

GIR East
Community Development District

Meeting Agenda

March 5, 2025

AGENDA

GIR East
Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 26, 2025

Board of Supervisors
GIR East
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **GIR East Community Development District** will be held on **Wednesday, March 5, 2025 at 3:00 PM, at 3850 Canoe Creek Road, Saint Cloud, FL**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 4, 2024 Meeting
4. Consideration of Assessment Area One, Series 2025 Bonds Financing Items
 - A. Presentation of Final Supplemental Assessment Methodology Report for Assessment Area One
 - B. Consideration of Resolution 2025-05 Supplemental Assessment Resolution
 - C. Consideration of Supplemental Notice of Imposition
5. Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #37 - #40
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

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, December 4, 2024 at 3:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Rob Bonin	Assistant Secretary
Chancy Summers	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni <i>by phone</i>	District Counsel
Strickland Smith <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 2, 2024 and October 23, 2024 Meetings

Mr. Flint presented the minutes of the October 2, 2024 and the October 23, 2024 meetings. There were corrections from Ms. Rigoni and Mr. Flint asked for Board approval of the minutes subject to District Counsel's corrections.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Minutes of the October 2, 2024 and the October 23, 2024 Meetings, were approved, as amended.
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FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Public Hearing was opened.

A. Consideration of Assessment Area One Engineer’s Report

Mr. Flint noted the Engineer’s report had not changed. Ms. Rigoni stated the report had not changed since the October meeting. Ms. Rigoni added the engineer had noted the costs seemed reasonable and proper and there is no reason the District cannot carry out the improvements of the program.

Mr. Liquori added comments later noting this was back when Phase 7 was not included. He noted it was 729 units, and we have now added Phase 7, and it should reflect 811 units. Mr. Flint noted this is the September report and should be dated October. The Engineer’s report was updated in October, and it was used to prepare the Master’s Methodology report and should reflect added units. He added the report was updated and included the mailed notice is correct. Ms. Rigoni stated it was an administrative mistake, and it should be noted to have a motion to approve the corrected report. Mr. Flint noted the old version was in the agenda, but it has been updated and used for the mailed notice and the public hearing.

Mr. Flint asked for a motion to reconsider and the approval of the Engineer’s Report and to adopt the October version.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Master Assessment Area One Engineer’s Report corrected version dated October, was approved.

B. Consideration of Master Assessment Methodology Report for Assessment Area One

Mr. Flint stated this has not changed since the meeting it was originally presented at. He asked for any questions from the Board. There were no Board questions. Ms. Rigoni added comments on the District’s precautionary measures. She noted the allocation was updated to include allowing the District to develop any product types and develop the ERU accordingly.

Ms. Rigoni noted the corrected version as presented at the October meeting does include Phase 7 and the updated product type to include the updated units of 811 to include utilities, and townhomes to total \$31,190.612.

After the corrected version of the Engineer’s report was made, Mr. Flint noted the Master Assessment Methodology Table 1 reflects the 811 units with an assigned ERUs resulting in 747.72 ERUs. He added the cost estimates are \$34,190.612 and matches the revised Engineers’ report from October. Table 3 is the preliminary bond sizing based on the costs and resulting in a par amount of \$41,700,000. He reviewed the remainder of Tables and noted Table 7 now reflects the 4 Landowners. This report has been revised.

Ms. Rigoni reviewed the questions about revised project receiving special benefits from the project, and will the benefits be equal to or in excess of the assessments, and are they reasonably proportioned to the land. Mr. Flint answered yes to all questions.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Master Assessment Methodology Report for Assessment Area One, was approved, as amended with Revision of Table 7.

C. Public Comment and Testimony

Mr. Flint stated there were no public members present at the meeting to provide or testimony.

D. Consideration of Resolution 2025-04 Levying Assessments

Mr. Flint stated this resolution was for levying assessments. Ms. Rigoni reviewed the resolution. She noted findings and final assessment resolution confirming the reports and the recording in the county. Mr. Liquori asked if anything changed due to the four landowners and if any further action needs to occur. Ms. Rigoni noted this does not change the resolution and noted the bond would make them aware before recording occurs. Mr. Liquori asked for the landowners to be notified. This is standard wording for the resolution. He asked if they proposed a resolution subject to sending this around so other landowners could see if one objected. Ms. Rigoni stated that this is reflected in closing. He wanted to make sure any other landowners were aware.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-04 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Assessment Area One, Series 2024 Bonds Financing Items

A. Presentation of Final Supplemental Assessment Methodology Report

Mr. Flint noted this section is on hold anticipating a continued meeting once the bonds are marketed and priced. The Board will need to have another meeting before they close. Since they have not been priced this agenda will be considered by the Board before the closing. He noted they would like to add the Engineer’s report and one of the items. He noted that 5A and Assessment Area 1 Engineer’s Report and all other items would be shifted down. He added a draft is included and is the pre-pricing version and is subject to review. This reflects the sale to the three builders and has not been circulated and reviewed.

Mr. Flint asked that the Board decide on a date for a continued meeting based on the pricing date and timeframe. Dates were discussed. Mr. Flint attempted to reach the underwriter by phone for a date. The Board suggested December 19, 2024 at 3:00 p.m. assuming all items are completed from the builders.

B. Consideration of Resolution 2025-05 Supplemental Assessment Resolution – *Under Separate Cover*

C. Consideration of Supplemental Notice of Imposition – *Under Separate Cover*

Mr. Flint noted there was no action on these items.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition of Work Product – *Under Separate Cover*

Mr. Flint noted this is consideration of acquisition of work product. Ms. Rigoni presented this topic and a description of estimated costs with a not to exceed amount. The Engineer reviewed the specifics of what was needed and noted they were looking for reimbursing of what is done to date. He noted there were estimates and recommended a not to exceed amount of \$2,000,000.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Acquisition of the Work Product with a Not to Exceed Amount of \$2,000,000, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni noted they will determine quotes and action after the continued meeting and then closing.

B. Engineer

Mr. Smith had nothing further to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint stated the financial statements were through October 31st. He noted there was no action required.

ii. Ratification of Funding Requests #34 – #36

Mr. Flint stated this is for ratification of funding requests #34-36. He added they have been sent to the developer.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #34-#36, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business. Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the meeting was continued to December 19, 2024 at 3:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE**

**FOR
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 27, 2025

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



Volume 12 - 3.4.25

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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”)¹. The District will issue on March 7, 2025, \$19,410,000 of its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (the “Bonds” or “2025 Bonds”) for the purpose of financing certain master infrastructure improvements and certain master infrastructure improvements within an assessment area within the District consisting of what is known as CCN-3 Phases 1-7 within the boundaries of the District (herein “Assessment Area One”) more specifically described in the Assessment Area One Engineer’s Report dated September 2024, revised October 2024, prepared by Heidt Design, LLC (the “District Engineer”) as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of infrastructure improvements that benefit property owners within the District.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area One (the “Supplemental Assessment Report”) supplements the Master Assessment Methodology for Assessment Area One dated October 9, 2024 (the “Master Report” and together with the Supplemental Assessment Report, the “Assessment Report”), and provides for an assessment methodology for allocating the debt assessments to properties within the District based on the special benefits each receives from a portion of the District’s overall capital improvement plan (“CIP”) as described in the Engineer’s Report (the “Assessment Area One Project” or “AA1 Project”). 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. This Assessment Report is designed to conform to the requirements of Chapters 190, 197, and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District will impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District (the “Series 2025 Assessments”) based on the Assessment Report. It is anticipated Series 2025 Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Supplemental 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 Osceola County, Florida and envisions approximately 3,003 residential units. The AA1 Project is a component

¹ The District anticipates being merged into a stewardship district, to be known as Waterlin Stewardship District (the “SD”). Accordingly, upon such merger, the “District” herein shall refer to the SD.

of the District's overall capital improvement program which provides a master system of improvements to the benefitted lands within the District. Assessment Area One includes approximately 428.655 acres and envisions 811 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 Supplemental Assessment Report will be modified accordingly. The units planned for the AA1 Development Program are ultimately the benefitting properties of the Assessment Area One Project and are anticipated to fully absorb and secure the Series 2025 Assessments pledged to the Bonds.

The public 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, in regard to the AA1 Project, the District may construct and/or acquire certain offsite utilities, 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. Only a portion of the CIP constituting the AA1 Project will be funded with the available net proceeds of the Bonds; the remainder of the unfunded portion of the AA1 Project may be funded by WS-GIR, LLC or a related entity (the "Developer") and/or funded by additional bonds of the District. The AA1 estimated 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 benefitted properties on a prorated gross acreage basis. Ultimately, as land is platted, site planned, or subject to a declaration of condominium, this amount will be assigned to each of the benefitted properties based on the number of platted units on an ERU basis. If parcels of land are sold in advance of platting, the Series 2025 Assessments will initially be assigned to such parcels on an ERU basis resulting from the contractually assigned entitlements for development of lots on such lands as adjusted by the actual number of lot types developed and any true-up payments that may be due.

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 the 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 and 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 and/or 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 and 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 \$34,190,612. The District's Underwriter has determined that financing

costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Bonds, and the funding of debt service reserves, will total \$19,410,000. Additionally, funding required to complete the AA1 Project which is not funded with the Bonds is anticipated to be funded by WS-GIR, LLC, or a related entity (the “Developer”) or financed by additional bonds that may be issued by the District. 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 will issue on March 7, 2025, \$19,410,000 in Bonds to fund a portion of the District’s AA1 Project, fund a debt service reserve account and pay cost of issuance. It is the purpose of this Supplemental Assessment Report to allocate the \$19,410,000 in debt to the properties benefiting from the AA1 Project.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Assessment Area One of the District. The District has a proposed Engineer’s Report for the AA1 Project costs needed to support the AA1 Development Program, which construction costs are outlined in Table 2. The improvements needed to support the AA1 Development Program are described in detail in the Engineer’s Report and are estimated to cost \$34,190,612. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the AA1 Project and related costs was determined by the District’s Underwriter to total \$19,410,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of the Series 2025 Assessments is a continuous process until the AA1 Development Program is completed. The AA1 Project funded by District Bonds benefits all developable acres within Assessment Area One of the District as well as the lands within the boundaries of the District.

The Series 2025 Assessments will initially be levied to the parcels within Assessment Area One of the District based upon ERUs from the contractually assigned entitlements for the development of lots, for each respective parcel, on an equal acreage basis. 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, site planning, or the recording of declaration of condominium, (“Assigned Properties”) has begun, the Series 2025 Assessments will be allocated to

the Assigned Properties based on the benefits they receive. Property that has not been platted, assigned development rights or subjected to a declaration of condominium (“Unassigned Properties”), will continue to be assessed on an equal assessment per gross acre basis. Eventually the AA1 Development Program will be completed and the debt relating to the Bonds will be fully allocated to the planned 811 residential units within Assessment Area One within the District, which are the primary beneficiaries of the AA1 Project, as depicted in Table 5 and Table 6. If there are changes to the AA1 Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer or applicable landowner is required. The process is outlined in Section 3.0.

The assignment of Series 2025 Assessments pledged to the 2025 Bonds will be done on a first-platted, first-assigned basis, consistent with the assessment methodology found in the Master Report and as further described herein. 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 the District are benefiting from the improvements.

The Series 2025 Assessment levels provided in this Supplemental Assessment Report have been determined based on targeted annual assessment installments provided by the Developer in order to achieve a certain market-level end user assessment. In order to reduce the Series 2025 Assessments for the 2025 Bonds to the target level under the methodology, the District shall recognize contributions of CIP infrastructure from the Developer. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb the 2025 Bond principal, it is estimated that the Developer will contribute a total of \$10,000 in eligible CIP infrastructure to the District.

2.3 Allocation of Benefit

The AA1 Project consists of offsite utilities, 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 AA1 Development Program as reflected in Table 1, with each product type with its corresponding equivalent residential unit (“ERU”). Consistent with the Master Report, any product type not specifically stated in the Assessment Report but ultimately developed within Assessment Area One may be assigned an ERU factor based upon the front footage of such new product using 50’ as the baseline. 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 will provide several types of systems, facilities and services for its residents. These include offsite utilities, 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. If new product types are developed, this Supplemental Assessment Report may be further amended and/or supplemented to reflect the change and reallocate debt assessments in accordance with the methodology provided in the Assessment Report.

For the provision of AA1 Project relating to Assessment Area One, 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.

3.0 True Up Mechanism

Although the District does not process plats, declarations of condominium, 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 the 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, declaration of condominium, 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 or true-up payment 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 plus accrued interest 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 Series 2025 Assessment liens to the parcels within Assessment Area One of the District based upon ERUs from the contractually assigned entitlements for the development of lots, for each respective parcel, on an equal 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 Tables 1, 4, 5, and 6 to reflect the changes. As a result, the Series 2025 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. The current assessment roll is depicted in Table 7.

