

*GIR East*  
*Community Development District*

*Meeting Agenda*

*May 7, 2025*

# AGENDA

# ***GIR East***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

April 30, 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, May 7, 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 March 5, 2025 Meeting
4. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Consideration of Resolution 2025-07 Ratifying the Sale of Series 2025 Bonds
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #41 - #42
    - iii. **Presentation of Number of Registered Voters – 0 (Added)**
    - iv. Designation of **November 4, 2025** as the Landowners' Meeting Date
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

Cc: Alyssa Willson, District Counsel  
Strickland Smith, District Engineer

Enclosures

# 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, March 5, 2025 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	District Counsel
Strickland Smith <i>by phone</i>	District Engineer
Cynthia Wilhelm	Bond Counsel

**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 other than Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 4, 2024 Meeting**

Mr. Flint presented the minutes from the December 4, 2024 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Minutes of the December 4, 2024 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS****Consideration of Assessment Area One,  
Series 2025 Bonds Financing Items****A. Presentation of Final Supplemental Assessment Methodology Report for Assessment Area One**

Mr. Flint noted the bonds have been priced and a preliminary version of the methodology was approved when the Board approved the Delegation Resolution that was used in the Preliminary Offering Memorandum. Now that the bonds have been priced, the report has been updated for the actual terms of the pricing. Table 1 shows 811 units with a mix of townhomes and single-family products with ERU factors assigned. Table 2 reflects infrastructure, cost estimates from the Engineer's Report totaling \$34,190,612. Table 3 is the bond sizing that has been priced. There is an average coupon rate of 5.41%, 30-year amortization, no capitalized interest, debt service reserve is 50% max annual debt, and an underwriter's discount of 2%. The par amount is \$19,410,000 and of that \$18,125,000 is construction funds. Table 4 shows the allocation of benefit based on the improvement cost. Table 5 shows allocation of benefit based on the par debt. Table 6 shows the net and gross annual assessments per unit per product type. The gross reflects what would be on the tax bill. Table 7 is the preliminary assessment roll. There was an error on DFC Waterlin, LLC exhibit C. Mr. Flint noted this report does reflect the corrected legal description however the acreage is slightly off.

Ms. Rigoni asked Mr. Flint if the lands subject to the Series 2025 assessments receive special benefits from the Assessment Area One project. Mr. Flint answered yes. Ms. Rigoni asked will the special benefits the lands will receive be equal to or in excess of the Series 2025 assessments levied? Mr. Flint answered yes.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Final Supplemental Assessment Methodology Report for Assessment Area One, was approved in substantial form subject to updating the DreamFinders acreage.

**B. Consideration of Resolution 2025-05 Supplemental Assessment Resolution**

Ms. Rigoni noted this amends and supplements the previous Resolution 2025-04 to apply the terms for the 2025 bonds.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-05 Supplemental Assessment Resolution, was approved.

**C. Consideration of Supplemental Notice of Imposition**

Ms. Rigoni noted this is provided for informational purposes, no action is needed.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint stated this agreement is for purposes of using the tax bill as the collection method for the O&M and debt assessments.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni provided an update on the Stewardship District bill.

**B. Engineer**

Mr. Smith had nothing additional to report.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through December 31<sup>st</sup>. No action is required.

**ii. Ratification of Funding Requests #37 – #40**

Mr. Flint asked for ratification of funding requests #37 - #40. These requests have been transmitted to the developer under the funding agreement.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #37-#40, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

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

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV

**RESOLUTION 2025-06**  
**[FY 2026 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the GIR East Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 6, 2025  
TIME: 3:00 PM  
LOCATION: Offices of Gentry Land Company  
3850 Canoe Creek Road  
St. Cloud, Florida, 34772

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF MAY 2025.**

ATTEST:

