66.71 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 01°18'41" (chord bearing S.13°17'42"E., 66.71 feet); to the **POINT OF BEGINNING**; thence continuing along said Westerly right-of-way of Canoe Creek the following (6) six courses: 1) Southerly, 20.79 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 00°24'31" (chord bearing S.14°09'18"E., 20.79 feet); 2) S.14°21'33"E., a distance of 601.99 feet; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet); 4) S.09°51'33"E., a distance of 3391.31 feet; 5) Southerly, 256.63 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 05°13'26" (chord bearing S.07°14'50"E., 256.54 feet); 6) S.04°38'08"E., a distance of 135.59 feet; thence S.89°54'20"W., a distance of 2017.91 feet; thence S.00°19'07"E., a distance of 661.37 feet; thence S.00°10'48"E., a distance of 330.78 feet; thence S.89°59'32"W., a distance of 683.25 feet; thence S.00°05'35"E., a distance of 193.71 feet; thence S.89°40'24"W., a distance of 1441.96 feet; thence N.00°10'43"W., a distance of 528.74 feet; thence N.59°26'57"W., a distance of 1401.15 feet; thence N.00°12'22"W., a distance of 800.00 feet; thence S.81°01'56"E., a distance of 191.73 feet; thence N.08°58'04"E., a distance of 145.00 feet; thence N.81°01'56"W., a distance of 317.63 feet; thence N.17°28'09"E., a distance of 2391.77 feet; thence N.89°52'05"E., a distance of 693.84 feet; thence S.00°16'48"E., a distance of 658.56 feet; thence N.89°47'52"E., a distance of 1320.65 feet; thence N.48°58'36"E., a distance of 1169.50 feet; thence N.41°18'36"E., a distance of 1527.29 feet; thence N.00°00'00"E., a distance of 0.00 feet; to the **POINT OF BEGINNING**.

Containing 428.655 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in The Seminole Land and Investment Company's Subdivision of Section 12, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 37, Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 12, Township 27 South, Range 30 East; run thence along the North boundary of said Northwest 1/4 of Section 12, N.89°59'13"E., a distance of 1884.64 feet to the Westerly right-of-way line of Canoe Creek Road; thence along said Westerly right-of-way line of Canoe Creek Road the following (4) four courses, run 1) Southerly, 87.50 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 01°43'12" (chord bearing S.13°29'57"E., 87.50 feet); 2) S.14°21'33"E., a distance of 601.99 feet; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet); 4) S.09°51'33"E., a distance of 3229.06 feet; thence S.80°08'27"W., a distance of 486.85 feet; to the **POINT OF BEGINNING**; thence S.00°03'32"W., a distance of 467.04 feet; thence S.89°54'20"W., a distance of 806.82 feet; thence N.00°05'52"W., a distance of 427.40 feet; thence N.89°54'08"E., a distance of 104.50 feet; thence Northerly, 125.95 feet along the arc of a non-tangent curve to the left having a radius of 958.52 feet and a central angle of 07°31'44" (chord bearing N.03°34'49"W., 125.86 feet); thence Northeasterly, 77.08 feet along the arc of a reverse curve to the right having a radius of 50.00 feet and a central angle of 88°19'34" (chord bearing N.36°48'44"E., 69.67 feet); thence N.80°58'31"E., a distance of 159.78 feet; thence Easterly, 303.83 feet along the arc of a tangent curve to the right having a radius of 455.00 feet and a central angle of 38°15'36" (chord bearing S.79°53'41"E., 298.22 feet); thence Southeasterly, 220.66 feet along the arc of a reverse curve to the left having a radius of 1208.50 feet and a central angle of 10°27'42" (chord bearing S.65°59'44"E., 220.35 feet); thence Southeasterly, 31.10 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 71°17'08" (chord bearing S.35°35'01"E., 29.14 feet) to the **POINT OF BEGINNING**.

Containing 10.604 acres, more or less.

SECTION C

RESOLUTION 2024-04

[ASSESSMENT AREA ONE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the GIR East Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Assessment Area One Engineer’s Report* dated September, 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Assessment Area One*, dated September 11, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$19,935,341 (the “Estimated Cost”).

SECTION 5. The Assessments will defray approximately \$24,500,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of September, 2024, as continued from 4th day of September, 2024.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair, Board of Supervisors

Exhibit A: *Assessment Area One Engineer's Report* dated September, 2024

Exhibit B: *Master Special Assessment Methodology Report*, dated September 11, 2024

Exhibit A

Assessment Area One Engineer's Report dated September, 2024

Exhibit B

Master Special Assessment Methodology Report for Assessment Area One, dated September 11, 2024

SECTION D

RESOLUTION 2024-05

[ASSESSMENT AREA ONE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2024, AT ____:____ __.M., AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the GIR East Community Development District (the “District”) has previously adopted Resolution 2024-04 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2024-04, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the “District Office”).

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

SECTION 1. There is hereby declared a public hearing to be held at ____:____ __.m. on _____, 2024, at _____, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Osceola County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such

notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of September, 2024, as continued from 4th day of September, 2024.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair, Board of Supervisors