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

Product Types	Assessment Area		ERUs per Unit (1)	Total ERUs
	One - Units	No. of Units *		
Townhouse - 22'	194	194	0.63	122.22
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	811	811		747.72

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
GIR EAST COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA ONE INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Assessment Area One Project ("AA1 Project")(1)	Amount
Offsite Utilities	\$11,268,989
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	\$4,054,223
Contingency	\$3,108,237
Total Improvements	\$34,190,612

(1) A detailed description of these improvements is provided in the Assessment Area One Engineer's Report dated September 2024, Revised October 2024

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Amount
Construction Funds	\$18,125,180.75
Original Issue Discount	\$30,250.50
Debt Service Reserve	\$653,993.75
Underwriters Discount	\$388,200.00
Cost of Issuance	\$212,375.00
Par Amount	\$19,410,000.00

Bond Assumptions:

Average Coupon	5.41%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	50% of Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 GIR EAST COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 SUPPLEMENTAL 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'	194	0.63	122.22	16.35%	\$ 5,588,692	\$ 28,808
Single Family - 40'	67	0.80	53.60	7.17%	\$ 2,450,940	\$ 36,581
Single Family - 45'	123	0.90	110.70	14.81%	\$ 5,061,923	\$ 41,154
Single Family - 50'	236	1.00	236.00	31.56%	\$ 10,791,452	\$ 45,726
Single Family - 55'	40	1.10	44.00	5.88%	\$ 2,011,966	\$ 50,299
Single Family - 60'	151	1.20	181.20	24.23%	\$ 8,285,640	\$ 54,872
Totals	811		747.72	100.00%	\$ 34,190,612	

* 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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total Improvements	Potential	Developer Contributions**	Allocation of Par	Par Debt Per Unit
		Costs Per Product Type	Allocation of Debt Per Product Type		Debt Per Product Type	
Townhouse - 22'	194	\$ 5,588,692	\$ 3,174,333	\$ (7,655)	\$ 3,166,678	\$ 16,323
Single Family - 40'	67	\$ 2,450,940	\$ 1,392,115	\$ (201)	\$ 1,391,914	\$ 20,775
Single Family - 45'	123	\$ 5,061,923	\$ 2,875,132	\$ (415)	\$ 2,874,717	\$ 23,372
Single Family - 50'	236	\$ 10,791,452	\$ 6,129,460	\$ (885)	\$ 6,128,576	\$ 25,969
Single Family - 55'	40	\$ 2,011,966	\$ 1,142,781	\$ (165)	\$ 1,142,616	\$ 28,565
Single Family - 60'	151	\$ 8,285,640	\$ 4,706,179	\$ (679)	\$ 4,705,500	\$ 31,162
Totals	811	\$ 34,190,612	\$ 19,420,000	\$ (10,000)	\$ 19,410,000	

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

** In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$10,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
GIR EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL 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'	194	\$ 3,166,678.01	\$ 16,323.08	\$ 213,393.88	\$ 1,099.97	\$ 1,170.18
Single Family - 40'	67	\$ 1,391,913.76	\$ 20,774.83	\$ 93,797.31	\$ 1,399.96	\$ 1,489.32
Single Family - 45'	123	\$ 2,874,717.42	\$ 23,371.69	\$ 193,719.45	\$ 1,574.95	\$ 1,675.48
Single Family - 50'	236	\$ 6,128,575.52	\$ 25,968.54	\$ 412,988.16	\$ 1,749.95	\$ 1,861.65
Single Family - 55'	40	\$ 1,142,615.78	\$ 28,565.39	\$ 76,997.79	\$ 1,924.94	\$ 2,047.81
Single Family - 60'	151	\$ 4,705,499.51	\$ 31,162.25	\$ 317,090.91	\$ 2,099.94	\$ 2,233.98
Totals	811	\$ 19,410,000.00		\$ 1,307,987.50		

(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

** Amounts represent targeted annual assessments

Prepared by: Governmental Management Services - Central Florida, LLC

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

Owner	Property	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
TPG AG EHC III (LEN) MULTI STATE 1 LLC	Exhibit A*	47.072	\$ 107,025.34	\$ 5,037,896.83	\$ 339,490.27	\$ 361,159.86
PERRY HOMES OF FLORIDA LLC	Exhibit B*	32.739	\$ 129,529.39	\$ 4,240,662.64	\$ 285,766.81	\$ 304,007.24
DFC WATERLIN LLC	Exhibit C*(2)	52.630	\$ 120,224.59	\$ 6,327,420.35	\$ 426,387.78	\$ 453,604.02
WS-GIR LLC	Exhibit D** LESS Exhibits A thru C*	296.214	\$ 12,842.14	\$ 3,804,020.18	\$ 256,342.65	\$ 272,704.95
Totals		428.655		\$ 19,410,000.00	\$ 1,307,987.50	\$ 1,391,476.06

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

(2) The Metes and Bounds legal description for DFC Waterlin LLC included as Exhibit C to the Master Assessment Methodology for Assessment Area One dated October 9, 2024, included a scrivener's error, and is hereby superseded and replaced by the corrected legal description included as Exhibit C to this Supplemental Assessment Report

Annual Assessment Periods	30
Average Coupon Rate (%)	5.41%
Maximum Annual Debt Service	\$1,307,988

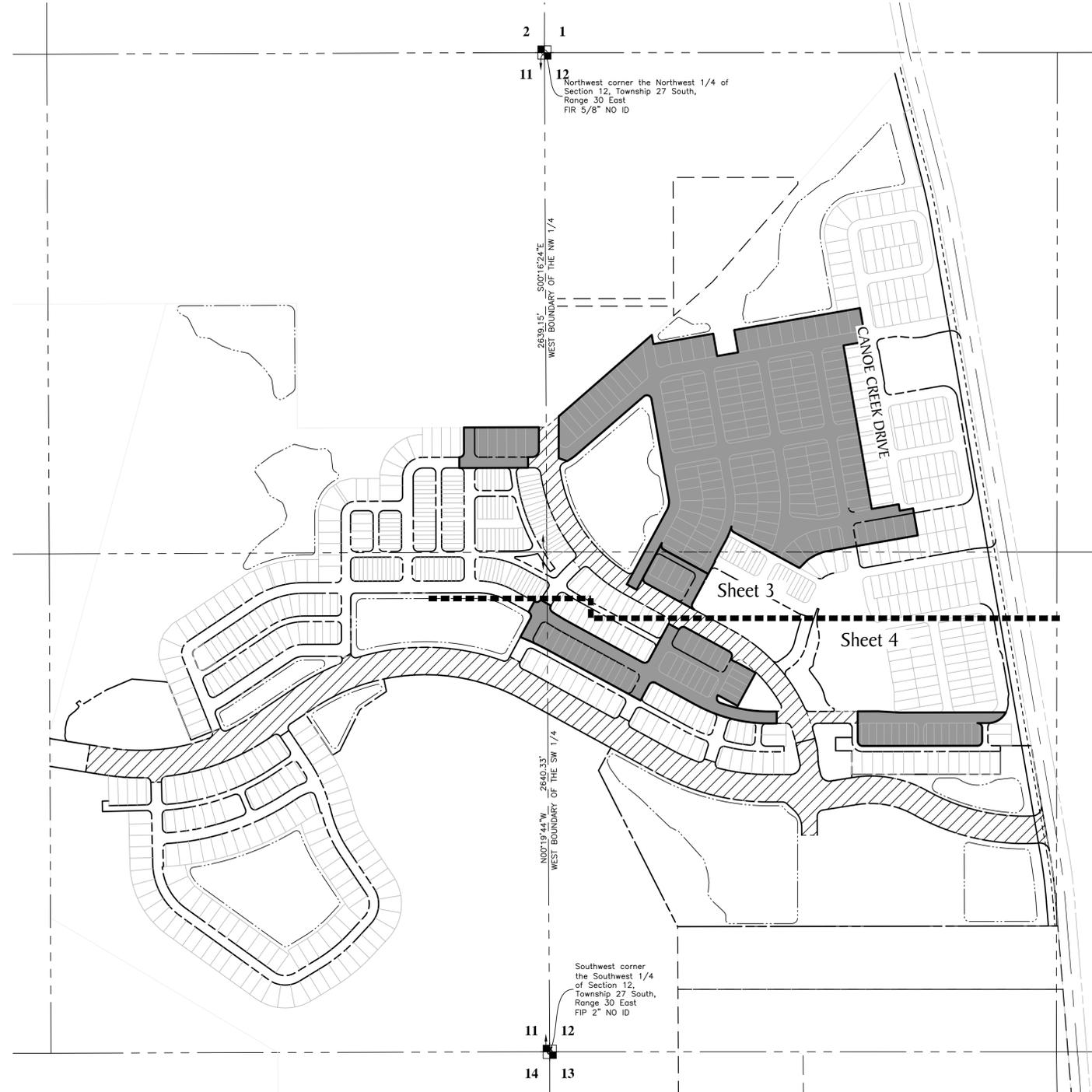
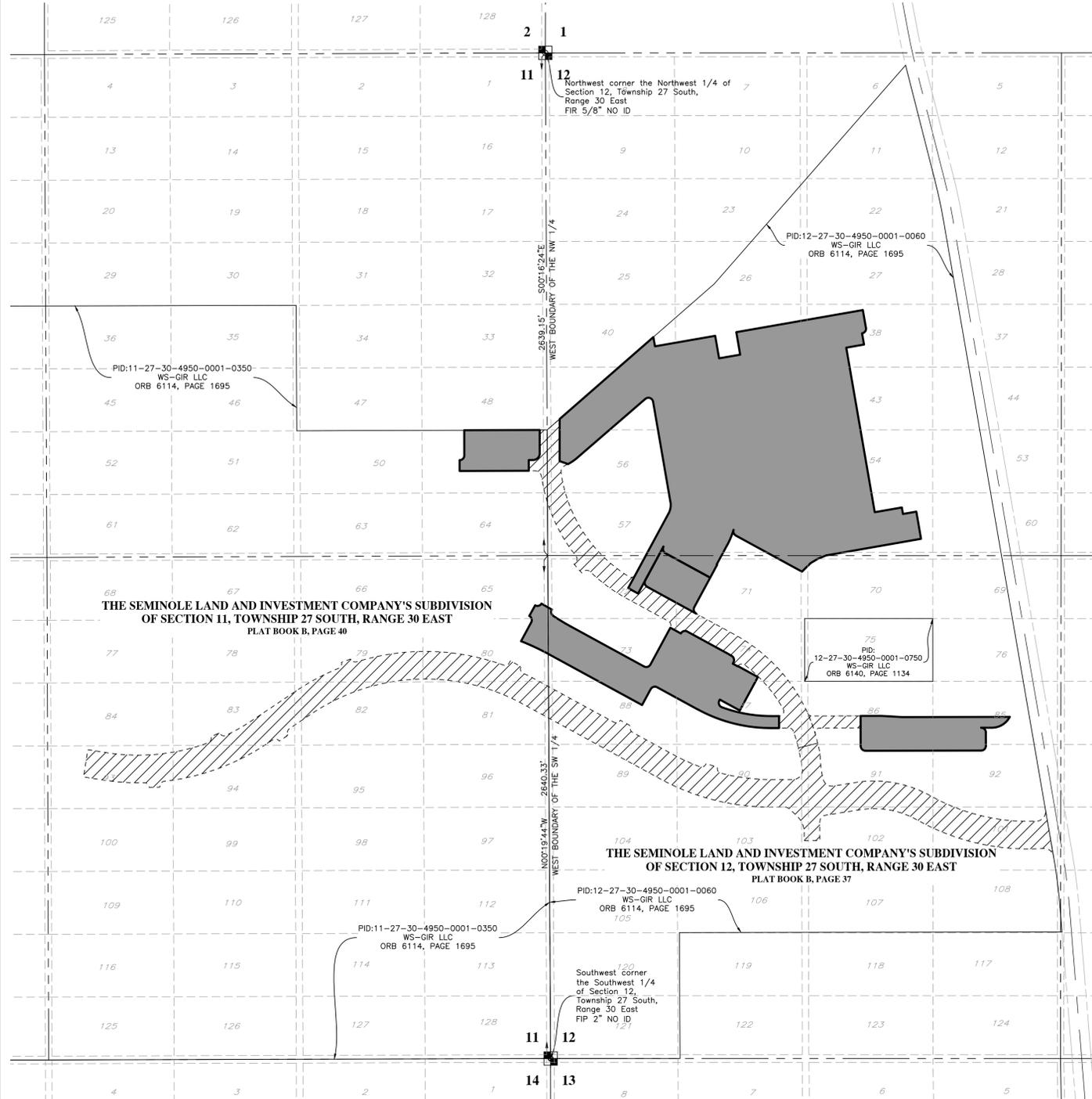
* - See Metes and Bounds attached for Exhibit A, Exhibit B, and Exhibit C

** - See Metes and Bounds for Assessment Area One, attached as Exhibit D

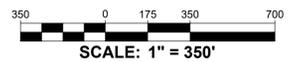
Prepared by: Governmental Management Services - Central Florida, LLC

EXISTING UNDERLYING PLAT

PROPOSED PLAT



LEGEND
 FIP --- Found Iron Pipe
 FIR --- Found Iron Rod
 ID --- Identification
 ORB --- Official Records Book
 PID --- Parcel Identification



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

East Florida
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 Suite 105
 Riviera Beach, Florida 33404
 Phone: (561) 444-2720

ALTA/NSPS Land Title Boundary Survey

PREPARED FOR:
Lennar
 LOCATED IN:
 Sections 11 & 12, Township 27 S., Range 30 E., Osceola County, Florida