**GIR EAST COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

***GIR East***  
***Community Development District***

***Proposed Budget***  
***FY2026***



# Table of Contents

**1** General Fund

**2-4** General Fund Narrative

**GIR East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Developer Contributions	\$ 143,628	\$ 38,128	\$ 35,636	\$ 73,764	\$ 145,868
<b>Total Revenues</b>	<b>\$ 143,628</b>	<b>\$ 38,128</b>	<b>\$ 35,636</b>	<b>\$ 73,764</b>	<b>\$ 145,868</b>
<b><u>Expenditures</u></b>					
<b><u>General &amp; Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 2,000	\$ 3,000	\$ 12,000
FICA Expenditures	\$ 918	\$ 77	\$ 153	\$ 230	\$ 918
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 2,984	\$ 4,500	\$ 7,484	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,236
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 37	\$ 13	\$ 50	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,350
Printing & Binding	\$ 1,000	\$ 6	\$ 40	\$ 46	\$ 1,000
Legal Advertising	\$ 15,000	\$ 6,360	\$ 500	\$ 6,860	\$ 15,000
Other Current Charges	\$ 5,000	\$ 205	\$ 204	\$ 409	\$ 5,000
Office Supplies	\$ 625	\$ 0	\$ 10	\$ 10	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Expenditures</b>	<b>\$ 143,628</b>	<b>\$ 37,544</b>	<b>\$ 36,220</b>	<b>\$ 73,764</b>	<b>\$ 145,868</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 584</b>	<b>\$ (584)</b>	<b>\$ -</b>	<b>\$ -</b>

# **GIR East**

## **Community Development District**

### **General Fund Narrative**

#### **Revenues:**

##### **Developer Contributions**

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

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#### **Expenditures:**

##### **General & Administrative:**

##### **Supervisor Fees**

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

##### **FICA Expenditures**

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

##### **Engineering**

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

##### **Attorney**

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

##### **Annual Audit**

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

##### **Assessment Administration**

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

##### **Arbitrage**

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

# **GIR East**

## **Community Development District**

### **General Fund Narrative**

#### Dissemination

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

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

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

#### Insurance

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

#### Printing & Binding

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

#### Legal Advertising

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

**GIR East**  
**Community Development District**  
**General Fund Narrative**

*Other Current Charges*

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

*Office Supplies*

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

*Travel Per Diem*

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

*Dues, Licenses & Subscriptions*

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



## SECTION V

## **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Ones), in the par amount of \$19,410,000 (“Series 2025 Bonds”); and

**WHEREAS**, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

**WHEREAS**, the District closed on the sale of the Series 2025 Bonds on March 7, 2025; and

**WHEREAS**, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds,

and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-03 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-05 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-03 and 2025-05 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

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

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May 2025.

ATTEST:

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION VI

# SECTION C

# SECTION 1

***GIR East***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***



# Table of Contents

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



**GIR East**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>			
<u>Cash:</u>			
Operating Account	\$ 5,557	\$ -	\$ 5,557
Due from Developer	\$ 15,140	\$ -	\$ 15,140
Prepaid Expenditures	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 20,697</b>	<b>\$ -</b>	<b>\$ 20,697</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 8,561	\$ -	\$ 8,561
FICA Payable	\$ 31	\$ -	\$ 31
Contracts Payable	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 8,592</b>	<b>\$ -</b>	<b>\$ 8,592</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits and Prepaid Items	\$ -	\$ -	\$ -
Unassigned	\$ 12,105	\$ -	\$ 12,105
<b>Total Fund Balances</b>	<b>\$ 12,105</b>	<b>\$ -</b>	<b>\$ 12,105</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 20,697</b>	<b>\$ -</b>	<b>\$ 20,697</b>

**GIR East**  
**Community Development District**

**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Developer Contributions	\$ 143,628	\$ 38,128	\$ 38,128	\$ -
<b>Total Revenues</b>	<b>\$ 143,628</b>	<b>\$ 38,128</b>	<b>\$ 38,128</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,000	\$ 5,000
FICA Expenditures	\$ 918	\$ 459	\$ 77	\$ 383
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 2,984	\$ 9,516
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 37	\$ 463
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 500	\$ 6	\$ 494
Legal Advertising	\$ 15,000	\$ 7,500	\$ 6,360	\$ 1,140
Other Current Charges	\$ 5,000	\$ 2,500	\$ 205	\$ 2,295
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 143,628</b>	<b>\$ 65,427</b>	<b>\$ 37,544</b>	<b>\$ 27,883</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 584</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11,520</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 12,105</b>	