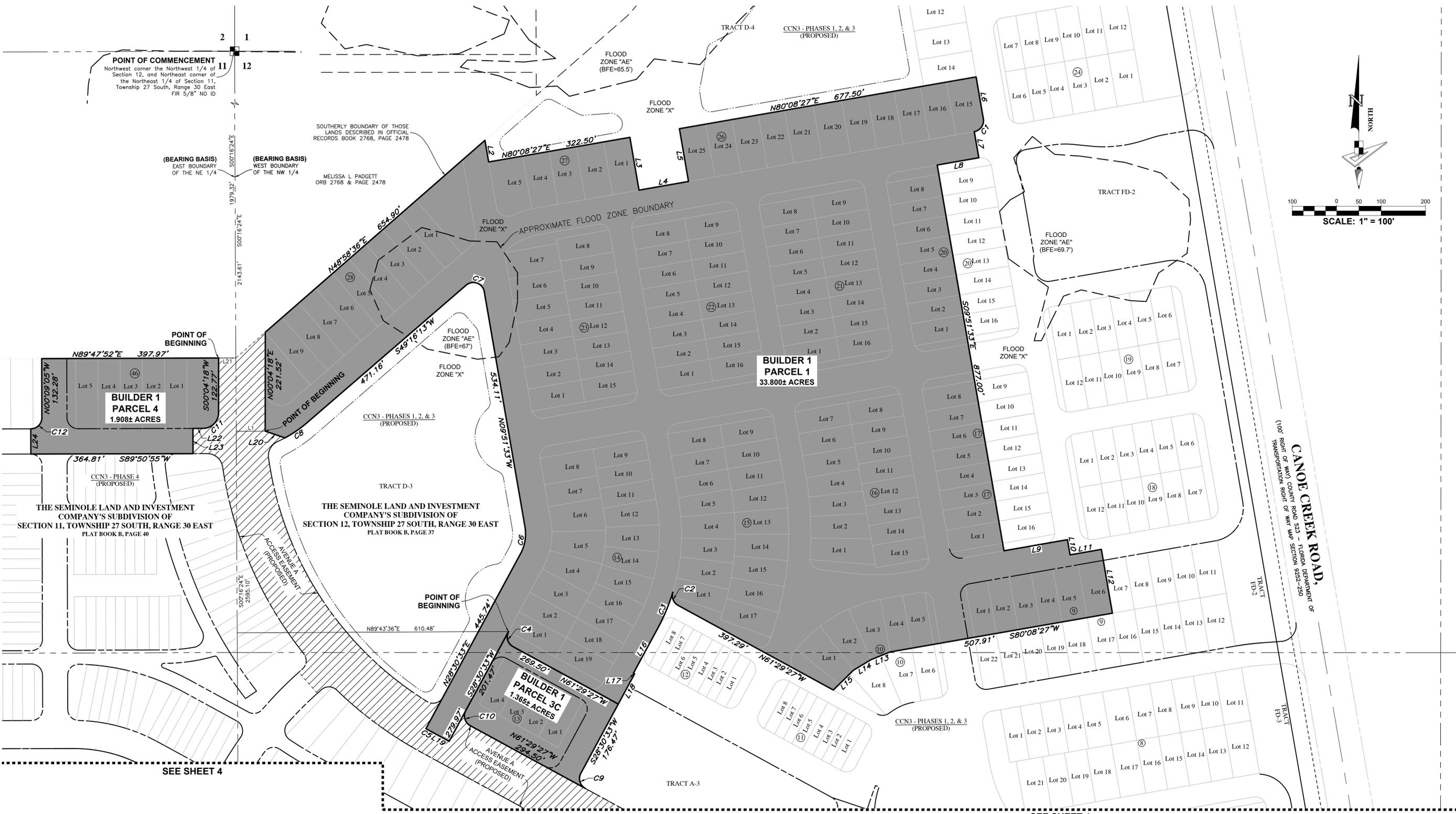
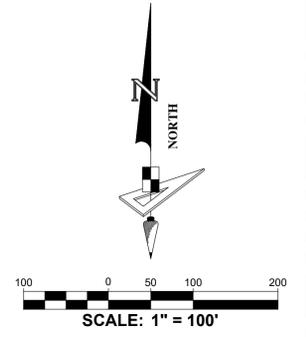
See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 02 of 04

POINT OF COMMENCEMENT
Northwest corner the Northwest 1/4 of Section 12, and Northeast corner of the Northeast 1/4 of Section 11 Township 27 South, Range 30 East FIR 5/8" NO ID

(BEARING BASIS) EAST BOUNDARY OF THE NE 1/4
(BEARING BASIS) WEST BOUNDARY OF THE NW 1/4

SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2768, PAGE 2478
MELISSA L PADGETT ORB 2768 & PAGE 2478



POINT OF BEGINNING

POINT OF BEGINNING

THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 30 EAST PLAT BOOK B, PAGE 40

THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 30 EAST PLAT BOOK B, PAGE 37

SEE SHEET 4

SEE SHEET 4

No.	Radius	Arc	Δ	Bearing	Chord
C1	25.00'	39.27'	90°00'00"	S35°08'27"W	35.36'
C2	25.00'	34.31'	78°37'24"	N22°10'44"W	31.68'
C3	444.50'	88.28'	11°22'36"	S22°49'16"W	88.11'
C4	25.00'	39.27'	90°00'00"	N16°29'27"W	35.36'
C5	820.00'	15.45'	1°04'46"	N60°57'04"W	15.45'
C6	93.50'	62.61'	38°22'07"	N09°19'30"E	61.45'
C7	25.00'	52.74'	120°52'14"	N70°17'40"W	43.49'
C8	279.50'	61.30'	12°33'57"	S55°33'11"W	61.18'
C9	25.00'	39.27'	89°59'59"	S16°29'26"E	35.36'
C10	25.00'	39.27'	90°00'00"	N16°29'27"W	35.36'
C11	35.00'	54.84'	89°46'37"	S44°57'36"W	49.40'
C12	25.00'	39.27'	90°00'00"	N44°50'55"E	35.36'

Line Data Table					Line Data Table					Line Data Table				
No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length
L1	N89°43'36"E	65.12'	L9	N80°08'27"E	145.00'	L17	S61°29'27"E	3.00'	L5	N09°51'33"W	120.00'	L13	S68°00'05"W	46.02'
L2	S09°51'33"E	49.25'	L10	S09°51'33"E	34.50'	L18	S28°30'33"W	77.03'	L6	S09°51'33"E	95.00'	L14	S59°18'58"W	45.37'
L3	S09°51'33"E	120.00'	L11	N80°08'27"E	71.50'	L19	N61°29'27"W	44.05'	L7	S09°51'33"E	59.50'	L15	S45°40'28"W	64.13'
L4	N80°08'27"E	113.00'	L12	S09°51'33"E	145.00'	L20	N71°09'00"W	47.01'	L8	S80°08'27"W	95.00'	L16	S28°30'33"W	113.89'
L5	N09°51'33"W	120.00'	L13	S68°00'05"W	46.02'	L21	S89°43'36"W	38.89'	L9	S80°08'27"W	95.00'	L17	N61°29'27"W	269.50'
L6	S09°51'33"E	95.00'	L14	S59°18'58"W	45.37'	L22	S89°50'55"W	22.68'	L10	N61°29'27"W	201.47'	L18	S28°30'33"W	201.47'
L7	S09°51'33"E	59.50'	L15	S45°40'28"W	64.13'	L23	S00°09'05"E	56.50'	L11	N61°29'27"W	224.50'	L19	S28°30'33"W	176.43'
L8	S80°08'27"W	95.00'	L16	S28°30'33"W	113.89'	L24	N00°09'05"W	56.50'	L12	S28°30'33"W	201.47'	L20	N61°29'27"W	224.50'

LEGEND
BFE --- Base Flood Elevation
FIP --- Found Iron Pipe
FIR --- Found Iron Rod
ID --- Identification
ORB --- Official Records Book

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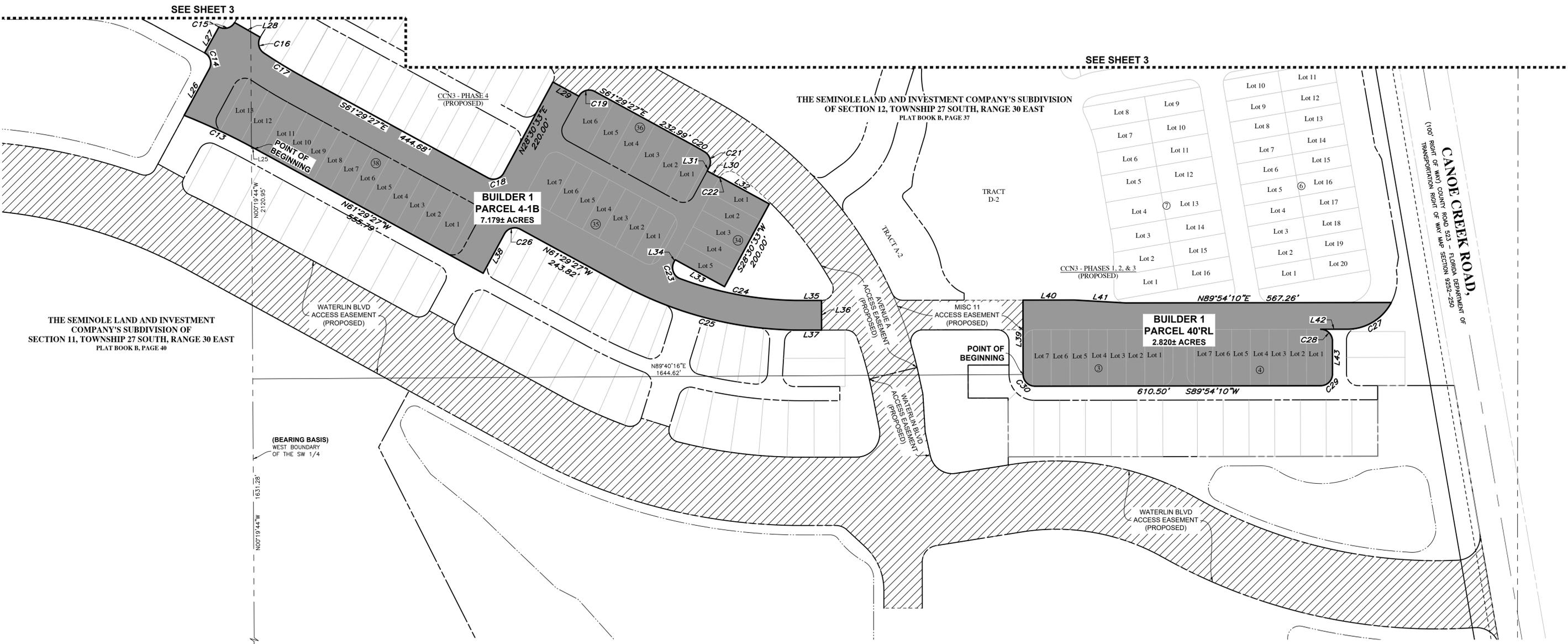
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Phone: (561) 444-2720

ALTA/NSPS Land Title Boundary Survey

PREPARED FOR:
Lennar
LOCATED IN:
Sections 11 & 12, Township 27 S., Range 30 E., Osceola County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 03 of 04



THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 30 EAST PLAT BOOK B, PAGE 40

THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 30 EAST PLAT BOOK B, PAGE 37

CCN3 - PHASES 1, 2, & 3 (PROPOSED)

CCN3 - PHASE 4 (PROPOSED)

**BUILDER 1
PARCEL 4-1B
7.179± ACRES**

**BUILDER 1
PARCEL 40'RL
2.820± ACRES**

(BEARING BASIS)
WEST BOUNDARY
OF THE SW 1/4

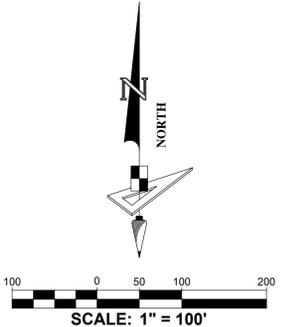
POINT OF COMMENCEMENT
Southwest corner
of the Southwest 1/4
of Section 12,
Township 27 South,
Range 30 East
FIP 2" NO ID

11 12
14 13

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C13	1372.50'	165.61'	6°54'49"	N64°56'51"W	165.51'
C14	25.00'	39.27'	90°00'00"	N16°29'27"W	35.36'
C15	25.00'	38.39'	87°58'29"	N74°31'19"E	34.73'
C16	25.00'	37.93'	86°55'13"	S12°51'13"E	34.39'
C17	1131.00'	102.19'	5°10'37"	S58°54'08"E	102.16'
C18	25.00'	39.27'	90°00'00"	N73°30'33"E	35.36'
C19	25.00'	39.27'	90°00'00"	N73°30'33"E	35.36'
C20	768.50'	34.64'	2°34'58"	S60°11'57"E	34.64'
C21	25.00'	38.14'	87°25'02"	S15°11'57"E	34.55'
C22	25.00'	1.66'	3°48'30"	N30°24'48"E	1.66'
C23	25.00'	42.85'	98°12'17"	S20°35'35"E	37.79'
C24	744.50'	265.10'	20°24'07"	S79°53'47"E	263.70'
C25	807.50'	402.19'	28°32'14"	N75°45'34"W	398.05'
C26	25.00'	39.27'	90°00'00"	S73°30'33"W	35.36'
C27	106.50'	115.24'	61°59'58"	S58°54'11"W	109.70'
C28	25.00'	39.27'	90°00'00"	S45°05'50"E	35.36'
C29	25.00'	39.27'	90°00'00"	S44°54'10"W	35.36'
C30	25.00'	39.27'	90°00'00"	N45°05'50"W	35.36'

Line Data Table		
No.	Bearing	Length
L25	N89°40'16"E	6.33'
L26	N28°30'33"E	112.51'
L27	N29°00'49"E	63.00'
L28	S60°22'56"E	63.01'
L29	S61°29'27"E	63.00'
L30	S61°29'27"E	30.00'
L31	S28°30'33"W	7.96'
L32	S61°29'27"E	119.94'
L33	N61°29'27"W	120.00'
L34	S28°30'33"W	5.58'
L35	N89°54'10"E	42.20'
L36	S00°05'49"E	63.00'
L37	S89°54'11"W	43.18'
L38	S28°30'33"W	95.00'
L39	N00°05'50"W	158.00'
L40	N89°54'10"E	109.61'
L41	S86°42'01"E	109.69'
L42	S89°54'10"W	56.83'
L43	S00°05'50"E	70.00'

LEGEND
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 FIR --- Found Iron Rod
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 ORB --- Official Records Book



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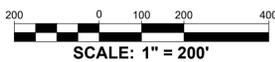
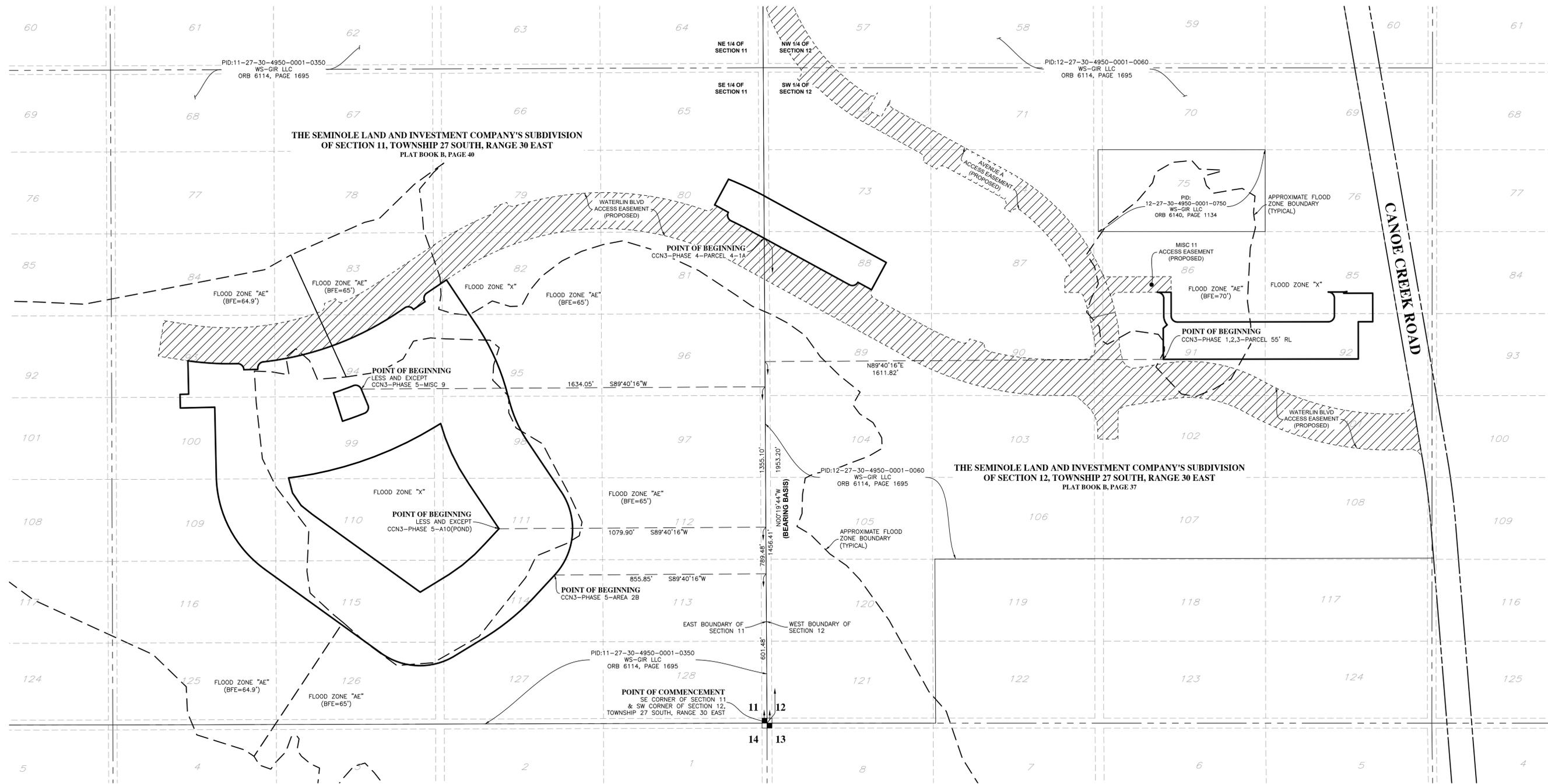
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 Riviera Beach, Florida 33404
 Phone: (561) 444-2720

ALTA/NSPS Land Title Boundary Survey

PREPARED FOR:
Lennar
 LOCATED IN:
 Sections 11 & 12, Township 27 S., Range 30 E., Osceola County, Florida

See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets

SHEET: 04 of 04



LEGEND
 ORB --- Official Records Book
 PID --- Parcel Identification

SHEET INDEX
 SHEET 1 --- Description, Surveyor's Notes, Vicinity Map
 SHEET 2 --- Existing Underlying Plat, Point Commencement to Point of Beginning(s)
 SHEET 3 --- Boundary Details with Proposed Plat Information

FILE PATH: V:\WATERLIN (GREEN ISLAND RANCH)\SURVEY\PERRY HOMES TAKEDOWN\PERRY-HOMES-TAKEDOWN-ALTA.DWG PLOTTED BY: JUSTIN WEAVER ON: 10/30/2024 2:29 PM LAST SAVED BY: J.WEAVER ON: 10/30/2024 2:27 PM

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ALTA/NSPS Land Title Boundary Survey

PREPARED FOR:
 Perry Homes
 LOCATED IN:
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 Certifications,
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 Not valid without all Sheets

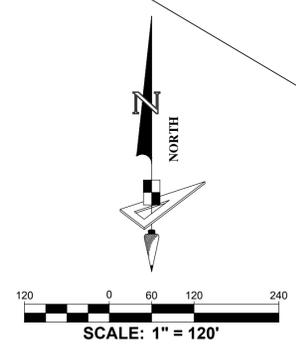
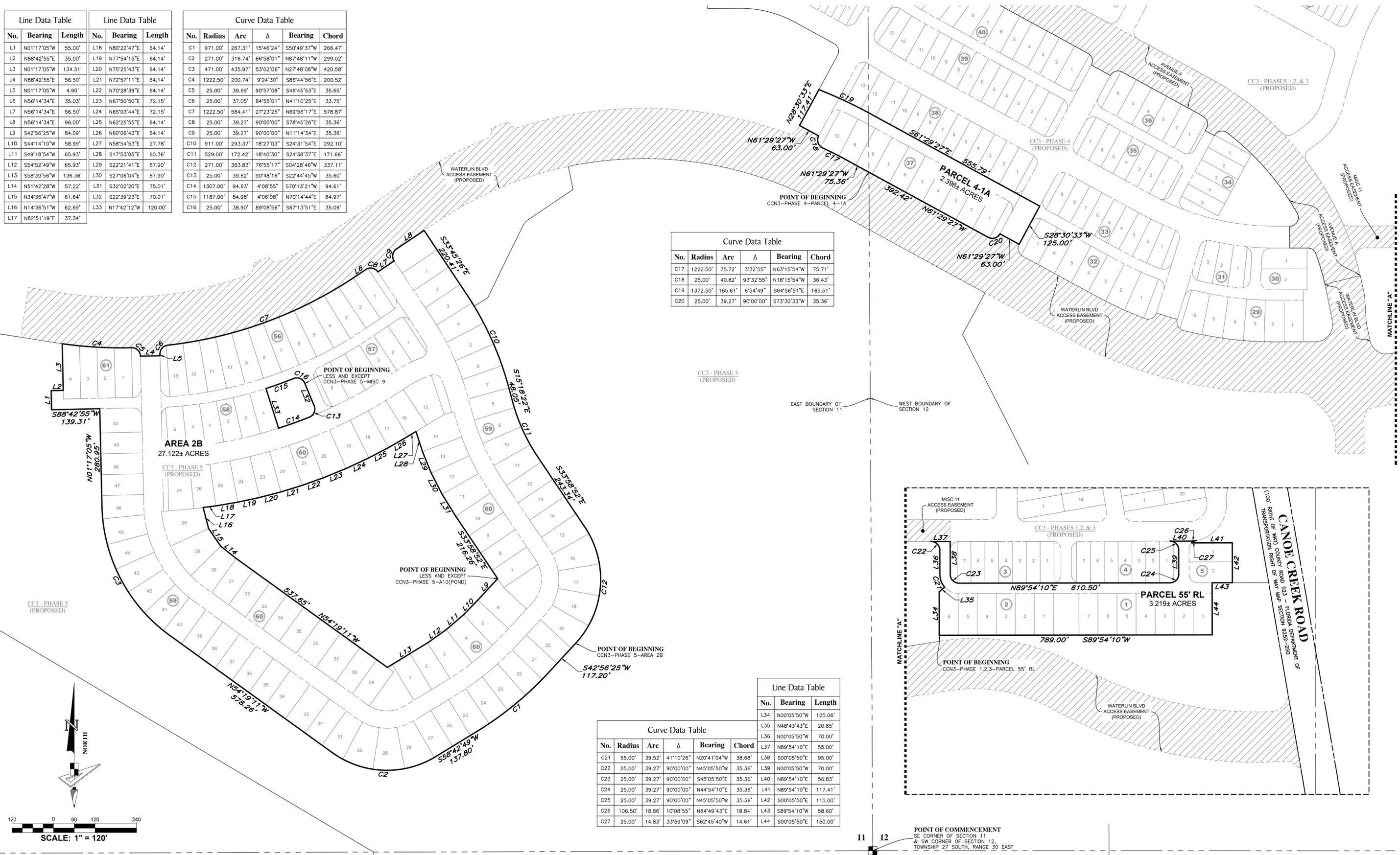
SHEET: 02 of 03

Line Data Table			Line Data Table		
No.	Bearing	Length	No.	Bearing	Length
L1	N01°17'05"W	55.00'	L18	N80°22'47"E	64.14'
L2	N88°42'55"E	35.00'	L19	N77°54'15"E	64.14'
L3	N01°17'05"W	134.31'	L20	N75°25'43"E	64.14'
L4	N88°42'55"E	56.50'	L21	N72°57'11"E	64.14'
L5	N01°17'05"W	4.90'	L22	N70°28'39"E	64.14'
L6	N56°14'34"E	35.03'	L23	N67°50'50"E	72.15'
L7	N56°14'34"E	56.50'	L24	N65°03'44"E	72.15'
L8	N56°14'34"E	96.00'	L25	N62°25'55"E	64.14'
L9	S42°56'25"W	84.09'	L26	N60°06'43"E	64.14'
L10	S44°14'10"W	58.99'	L27	N58°54'53"E	27.78'
L11	S49°18'54"W	65.93'	L28	S17°53'05"E	60.36'
L12	S54°52'49"W	65.93'	L29	S22°21'41"E	67.90'
L13	S58°39'56"W	136.36'	L30	S27°06'04"E	67.90'
L14	N51°42'28"W	57.22'	L31	S32°02'20"E	75.01'
L15	N34°36'47"W	61.64'	L32	S22°39'23"E	70.01'
L16	N14°36'51"W	62.69'	L33	N17°42'12"W	120.00'
L17	N82°51'19"E	37.34'			

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	971.00'	267.31'	15°46'24"	S50°49'37"W	266.47'
C2	271.00'	316.74'	66°58'01"	N87°48'11"W	299.02'
C3	471.00'	435.97'	53°02'06"	N27°48'08"W	420.58'
C4	1222.50'	200.74'	9°24'30"	S86°44'56"E	200.52'
C5	25.00'	39.69'	90°57'08"	S46°45'53"E	35.65'
C6	25.00'	37.05'	84°55'01"	N41°10'25"E	33.75'
C7	1222.50'	584.41'	27°23'25"	N69°56'17"E	578.87'
C8	25.00'	39.27'	90°00'00"	S78°45'26"E	35.36'
C9	25.00'	39.27'	90°00'00"	N11°14'34"E	35.36'
C10	911.00'	293.37'	18°27'03"	S24°31'54"E	292.10'
C11	529.00'	172.42'	18°40'30"	S24°38'37"E	171.66'
C12	271.00'	363.83'	76°55'17"	S04°28'46"W	337.11'
C13	25.00'	39.62'	90°48'16"	S22°44'45"W	35.60'
C14	1307.00'	94.63'	4°08'55"	S70°13'21"W	94.61'
C15	1187.00'	84.98'	4°06'08"	N70°14'44"E	84.97'
C16	25.00'	38.90'	89°08'56"	S67°13'51"E	35.09'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C17	1222.50'	75.72'	3°32'55"	N63°15'54"W	75.71'
C18	25.00'	40.82'	93°32'55"	N18°15'54"W	36.43'
C19	1372.50'	165.61'	6°54'49"	S64°56'51"E	165.51'
C20	25.00'	39.27'	90°00'00"	S73°30'33"W	35.36'

Line Data Table					
No.	Bearing	Length	No.	Bearing	Length
L34	N00°05'50"W	125.06'	L38	S00°05'50"E	95.00'
L35	N48°43'43"E	20.85'	L39	N00°05'50"W	70.00'
L36	N00°05'50"W	70.00'	L40	N89°54'10"E	56.83'
L37	N89°54'10"E	55.00'	L41	N89°54'10"E	117.41'
C21	55.00'	39.52'	41°10'26"	N20°41'04"W	38.68'
C22	25.00'	39.27'	90°00'00"	N45°05'50"W	35.36'
C23	25.00'	39.27'	90°00'00"	S45°05'50"E	35.36'
C24	25.00'	39.27'	90°00'00"	N44°54'10"E	35.36'
C25	25.00'	39.27'	90°00'00"	N45°05'50"W	35.36'
C26	106.50'	18.86'	10°08'55"	N84°49'43"E	18.84'
C27	25.00'	14.83'	33°59'09"	S62°45'40"W	14.61'
L42	S00°05'50"E	115.00'	L43	S89°54'10"W	58.60'
L43	S89°54'10"W	58.60'	L44	S00°05'50"E	150.00'



SHEET INDEX

SHEET 1 --- Description, Surveyor's Notes, Vicinity Map
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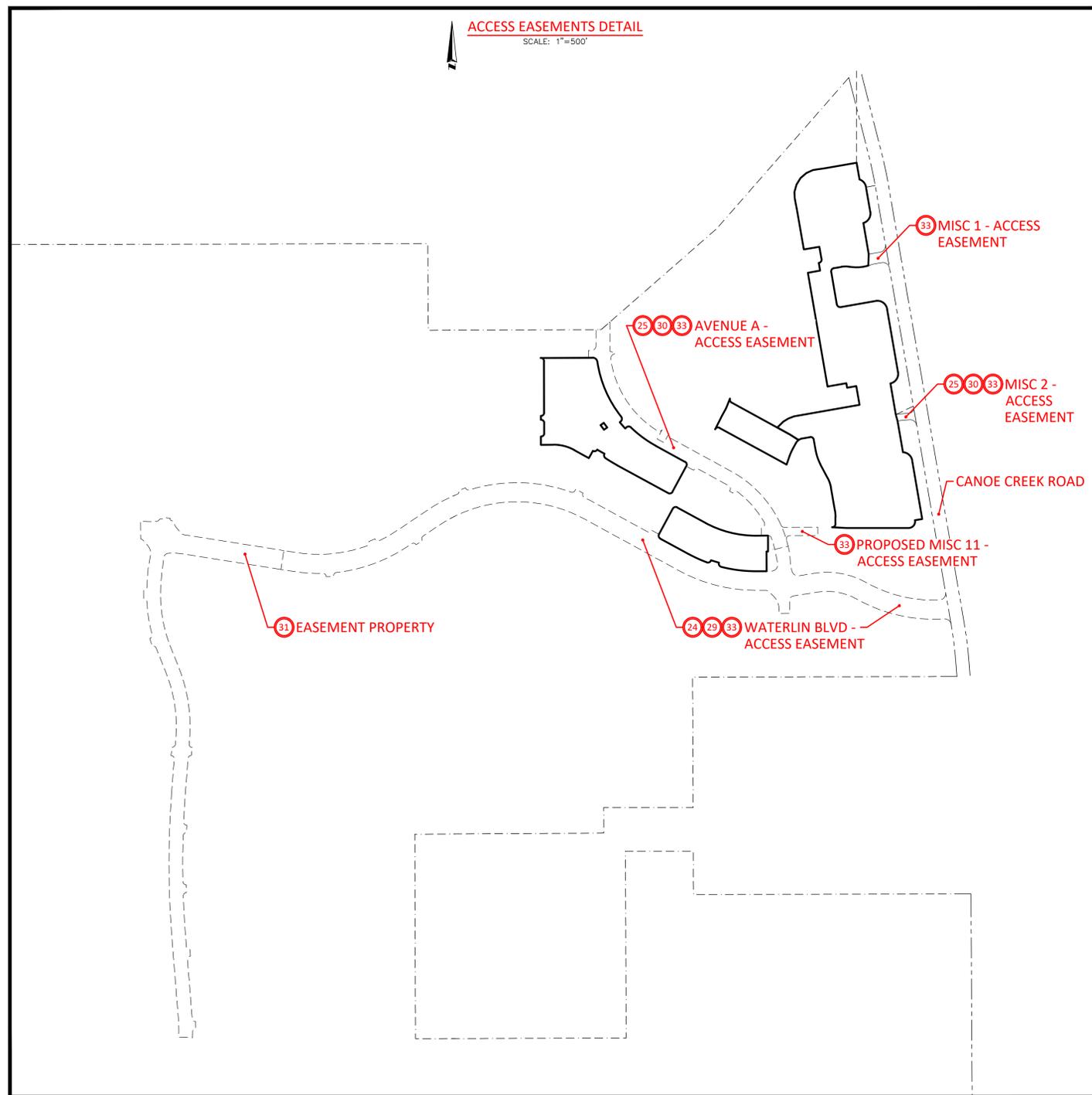
ALTA/NSPS Land Title Boundary Survey

PREPARED FOR:
 Perry Homes
 LOCATED IN:
 Sections 11 & 12, Township 27 S., Range 30 E., Osceola County, Florida

See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 03 of 03

SEE SHEET 1 OF 4 FOR LEGEND AND ABBREVIATIONS
SEE SHEETS 3 & 4 OF 4 FOR SURVEY DRAWING



6D11K
2
ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
WATERLIN CCN 3
4420 CANOE CREEK ROAD
OSCEOLA COUNTY SAINT CLOUD, FLORIDA

ASAM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 | nationaldue@americanmapping.com | 407.266.7979

OWNER: WS-QR LLC
PARCEL NO.: 12273049500010060

SHEET 2 OF 3
SHEET 3 OF 3

LINE	DIRECTION	LENGTH
L61(T)(C)	N28°30'33"E	56.51'
L62(T)(C)	N61°29'27"W	3.00'
L63(T)(C)	S57°16'17"E	75.84'
L64(T)(C)	S28°30'33"W	51.27'

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C35(T)(C)	444.50'	11°22'36"	88.11'	N22°49'16"E
C36(T)(C)	25.00'	78°37'57"	34.31'	S22°10'44"E
C37(T)(C)	68.50'	25°48'46"	30.86'	S41°25'02"W
C38(T)(C)	400.00'	8°30'22"	59.38'	S24°15'22"W
C39(T)(C)	1979.50'	1°58'15"	68.09'	S19°01'04"W
C40(T)(C)	25.00'	90°00'54"	35.36'	S73°30'33"W

OWNER: WS-QR LLC
PARCEL NO.: 12273049500010060

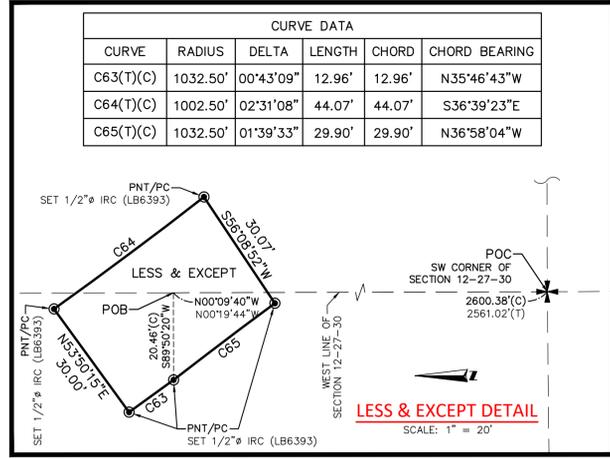
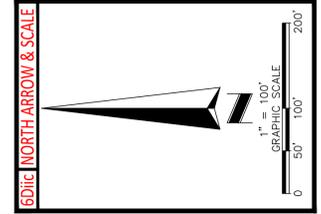
OWNER: WS-QR LLC
PARCEL NO.: 12273049500010060

PARCEL CCN3 - PHASE 4 - PARCEL 4-3
OWNER: WS-QR LLC
PARCEL NO.: 12273049500010060
(VACANT)

OWNER: WS-QR LLC
PARCEL NO.: 12273049500010060

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C48(C)	25.00'	87°59'27"	34.73'	S74°31'19"W
C48(T)	25.00'	87°59'27"	34.73'	S74°31'19"W
C49(C)	330.00'	28°30'31"	162.51'	N75°44'43"W
C49(T)	330.00'	28°30'31"	162.51'	N75°44'43"W
C50(C)	25.00'	90°00'54"	35.36'	N44°50'55"E
C50(T)	25.00'	90°00'54"	35.36'	N44°50'55"E
C51(C)	25.00'	90°00'54"	35.36'	N45°09'05"W
C51(T)	25.00'	90°00'54"	35.36'	N45°09'05"W
C52(C)	25.00'	90°00'54"	35.36'	N44°50'55"E
C52(T)	25.00'	90°00'54"	35.36'	N44°50'55"E
C53(C)	25.00'	90°00'54"	35.36'	N45°09'05"W
C53(T)	25.00'	90°00'54"	35.36'	N45°09'05"W
C54(C)	35.00'	81°46'28"	49.95'	S49°15'54"E
C54(T)	35.00'	81°46'28"	49.95'	S49°15'54"E
C55(T)(C)	871.50'	30°21'18"	461.72'	S23°33'22"E
C56(C)	25.00'	87°13'43"	38.06'	S04°52'32"W
C56(T)	25.00'	87°13'43"	38.06'	S04°52'32"W
C57(C)	25.00'	85°33'44"	37.33'	S88°44'17"E
C57(T)	25.00'	85°33'44"	37.33'	S88°44'17"E
C58(T)(C)	871.50'	15°31'46"	235.49'	S53°43'33"E
C59(C)	25.00'	90°00'54"	35.36'	S16°29'27"E
C59(T)	25.00'	90°00'54"	35.36'	S16°29'27"E
C60(C)	25.00'	90°00'54"	35.36'	S73°30'33"W
C60(T)	25.00'	90°00'54"	35.36'	S73°30'33"W
C61(T)(C)	1131.00'	05°10'37"	102.19'	N58°54'08"W
C62(C)	25.00'	86°54'45"	34.39'	N12°31'13"W
C62(T)	25.00'	86°54'45"	34.39'	N12°31'13"W

LINE	DIRECTION	LENGTH
L71(C)	N89°50'20"E	19.42'
L72(T)(C)	N60°22'56"W	39.69'
L73(T)(C)	S29°00'49"W	63.00'
L74(T)(C)	S89°50'58"W	95.37'
L75(T)(C)	N00°09'05"W	63.00'
L76(T)(C)	N00°09'05"W	76.50'
L77(T)(C)	N00°09'05"W	30.00'
L78(T)(C)	S48°29'06"W	10.94'
L79(T)(C)	S41°30'54"E	63.00'
L80(T)(C)	N48°29'06"E	12.58'
L81(T)(C)	N60°22'56"W	23.32'



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C63(T)(C)	1032.50'	00°43'09"	12.96'	12.96'	N35°46'43"W
C64(T)(C)	1002.50'	02°31'08"	44.07'	44.07'	S36°39'23"E
C65(T)(C)	1032.50'	01°39'33"	29.90'	29.90'	N36°58'04"W

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C41(C)	25.00'	90°00'54"	35.36'	N73°30'33"E
C41(T)	25.00'	90°00'54"	35.36'	N73°30'33"E
C42(T)(C)	807.50'	28°32'14"	398.05'	S75°45'34"E
C43(C)	1077.50'	14°15'17"	268.07'	N82°57'29"W
C43(T)	1077.50'	14°15'17"	268.07'	N82°57'29"W
C44(C)	25.00'	93°04'15"	40.61'	N29°18'16"W
C44(T)	25.00'	93°04'15"	40.61'	N29°18'16"W
C45(C)	25.00'	93°04'15"	40.61'	N29°18'16"W
C45(T)	25.00'	93°04'15"	40.61'	N29°18'16"W
C46(T)(C)	1077.50'	08°11'52"	154.04'	N65°35'23"W
C47(C)	25.00'	90°00'54"	35.36'	N16°29'27"W
C47(T)	25.00'	90°00'54"	35.36'	N16°29'27"W

LINE	DIRECTION	LENGTH
L67(T)(C)	N89°54'11"E	93.09'
L68(T)(C)	S89°54'10"W	11.26'
L69(T)(C)	S89°54'10"W	80.85'
L70(T)(C)	N72°45'57"W	63.00'

SEE SHEET 1 OF 4 FOR LEGEND AND ABBREVIATIONS
SEE SHEET 2 OF 4 FOR PROPOSED ACCESS EASEMENTS DETAIL

ASAM
AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Civic Drive, Mount Airy, NC 27551 | www.asamsurveying.com | 800-352-9379

6DVI
ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
WATERLIN CCN 3
4420 CANOE CREEK ROAD
OSCEOLA COUNTY SAINT CLOUD, FLORIDA

SHEET 4 OF 4

EXHIBIT "D"

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.

SECTION B

RESOLUTION 2025-05

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF THE ASSESSMENT AREA ONE PROJECT AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution 2025-04, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2025-04, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on February 27, 2025, the District entered into a *Bond Purchase Contract* whereby it agreed to sell \$19,410,000.00 of its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (the "Series 2025 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2025-04, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the lien of the special assessments securing the Series 2025 Bonds on the lands within Assessment Area One within the District.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2025-04.

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

(a) On December 4, 2024, the District, after due notice and public hearing, adopted Resolution 2025-04, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within the District, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *GIR East Community Development District Master Report of District Engineer*, dated October 2022, as supplemented by the *Assessment Area One Engineer's Report*, dated September 2024, Revised October 2024, the latter of which is attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the capital infrastructure improvements included within the District's "Assessment Area One Project," a portion of which project is to be financed with the Series 2025 Bonds. The District hereby confirms that the Assessment Area One Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(c) The *Supplemental Assessment Methodology for Assessment Area One*, dated February 27, 2025, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology for Assessment Area One, dated October 9, 2024 (the "Master Assessment Report", and together with the Supplemental Assessment Report, the "Assessment Report") for the District to the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) Subject to the terms of Exhibit A and Exhibit B, the Assessment Area One Project will specially benefit all of the developable acreage within Assessment Area One. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area One Project financed, in part, with the Series 2025 Bonds to the specially benefited properties within Assessment Area One, as set forth in Resolution 2025-04 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS.

As provided in Resolution 2025-04, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Bonds, in a par amount of \$19,410,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2025 Bonds shall be due on May 1, 2055. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2025 Bonds on all developable land within Assessment Area One within the District shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2025 Bonds are secured solely by the lien against lands within Assessment Area One within the District.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 BONDS.

(a) The special assessments for the Series 2025 Bonds shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2025 Bonds. The estimated costs of collection of the special assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Bonds includes all developable land within Assessment Area One within the District, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to Assessment Area One and made subject to the master assessment lien described in the Master Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefited by the Assessment Area One Project and reallocate the special assessments securing the Series 2025 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated March 1, 2025 and *First Supplemental Trust Indenture*, dated March 1, 2025 and by and between the District and U.S. Bank Trust Company, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Osceola County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2025 Bonds.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. The terms of Resolution 2025-04 addressing true-up payments, as detailed therein and as described in more detail in the Assessment Report, shall continue to apply in full force and effect.

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

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2025-04, which remains in full force and effect. This Resolution and Resolution 2025-04 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Supplemental Notice of Series 2025 Special Assessments securing the Series 2025 Bonds in the Official Records of Osceola County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

[Signatures on Next Page]

APPROVED and **ADOPTED** this 5th day of March, 2025.

ATTEST:

**GIR EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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

Exhibit B: *Supplemental Assessment Methodology for Assessment Area One*, dated February 27, 2025

Exhibit C: Maturities and Coupon of Series 2025 Bonds

Exhibit D: Sources and Uses of Funds for Series 2025 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2025 Bonds

Exhibit A

Assessment Area One Engineer's Report, dated September 2024

Exhibit B

Supplemental Assessment Methodology for Assessment Area One,
dated February 27, 2025

Exhibit C

Maturities and Coupon of Series 2025 Bonds

BOND PRICING

GIR East Community Development District
Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2032	2,285,000	4.300%	4.300%	100.000
Term 2:	05/01/2045	7,075,000	5.300%	5.300%	100.000
Term 3:	05/01/2055	10,050,000	5.500%	5.520%	99.699
		19,410,000			

Dated Date	03/07/2025	
Delivery Date	03/07/2025	
First Coupon	11/01/2025	
Par Amount	19,410,000.00	
Original Issue Discount	-30,250.50	
Production	19,379,749.50	99.844150%
Underwriter's Discount	-388,200.00	-2.000000%
Purchase Price	18,991,549.50	97.844150%
Accrued Interest		
Net Proceeds	18,991,549.50	

Exhibit D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

GIR East Community Development District
Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One)

Sources:

Bond Proceeds:	
Par Amount	19,410,000.00
Original Issue Discount	-30,250.50
	<hr/>
	19,379,749.50
	<hr/> <hr/>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	653,993.75
Delivery Date Expenses:	
Cost of Issuance	212,375.00
Underwriter's Discount	<hr/> 388,200.00
	600,575.00
Other Uses of Funds:	
Construction Fund	18,125,180.75
	<hr/>
	19,379,749.50
	<hr/> <hr/>

Exhibit E

Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

GIR East Community Development District
 Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025			666,887.00	666,887.00	666,887.00
05/01/2026	285,000	4.300%	512,990.00	797,990.00	
11/01/2026			506,862.50	506,862.50	1,304,852.50
05/01/2027	300,000	4.300%	506,862.50	806,862.50	
11/01/2027			500,412.50	500,412.50	1,307,275.00
05/01/2028	310,000	4.300%	500,412.50	810,412.50	
11/01/2028			493,747.50	493,747.50	1,304,160.00
05/01/2029	325,000	4.300%	493,747.50	818,747.50	
11/01/2029			486,760.00	486,760.00	1,305,507.50
05/01/2030	340,000	4.300%	486,760.00	826,760.00	
11/01/2030			479,450.00	479,450.00	1,306,210.00
05/01/2031	355,000	4.300%	479,450.00	834,450.00	
11/01/2031			471,817.50	471,817.50	1,306,267.50
05/01/2032	370,000	4.300%	471,817.50	841,817.50	
11/01/2032			463,862.50	463,862.50	1,305,680.00
05/01/2033	390,000	5.300%	463,862.50	853,862.50	
11/01/2033			453,527.50	453,527.50	1,307,390.00
05/01/2034	410,000	5.300%	453,527.50	863,527.50	
11/01/2034			442,662.50	442,662.50	1,306,190.00
05/01/2035	430,000	5.300%	442,662.50	872,662.50	
11/01/2035			431,267.50	431,267.50	1,303,930.00
05/01/2036	455,000	5.300%	431,267.50	886,267.50	
11/01/2036			419,210.00	419,210.00	1,305,477.50
05/01/2037	480,000	5.300%	419,210.00	899,210.00	
11/01/2037			406,490.00	406,490.00	1,305,700.00
05/01/2038	505,000	5.300%	406,490.00	911,490.00	
11/01/2038			393,107.50	393,107.50	1,304,597.50
05/01/2039	535,000	5.300%	393,107.50	928,107.50	
11/01/2039			378,930.00	378,930.00	1,307,037.50
05/01/2040	560,000	5.300%	378,930.00	938,930.00	
11/01/2040			364,090.00	364,090.00	1,303,020.00
05/01/2041	595,000	5.300%	364,090.00	959,090.00	
11/01/2041			348,322.50	348,322.50	1,307,412.50
05/01/2042	625,000	5.300%	348,322.50	973,322.50	
11/01/2042			331,760.00	331,760.00	1,305,082.50
05/01/2043	660,000	5.300%	331,760.00	991,760.00	
11/01/2043			314,270.00	314,270.00	1,306,030.00
05/01/2044	695,000	5.300%	314,270.00	1,009,270.00	
11/01/2044			295,852.50	295,852.50	1,305,122.50
05/01/2045	735,000	5.300%	295,852.50	1,030,852.50	
11/01/2045			276,375.00	276,375.00	1,307,227.50
05/01/2046	775,000	5.500%	276,375.00	1,051,375.00	
11/01/2046			255,062.50	255,062.50	1,306,437.50
05/01/2047	820,000	5.500%	255,062.50	1,075,062.50	
11/01/2047			232,512.50	232,512.50	1,307,575.00
05/01/2048	865,000	5.500%	232,512.50	1,097,512.50	
11/01/2048			208,725.00	208,725.00	1,306,237.50
05/01/2049	915,000	5.500%	208,725.00	1,123,725.00	
11/01/2049			183,562.50	183,562.50	1,307,287.50
05/01/2050	965,000	5.500%	183,562.50	1,148,562.50	
11/01/2050			157,025.00	157,025.00	1,305,587.50
05/01/2051	1,020,000	5.500%	157,025.00	1,177,025.00	
11/01/2051			128,975.00	128,975.00	1,306,000.00
05/01/2052	1,075,000	5.500%	128,975.00	1,203,975.00	
11/01/2052			99,412.50	99,412.50	1,303,387.50

BOND DEBT SERVICE

GIR East Community Development District
Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2053	1,140,000	5.500%	99,412.50	1,239,412.50	
11/01/2053			68,062.50	68,062.50	1,307,475.00
05/01/2054	1,205,000	5.500%	68,062.50	1,273,062.50	
11/01/2054			34,925.00	34,925.00	1,307,987.50
05/01/2055	1,270,000	5.500%	34,925.00	1,304,925.00	
11/01/2055					1,304,925.00
	19,410,000		20,433,957.00	39,843,957.00	39,843,957.00

SECTION C

This instrument prepared by and
upon recording should be return to:

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT'S
NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the GIR East Community Development District (the “**District**”), in accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District adopted Resolution Numbers 2025-01, 2025-02, 2025-04, and 2025-05 (collectively the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the Assessment Area One Project which is a portion of the master project described in the District’s adopted *GIR East Community Development District Master Report of District Engineer*, dated October 2022, as supplemented by the *Assessment Area One Engineer’s Report*, dated September 2024, Revised October 2024 (together, the “**Engineer’s Report**”).

To finance the costs of the Assessment Area One Project, the District issued GIR East Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), which are secured by the non-ad valorem assessments levied pursuant to the Assessment Resolutions (the “**Series 2025 Assessments**”), as described in the *Master Assessment Methodology for Assessment Area One*, dated October 9, 2024, and the *Supplemental Assessment Methodology for Assessment Area One*, dated February 27, 2025 (together, the “**2025 Assessment Report**”). The legal description of the lands on which said Series 2025 Assessments

are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer's Report and Assessment Resolutions may be obtained by contacting the District at:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT
GOVERNEMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC
219 EAST LIVINGSTON STREET
ORLANDO, FLORIDA 32801
PH: 407-841-5524

The Series 2025 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other certain non-federal tax liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE LIEN FOR THE SERIES 2025 ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR**

INFORMATIONAL PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL FOR THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND OTHER APPLICABLE LAW.

[Signatures on next page]

IN WITNESS WHEREOF, this Notice has been executed to be effective as of the 7th day of March, 2025, and recorded in the Official Records of Osceola County, Florida.

**GIR EAST COMMUNITY
DEVELOPMENT DISTRICT**

Witness

Print Name
Address: _____

By: Mike Liquori
Chairperson, Board of Supervisors
Address: 219 East Livingston Street
Orlando, Florida 32801

Witness

Print Name
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of March, 2025, by Mike Liquori as Chairperson of the Board of Supervisors of the GIR East Community Development District, for and on behalf of the District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A: Legal Description

Exhibit A

Legal Description

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.

SECTION V



KATRINA 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, 2025** and shall run until **December 31, 2025**, 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: _____

Print: _____

Date: _____

Katrina S. Scarborough

2/5/2025

Signature: _____

Print: _____

Title: _____

Date: _____

[Handwritten Signature]

George S. Flint

District Manager

12/4/24

Please return signed **original copy**, no later than January 31, 2025.

SECTION VI

SECTION C

SECTION 1

GIR East
Community Development District

Unaudited Financial Reporting
December 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

GIR East
Community Development District
Combined Balance Sheet
December 31, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	15,583
Due from Developer	\$	6,716
Prepaid Expenditures	\$	-
Total Assets	\$	22,299
Liabilities:		
Accounts Payable	\$	9,818
Total Liabilites	\$	9,818
Fund Balance:		
Nonspendable:		
Deposits and Prepaid Items	\$	-
Unassigned	\$	12,481
Total Fund Balances	\$	12,481
Total Liabilities & Fund Balance	\$	22,299

GIR East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Developer Contributions	\$ 143,628	\$ 25,827	\$ 25,827	\$ -
Total Revenues	\$ 143,628	\$ 25,827	\$ 25,827	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
FICA Expenditures	\$ 918	\$ 230	\$ 61	\$ 168
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 25,000	\$ 6,250	\$ 1,612	\$ 4,639
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 1,000	\$ 250	\$ 15	\$ 235
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 250	\$ 2	\$ 248
Legal Advertising	\$ 15,000	\$ 3,750	\$ 6,152	\$ (2,402)
Other Current Charges	\$ 5,000	\$ 1,250	\$ 100	\$ 1,150
Office Supplies	\$ 625	\$ 156	\$ 0	\$ 156
Travel Per Diem	\$ 660	\$ 165	\$ -	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 143,628	\$ 35,551	\$ 24,867	\$ 10,684
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 960	
Fund Balance - Beginning	\$ -		\$ 11,520	
Fund Balance - Ending	\$ -		\$ 12,481	

SECTION 2

GIR East
Community Development District

Funding Request #37
December 5, 2024

Bill to: WS-GIR, LLC

	Payee		General Fund FY2025
1	Governmental Management Services: CFL Inv # 26 - Management Fees - November 2024	\$	3,597.85
1	Kutak Rock LLP Inv# 3483562 - General Counsel - October 2024	\$	1,320.50
		\$	4,918.35
Total:			\$ 4,918.35

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

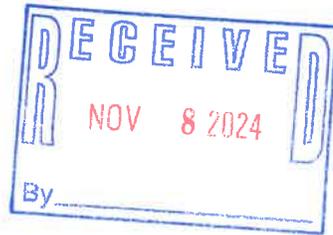
Invoice

Invoice #: 26
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024 340		3,333.33	3,333.33
Website Administration - November 2024 352		100.00	100.00
Information Technology - November 2024 331		150.00	150.00
Office Supplies 310		0.27	0.27
Postage 420		14.10	14.10
Copies 425		0.15	0.15
Total			\$3,597.85
Payments/Credits			\$0.00
Balance Due			\$3,597.85



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2024



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

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3483562

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3483562
29523-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/24	A. Willson	0.20	59.00	Confer with Flint regarding continued meeting
10/06/24	A. Willson	0.20	59.00	Confer with Liquori and Flint regarding upcoming options in light of potential storm
10/10/24	J. Gillis	0.10	17.00	Receive and review Florida Commerce Special District fee and profile update form
10/16/24	M. Rigoni	0.60	174.00	Review draft agenda, finalize agenda items and confer with Vanderbilt regarding same
10/23/24	J. Gillis	0.10	17.00	Follow up from Board meeting
10/23/24	M. Rigoni	2.30	667.00	Review preliminary plat for Waterlin Phases 1-3; prepare for and attend board meeting
10/23/24	S. Sandy	0.20	63.00	Confer regarding merger
10/23/24	A. Willson	0.40	118.00	Review and revise plat comments; confer with Hume regarding same; confer with Rigoni regarding upcoming meeting agenda
10/30/24	M. Rigoni	0.20	58.00	Confer with Flint and Vanderbilt

KUTAK ROCK LLP

GIR East CDD

November 20, 2024

Client Matter No. 29523-1

Invoice No. 3483562

Page 2

10/30/24	A. Willson	0.30	88.50	Work session with Rigoni regarding plat items; confer with Gillis regarding upcoming meeting agenda
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TOTAL HOURS 4.60

TOTAL FOR SERVICES RENDERED \$1,320.50

TOTAL CURRENT AMOUNT DUE \$1,320.50

UNPAID INVOICES:

September 30, 2024	Invoice No. 3454659	409.00
--------------------	---------------------	--------

October 31, 2024	Invoice No. 3470260	879.50
------------------	---------------------	--------

TOTAL DUE \$2,609.00

GIR East
Community Development District

Funding Request #38
December 12, 2024

Bill to: WS-GIR, LLC

	Payee		General Fund FY2025
1	Governmental Management Services: CFL Inv # 27 - Management Fees - December 2024	\$	3,583.33
2	Tribune Publishing Company - Orlando Sentinel Invoice # 105351037000 - Legal Advertising	\$	5,994.00
3	Supervisor Fees - 12/04/24 Rob Bonin	\$	215.30
		\$	9,792.63
Total:			\$ 9,792.63

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763 |**Invoice****Invoice #:** 27**Invoice Date:** 12/1/24**Due Date:** 12/1/24**Case:****P.O. Number:****Bill To:**GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	310.513	Hours/Qty	Rate	Amount
Management Fees - December 2024	340		3,333.33	3,333.33
Website Administration - December 2024	352		100.00	100.00
Information Technology - December 2024	351		150.00	150.00

**Total** \$3,583.33**Payments/Credits** \$0.00**Balance Due** \$3,583.33

Invoice Details

Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 105351037000
Invoice Amount: \$5,944.00
Billing Period: 11/01/24 - 11/30/24
Due Date: 12/30/24



INVOICE

Page 1 of 2

310.513.410

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
11/12/24	OSC105351037	Classified Listings, Display, Online GIR_AssessHearing_2025-01_120424 Display 7723389				2,972.00
11/19/24	OSC105351037	Classified Listings, Display, Online GIR_AssessHearing_2025-01_120424 Display 7723400				2,972.00

RECEIVED

DEC 09 2024

GMS-CF, LLC

Invoice Total: \$5,944.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
6,152.18	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 11/01/24 - 11/30/24
Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 105351037000

Return Service Requested

9824000112 PRESORT 112 1 SP 0.690 P3C1
|||

GIR EAST CDD
MONICA VIRGEN
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

|||



Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL, 32801

Bill To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL, 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Nov 12, 2024.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

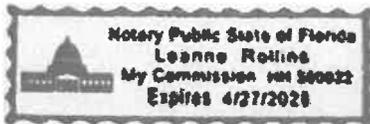
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 15 day of November, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7723389

Kmart from Page 7

of its former site — the last operating in the continental U.S. It is the 300,000-sq-ft store, Kmart operated about 2,500 locations. Today, four other remain: three in the U.S. Virgin Islands and one in Guam. There is also a website.

Transfranco, the Illinois-based holding company that owned Kmart and which left another former store in Birmingham, Bham, did not respond to small requests for comment or allow the store manager to speak. The company's plans for the Miami location are unknown — but there is no indication it will close soon.

The last outpost

If the Miami Kmart were a brand new mom-and-pop retailer, a shopper might think it could eventually thrive with advertising and a little luck. Kmart has had a reputation for clutter and mess, but this store is immaculate and the merchandise is properly stocked and displayed.

The size of a CVS or Walgreens drug store, the store occupies what was a regular location during the big-box days. A couple years ago, an Al Home department store took over the rest of the space.

"Get It All Must Have, Web-Fore, Friendly Place" is the sign next to the store.

Halloween and Christmas decorations line the entryway, next to the 30 shopping carts that no one is using. A robotic voice says "Welcome," as does a chimey surprise, one of several special in-store promotions. A lone customer checks out the Halloween candy.

Flight attendants, a few dishwashers, refrigerators, washing machines and dryers, the appliance department. In the store's main room, there is a large section of toys and games, a few hardware essentials and some cleaning and pet supplies. The top department comprises a couple rows of dolls, action figures, games and aqua gear. But dresses, summer tops and sweatshirts make up the small clothing section. Oh, and there are socks.

They still present a crowded, well-stocked, one-of-a-kind experience. A sign says "Kmart shopping," it says, announcing that almost all items are on sale.

There were only a few customers to hear it, like there used to be.

A fast rise and a slow death

Kmart was founded by the retailer S.S. Kresge Co. in Michigan in 1962 and grew quickly, reaching 2,000 stores in 20 years. The company sold almost everything, from clothing to jewelry, TVs to dog food, appliances to toys to sporting goods. By the mid-1990s, it was the nation's second-largest retailer behind Sears, and there were stores in Canada, Australia and New Zealand.

The roots of Kmart's decline were laid during that decade when management bought Waldbaum's, Borders Books, Builders Square, The Sports Authority and a stake in OfficeMax, hindering the company needed diversification. They were wrong. By the late 1990s, the company had sold those retailers yet still needed \$2 billion in refinancing — the equivalent of \$9 billion today.

In 2002, Kmart declared bankruptcy as Walmart and Target drowned its market share. Its website never took off, allowing Amazon to beat it in the e-commerce space. There were executive pay scandals, a purchase by a hedge fund manager who emptied it there and a disastrous 2005 acquisition of Sears.

Mary Cohen, a former Sears Canada CEO and former director of retail outlets at Columbia University's graduate school of business, said Kmart would have survived if not for the top executives who ran it into the ground. It could

Nostalgia does not translate into sales

On the day that de la Madrid dropped in to buy his groceries, only a few customers trickled in and out of the store every hour.

Cole's suggests Jerry Fernandez and Wilfredo Raymundo spent five minutes looking over the store's offerings. They knew about the chair's near-40-year history, but they knew about the shopping center and wanted to reminisce. He seemed small, they said, compared to the

Kmart they remembered.

"I was born in 1984, so I spent a lot of my childhood at Kmart," said Hernandez, 38, 6'2". He might be taller — the store has good prices on the food department.

The teacher, Ojeda, had been coming to Kmart since he was a child. There was no nostalgia, but also reminded him he needed Kmart for his 5-year-old son. That was all he needed.

"I remember when Kmart was bigger," Ojeda said. "But, to be honest, I like this one better. It's clean and organized, not like they were."

Notice of Public Hearing to Consider Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, by the GIR East Community Development District

The Board of Supervisors (the "Board") of the GIR East Community Development District (the "District") will hold public hearings on December 4, 2024, at 2:00 p.m., at 2800 Coon Creek Road, Saint Cloud, Florida, to consider the imposition of special assessments to secure proposed water and sewerage infrastructure improvements within the District, and to provide for the levy, collection and enforcement of the special assessments. The Board will also consider the proposed Assessment Area One (the "AAO") and the proposed Assessment Area Two (the "AAO-2"). The Board will also consider the proposed Assessment Area One (the "AAO") and the proposed Assessment Area Two (the "AAO-2").

Notice of Public Hearing to Consider Adoption of Assessment Roll Pursuant to Section 197.3632(4)(b), Florida Statutes, by the GIR East Community Development District

The Board of Supervisors (the "Board") of the GIR East Community Development District (the "District") will hold public hearings on December 4, 2024, at 2:00 p.m., at 2800 Coon Creek Road, Saint Cloud, Florida, to consider the adoption of the Assessment Roll for the District for the year 2025. The Board will also consider the proposed Assessment Area One (the "AAO") and the proposed Assessment Area Two (the "AAO-2").

Notice of Regular Meeting of the GIR East Community Development District

The Board of Supervisors (the "Board") of the GIR East Community Development District (the "District") will hold a regular meeting on December 4, 2024, at 2:00 p.m., at 2800 Coon Creek Road, Saint Cloud, Florida. The meeting will be held in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting or hearings.



Assessment Area One Boundary Map

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") TO CONSIDER THE ADOPTION OF SPECIAL ASSESSMENTS TO SECURE PROPOSED WATER AND SEWERAGE INFRASTRUCTURE IMPROVEMENTS WITHIN THE DISTRICT.

Whereas, the Board of Supervisors (the "Board") of the GIR East Community Development District (the "District") has determined to undertake, install, plan, construct, improve or extend, water, sewerage, and other infrastructure improvements within the District, and to maintain the infrastructure improvements (the "Improvements") described in the District's Assessment Area One (the "AAO") Report dated September 2024 (the "AAO Report") and the District's Assessment Area Two (the "AAO-2") Report dated September 2024 (the "AAO-2 Report"); 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 Local Municipal Government, and Chapter 197, Tax Collection, Sales and License, Florida Statutes, to levy, collect, assess, and enforce special assessments on property within the District, and to impose, levy and collect the Assessments;

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 and to the value of the property improved; and

Whereas, the District desires to extend and modify its previous Resolution 2024-01 in order to clarify the terms of the Assessments to improve upon the current Estimated Costs for the Improvements as further provided in the accompanying reports;

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

Section 1. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 2. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 3. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 4. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 5. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 6. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 7. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 8. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 9. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 10. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 11. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

Section 12. The Assessments shall be levied on the property improved and shall be a part of the cost of the Improvements.

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Orlando Sentinel

George S. Pitt
District Manager
Governmental Management Services Central Florida

Orlando Sentinel

MEDIA GROUP

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Bill To:
GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL, 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Nov 19, 2024.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

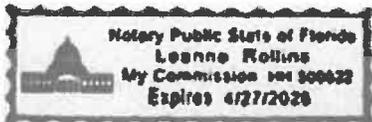
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 22 day of November, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7723400

Minecraft
From Page 3

"We like to test and learn," O'Neil said. Minecraft was introduced by Stockholm-based videogame developer Mojang Studios in 2011. It quickly became a sensation among gamers and is now considered the best-selling videogame of all time. Mojang was acquired by Microsoft in 2014.

Geometry involves gathering blocks of materials to build 3D objects and create unique digital worlds. There are instructions with tools and animals, plus varied terrain, from deserts to lava. More than 30 million copies of the game have been sold. "Our mission is to actually be 26 years old," said Kyleen Wilton, vice president of franchise development for gaming at Microsoft. "We are that core group that started when they were 19 when it was alpha, and they've kept on playing, and now they're introducing it to their kids as well."

The most popular video game industries have been partnering up. Universal has licensed Super Nintendo World attractions in California and Japan as well as at Epic Universe theme park, which opens in Orlando in May. Earlier this year, Walt Disney Co. announced it would spend \$1.6 billion to acquire an equity stake in Epic Games, the developer of Fortnite, an online game platform.

Microsoft has Minecraft expansion plans on multiple fronts, Wilton said.

"Our research shows that over 80% of people who consider themselves Minecraft fans don't actually play the game," O'Neil said. "So we wanted to actually build our core much more and experiences for them to enjoy, not also for them being in their friends and families who might not be gamers at all."

In April, a film titled "A Minecraft Movie" will come to theaters. The cast includes Jack Black, Bruce Greenwood, and Jennifer Coolidge, and is directed by Jared Stern ("Napoleon Dynamite," "The Hot Chick") and his wife, "Theaters of the Universe." There's a partnership with Netflix for an animated series.

And now, real-life experiences. One reason that Merix was an attractive choice, Wilton said, was its worldwide scope, with attractions in more than 20 countries. "They are where the people are, and we actually want to find a place for them to come together," O'Neil said.

del.icio.us/andrewstuart.com

Carrots
From Page 3

Trader Joe's, whose carrots in 5-pound bags and baby carrots-in-pouch bags with best by dates before Nov. 2.

Wal-Mart Marketplace whole carrots in 5-pound bags and baby carrots-in-pouch bags with best by dates before Nov. 2.

Whole Foods Market The 265 brands whole carrots in 5-, 3- or 2-pound bags and baby carrots in 12-ounce, 1- or 2-pound bags with best by dates before Nov. 2.

The Centers for Disease Control and Prevention said Sunday the carrots might be linked to an outbreak of E. coli O157:H7 that is already associated for known infections of 39 people, 15 of which were hospitalized and one who has died.

That form of E. coli is one of the 265 brands carrots, meaning the more likely to cause hemolytic uremic syndrome or HUS, a form of kidney failure that can turn to E. coli into a fatal infection.

Any recalled carrots should be thrown away or returned to the store for a refund. Clean and sanitize any machine they touched.

Direct questions to Getaway Press, 800-301-3101, and Monday through Friday, 8 a.m. to 8 p.m., Eastern time or go to the company website.

Teachers
From Page 3

Florida law does not give O'Connell unlimited rights and her actions violate the Florida Constitution," McCracken said in a statement Monday. "She deserves a say in the conditions that shape their careers and professional future."

OCPE spokesperson Michael O'Connell said evaluations had "always been considered a non-unionized right under the law" and that the updated statute language

only clarified that it also noted that teachers previously approved a contract with those changes.

"To now file a lawsuit, two years later and after an overwhelming 98.7% vote by teachers to approve a contract that would bring contracts in alignment with the law, is unfortunately O'Connell's choice."

Article 1, Section 8 of Florida's constitution says that, "the rights of employees, by and through a labor organization, to bargain collectively shall not be denied or abridged."



Orange County Classroom Teachers Association Teachers cover the seats in the Orange County Schools board room public meeting, analyzing the special trustees meeting Oct. 15. JAMES HANLEY/ORLANDO SENTINEL

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the GIR East Community Development District (the "District") will hold a meeting on December 4, 2024, at 10:00 a.m. at 2850 Cassin Creek Road, Suite 1000, Cassin Creek, Florida, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on identified lands within the District, and to provide for the levy collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's Assessment Roll Assessment Report dated September 2024, attached hereto as Exhibit A (the "AR"). The public hearing is being conducted pursuant to Chapters 170, 197 and 198, Florida Statutes. All interested persons may examine the description of such property to be assessed, and the amount to be assessed to such place or parcel of property by contacting the District Manager at the email listed below.

Also on December 4, 2024, at 10:00 p.m. at 2850 Cassin Creek Road, Suite 1000, Florida, the Board will hold a regular public meeting to consider matters related to the special assessments and may other business that may lawfully be conducted by the District. The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued from a date, time, and place announced at the meeting and/or hearings.

The District is a local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("improvements") are currently expected to include, but are not limited to, roadway, utility street collection system, water distribution system, retention pond, water distribution system, stormwater management system, landscaping, irrigation, irrigation facilities, and other improvements, all as more specifically described in the AR. The AR is available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the amount set forth in the District's Annual Assessment (Assessment Roll) for Assessment Area One, dated October 1, 2024 (the "Assessment Roll"), which is on file at the office of the District Manager, at 2850 Cassin Creek Road, Suite 1000, Cassin Creek, Florida 32824. The Assessment Roll is available for public review during normal business hours at the address provided above. The Assessment Roll also includes the parcel identification number which the District uses to identify the property for each parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will likely be determined on an equal assessment or acre basis. All parcels that are eligible or otherwise subdivided into assessable units, the method of allocating assessments based on the Equalized Residential Unit ("ERU"). The ERU factor per land use type is available in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area One described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within the Assessment Area One currently identified in the Assessment Report that may be developed as a result of development changes may be required at ERU factor based upon the methodology for allocation of benefits as provided in the Assessment Report. If new product types are added to the development, the Assessment Methodology may be further amended and supplemented, without the need for a new public hearing, to account for the new product types, to bring it in line with the methodology for allocation of benefits in accordance with Section 212.2 of the Assessment Methodology, and (ii) the resulting allocation of assessments, as shall be described in one or more supplemental reports, are within the benefit limits established by the Assessment Methodology.

The annual principal assessment levied against each parcel will be based on payments over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenue to retire its new \$91,700,000 debt to be assessed by the District against the lands located in Assessment Area One, including the fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Product Type	ERU	Minimum Principal (per unit)	Maximum Annual Installment (per unit)
Timberland - 22'	0.83	\$98,114.41	\$3,012.11
Orchard Family - 40'	0.89	\$46,815.63	\$1,894.91
Single Family - 44'	0.90	\$52,162.50	\$4,383.02
Single Family - 40'	1.00	\$57,768.54	\$4,781.43
Single Family - 60'	1.16	\$81,248.48	\$5,038.25
Single Family - 60'	1.33	\$98,872.45	\$5,777.58

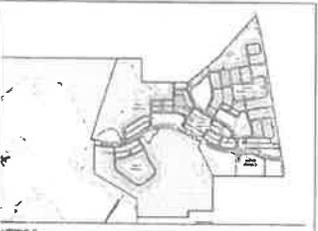
Includes fee and costs of collection or enforcement, discounts for early payment and interest.

The assessments may be prepaid to whole or in part, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the District's County parcel by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All interested persons have the right to appear at the public hearing and the right to be heard in person with the District within thirty (30) days of the publication of this notice.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need to appear at the proceedings and attach accordingly any and all relevant records of the proceedings in a single, which includes the testimony and evidence upon which such appeal is to be based.

Any person requesting special accommodations for the meeting or hearing because of a disability or physical impairment should contact the District Office at (877) 841-6224 at least 48 hours prior to the meeting. If you are hearing or visually impaired, please contact the Florida Relay Service at 1-800-368-8770 for aid in contacting the District office.

James G. Fitt, District Manager
 Governmental Management Services Central Florida



GIR East Community Development District Assessment Area One Boundary Map
 RESOLUTION 2024-01

(AMENDED & REVISED - ASSESSMENT AREA ONE)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING AND REPEALING RESOLUTION 2024-04 AND DECLARING SPECIAL ASSESSMENTS, IMPOSING THE LOCATION, EXTENT AND ESTIMATED COST OF THESE SPECIAL ASSESSMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PAID BY THE SPECIAL ASSESSMENTS, PROVIDING THE METHOD BY WHICH SUCH SPECIAL ASSESSMENTS SHALL BE PAID, DESIGNATING LANDS WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR AN ASSESSMENT ROLL, 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 certifies to the public, local, state, national, municipal or recreational, water or coastal, water, health, parks, and/or maintenance or recreational improvements (the "improvements") described in the District's Assessment Area One Engineer's Report dated September 2024, attached hereto as Exhibit A, 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 authorized by Chapter 190, Community Development Districts, Chapter 170, Governmental and Municipal Method of Levying Local Improvements, and Chapter 197, Tax Collection, Sales and Loans, Florida Statutes, to borrow, issue, incur, establish, acquire, contract or accept, borrow, issue, incur, issue, operate, and maintain the assessments and to improve, levy and collect the Assessments; and

Whereas, the District hereby determines that the benefits will accrue to the property improved, the extent of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Assessor's Annual Assessment Report for Assessment Area One dated October 1, 2024, attached hereto as Exhibit A and incorporated herein by reference and on file at the office of the District Manager, at 2850 Cassin Creek Road, Suite 1000, Cassin Creek, Florida 32824 (the "Assessment Roll"); and

Whereas, the District hereby determines that the Assessments to be levied will not exceed those levied to the property improved; and

Whereas, the District desires to amend and revise the previous Resolution 2024-04 in order to correct the text of the Assessments to be in accordance with the current Florida Statutes (as defined hereinafter) as further provided in the amendments;

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

Section 1. The text of the Assessments to be levied 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 place and specifications for, the improvements as described in Exhibit A, which is on file at the District Records Office, District 8 is on file and available for public inspection at the same location.

Section 4. The total estimated cost of the improvements is \$91,700,000 (the "Estimated Cost").

Section 5. The Assessments will pay approximately \$41,700,000, 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 land and lands adjoining and contiguous or bounding and abutting upon the improvements or specially benefited thereby and further described by the assessment roll heretofore provided hereto.

Section 8. There is on file at the District Records Office, an assessment roll showing the areas 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 land existing a parcel of lands, 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 any 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 in the District in any year, or if determined by the District to be in the 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 said lands, and the amount of benefit to be assessed, which assessment roll is hereby adopted and approved by the District's preliminary assessment roll.

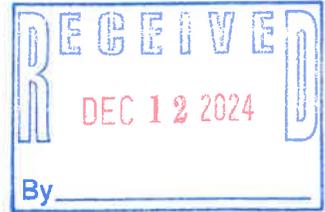
Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board to be heard as to the propriety and advisability of the assessment or of the making of the improvements,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

Section 12. The District Manager is hereby directed to cause the Assessment Roll to be published before noon on the first (1st) consecutive working day subsequent to general dissolution within County Court, provided that the last 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 created by the provisions of this Resolution.

Section 13. The invalidity or enforceability of any one or more provisions of this Resolution shall not invalidate the validity or enforceability of the remaining portions of this Resolution and the Resolution 2024-04 is hereby amended, repealed, and replaced in its entirety by this Resolution.

Section 14. This Resolution shall become effective upon its passage. Passed and adopted this 23rd day of October 2024.

Attendance Confirmation
for
BOARD OF SUPERVISORS



District Name: _____ GIR East CDD _____

Board Meeting Date: _____ December 4, 2024 _____

	<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

12/4/24

Date

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

GIR East
Community Development District

Funding Request #39
January 23, 2025

Bill to: WS-GIR, LLC

	Payee		General Fund FY2025
1	Governmental Management Services: CFL Inv # 28 - Management Fees - January 2025	\$	3,586.48
2	Kutak Rock LLP Inv# 3501790- General Counsel - November 2024	\$	291.00
		\$	3,877.48
		Total:	\$ 3,877.48

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

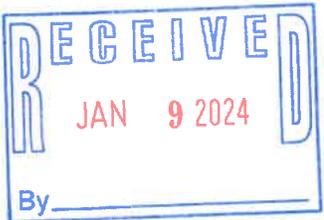
Invoice

Invoice #: 28
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025 310.513. 340		3,333.33	3,333.33
Website Administration - January 2025 352		100.00	100.00
Information Technology - January 2025 351		150.00	150.00
Copies 420		3.15	3.15



Total	\$3,586.48
Payments/Credits	\$0.00
Balance Due	\$3,586.48

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654 2

Federal ID 47-0597598

December 30, 2024

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

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3501790
Client Matter No. 29523-1
Notification Email: eftgroup@kutakrock.com

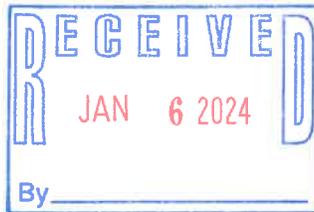
Invoice No. 3501790
29523-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

11/12/24	M. Rigoni	0.30	87.00	Confer with Hulme regarding preliminary plats
11/26/24	M. Rigoni	0.30	87.00	Confer with Liquori and Flint regarding meeting
11/27/24	M. Rigoni	0.20	58.00	Confer with Flint and Vanderbilt regarding agenda items
11/27/24	A. Willson	0.20	59.00	Confer with Flint regarding meeting agenda items
TOTAL HOURS		1.00		



KUTAK ROCK LLP

GIR East CDD

December 30, 2024

Client Matter No. 29523-1

Invoice No. 3501790

Page 2

TOTAL FOR SERVICES RENDERED \$291.00

TOTAL CURRENT AMOUNT DUE \$291.00

UNPAID INVOICES:

September 30, 2024

Invoice No. 3454659

409.00

October 31, 2024

Invoice No. 3470260

879.50

November 20, 2024

Invoice No. 3483562

1,320.50

} Pd ck#63
12/19/24

TOTAL DUE

\$2,900.00

the 1990s, the number of people in the world who are under 15 years of age has increased from 1.1 billion to 1.3 billion. This increase is due to the fact that the number of children under 15 years of age has increased in every country in the world, and the rate of increase has been particularly high in developing countries.

The increase in the number of children under 15 years of age has led to a corresponding increase in the number of children who are in need of education. In 1990, there were 1.1 billion children under 15 years of age in the world, and 1.1 billion children in need of education. In 2000, there were 1.3 billion children under 15 years of age in the world, and 1.3 billion children in need of education.

The increase in the number of children in need of education has led to a corresponding increase in the number of children who are out of school. In 1990, there were 1.1 billion children in need of education, and 1.1 billion children out of school. In 2000, there were 1.3 billion children in need of education, and 1.3 billion children out of school.

The increase in the number of children out of school has led to a corresponding increase in the number of children who are illiterate. In 1990, there were 1.1 billion children out of school, and 1.1 billion children illiterate. In 2000, there were 1.3 billion children out of school, and 1.3 billion children illiterate.

The increase in the number of children who are illiterate has led to a corresponding increase in the number of children who are unable to read and write. In 1990, there were 1.1 billion children who are illiterate, and 1.1 billion children who are unable to read and write. In 2000, there were 1.3 billion children who are illiterate, and 1.3 billion children who are unable to read and write.

The increase in the number of children who are unable to read and write has led to a corresponding increase in the number of children who are unable to find and use information. In 1990, there were 1.1 billion children who are unable to read and write, and 1.1 billion children who are unable to find and use information. In 2000, there were 1.3 billion children who are unable to read and write, and 1.3 billion children who are unable to find and use information.

The increase in the number of children who are unable to find and use information has led to a corresponding increase in the number of children who are unable to participate in the global economy. In 1990, there were 1.1 billion children who are unable to find and use information, and 1.1 billion children who are unable to participate in the global economy. In 2000, there were 1.3 billion children who are unable to find and use information, and 1.3 billion children who are unable to participate in the global economy.

The increase in the number of children who are unable to participate in the global economy has led to a corresponding increase in the number of children who are unable to improve their living standards. In 1990, there were 1.1 billion children who are unable to participate in the global economy, and 1.1 billion children who are unable to improve their living standards. In 2000, there were 1.3 billion children who are unable to participate in the global economy, and 1.3 billion children who are unable to improve their living standards.

The increase in the number of children who are unable to improve their living standards has led to a corresponding increase in the number of children who are unable to reach their full potential. In 1990, there were 1.1 billion children who are unable to improve their living standards, and 1.1 billion children who are unable to reach their full potential. In 2000, there were 1.3 billion children who are unable to improve their living standards, and 1.3 billion children who are unable to reach their full potential.

GIR East
Community Development District

Funding Request #40
February 25,2025

Bill to: WS-GIR, LLC

Payee		General Fund	
		FY2025	
1	Governmental Management Services: CFL Inv # 29 - Management Fees - February 2025	\$	3,587.11
2	Tribune Publishing Company - Orlando Sentinel Invoice # 110491890000 - Legal Advertising	\$	208.18
		\$	3,795.29
		Total:	\$ 3,795.29

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 #1
Kingston, TN 37763

Invoice

Invoice #: 29
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025	1.310.513.340	3,333.33	3,333.33
Website Administration - February 2025	352	100.00	100.00
Information Technology - February 2025	351	150.00	150.00
Office Supplies	510	0.15	0.15
Postage	420	3.63	3.63

Total \$3,587.11

Payments/Credits \$0.00

Balance Due \$3,587.11

RECEIVED 2/10/25 