**GIR East**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Developer Advancements	\$ -	\$ -	\$ 58	\$ 58
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58</b>	<b>\$ 58</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Capital Outlay - COI	\$ -	\$ -	\$ 58	\$ (58)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 58</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 58</b>	

## GIR East

### Community Development District

### Month to Month

[illegible]

## SECTION 2

**GIR East**  
**Community Development District**

**Funding Request #41**  
**March 12,2025**

Bill to: WS-GIR, LLC

Payee		General Fund FY2025	
1	<b>Governmental Management Services: CFL</b>		
	Inv # 31 - Management Fees - March 2025	\$	3,601.85
2	<b>Kutak Rock LLP</b>		
	Inv# 3514291- General Counsel - December 2024	\$	724.00
	Inv# 3527792- General Counsel - January 2025	\$	302.50
		\$	4,628.35
<b>Total:</b>		\$	<b>4,628.35</b>

Please make check payable to:

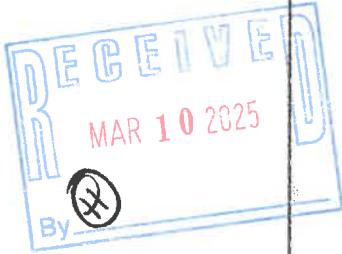
**GIR East Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**GMS-Central Florida, LLC #1**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 31**Invoice Date:** 3/1/25**Due Date:** 3/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025 - 340		3,333.33	3,333.33
Website Administration - March 2025 - 352		100.00	100.00
Information Technology - March 2025 - 351		150.00	150.00
Office Supplies - 510		0.03	0.03
Postage - 420		18.49	18.49
			

**Total** **\$3,601.85****Payments/Credits** **\$0.00****Balance Due** **\$3,601.85**

**KUTAK ROCK LLP #2**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600 315  
Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2025

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

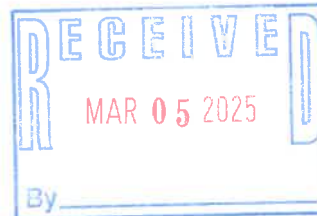
**ACH/Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470

Reference: Invoice No. 3514291

Client Matter No. 29523-1

Notification Email: [efgroup@kutakrock.com](mailto:efgroup@kutakrock.com)

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



Invoice No. 3514291  
29523-1

Re: General Counsel

**For Professional Legal Services Rendered**

12/03/24	M. Rigoni	0.20	58.00	Confer with Liquori and Flint regarding agenda
12/04/24	M. Rigoni	1.30	377.00	Prepare for and attend board meeting and perform meeting follow-up
12/06/24	J. Gillis	0.50	85.00	Follow up from Board meeting; draft notice of master assessments lien; confer with staff regarding same
12/17/24	A. Willson	0.20	59.00	Review certification for operation and maintenance for stormwater management
12/18/24	M. Rigoni	0.50	145.00	Finalize comments on October draft minutes and confer with Vanderbilt; finalize master notice of lien and confer with Liquori

**TOTAL HOURS** 2.70

**TOTAL FOR SERVICES RENDERED** \$724.00

**TOTAL CURRENT AMOUNT DUE** \$724.00



**KUTAK ROCK LLP #2**

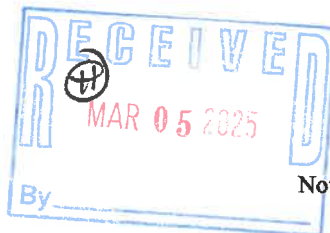
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025



**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. 3527792

Client Matter No. 29523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3527792

29523-1

Re: **General Counsel**

For Professional Legal Services Rendered

01/11/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/14/25	M. Rigoni	0.20	61.00	Confer with Flint and Vanderbilt regarding special meeting agenda
01/28/25	J. Gillis	0.10	18.50	Prepare FY 2026 budget adoption tracking chart
01/28/25	M. Rigoni	0.10	30.50	Confer with Flint
TOTAL HOURS		0.90		

TOTAL FOR SERVICES RENDERED \$302.50

TOTAL CURRENT AMOUNT DUE \$302.50

UNPAID INVOICES:

December 30, 2024	Invoice No. 3501790
January 29, 2025	Invoice No. 3514291

TOTAL DUE

OK 69 291.00 - paid 2/21/25  
724.00  
sent email to Jessica to resend rec'd 2/15/25  
\$1,317.50

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

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, uses and functions of information, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'communication' field is defined as:

...the study of the nature, uses and functions of communication, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information science' field is defined as:

...the study of the nature, uses and functions of information science, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information studies' field is defined as:

...the study of the nature, uses and functions of information studies, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information research' field is defined as:

...the study of the nature, uses and functions of information research, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information technology' field is defined as:

...the study of the nature, uses and functions of information technology, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information systems' field is defined as:

...the study of the nature, uses and functions of information systems, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information management' field is defined as:

...the study of the nature, uses and functions of information management, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information policy' field is defined as:

...the study of the nature, uses and functions of information policy, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'information law' field is defined as:

...the study of the nature, uses and functions of information law, and the ways in which it is created, communicated, evaluated and used. (p. 1)

**GIR East**  
**Community Development District**

**Funding Request #42**  
**April 17, 2025**

Bill to: WS-GIR, LLC

	Payee		General Fund FY2025
<b>1</b>	<b>Governmental Management Services: CFL</b>		
	Inv # 32 - Management Fees - April 2025	\$	4,019.62
<b>2</b>	<b>Kutak Rock LLP</b>		
	Inv# 3540895- General Counsel - February 2025	\$	346.00
<b>3</b>	<b>Grau &amp; Associates</b>		
	Inv # 27191 - Audit FYE 09/30/2024	\$	3,500.00
		\$	7,865.62
<b>Total:</b>		<b>\$</b>	<b>7,865.62</b>

Please make check payable to:

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

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

# Invoice

**Bill To:**

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

Invoice #: 32  
Invoice Date: 4/1/25  
Due Date: 4/1/25  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 - 340		3,333.33	3,333.33
Website Administration - April 2025 - 352		100.00	100.00
Information Technology - April 2025 - 351		150.00	150.00
Office Supplies - 520		0.03	0.03
Postage - 420		0.69	0.69
Copies 425		18.90	18.90
Dissemination Agent Services - April 2025 313		416.67	416.67
		<b>Total</b>	<b>\$4,019.62</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,019.62</b>



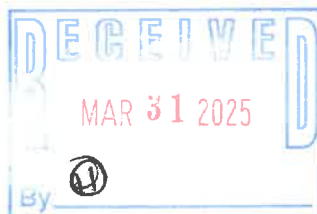
**KUTAK ROCK LLP #2****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2025

**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. 3540895

Client Matter No. 29523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3540895

29523-1

Re: General Counsel

## For Professional Legal Services Rendered

02/04/25	A. Willson	0.20	62.00	Confer with Liquori regarding master notice of assessments
02/08/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/27/25	M. Rigoni	0.30	91.50	Confer regarding agenda items; review same

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$346.00

TOTAL CURRENT AMOUNT DUE \$346.00 - FR #42

## UNPAID INVOICES:

January 29, 2025	Invoice No. 3514291	724.00 - FR #41
February 28, 2025	Invoice No. 3527792	302.50 - FR #41

TOTAL DUE \$1,372.50

**Grau and Associates #7**

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

322.

*GIR East Community Development District  
219 East Livingston Street  
Orlando, FL 32801*

Invoice No. 27191  
Date 04/01/2025

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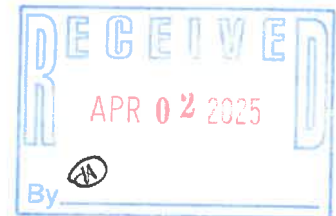
**SERVICE****AMOUNT**

Audit FYE 09/30/2024

\$ 3,500.00

Current Amount Due

\$ 3,500.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

## SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2025

Ms. Stacie Vanderbilt  
Recording Secretary  
GIR East Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

RE: GIR East Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the GIR East Community Development District as of April 15, 2025.

The number of registered voters within the GIR East CDD is zero as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "My Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

MAY 01 2025

GMS-CE, LLC

Vote  
Osceola



## SECTION 4

**LANDOWNER PROXY**  
**GIR EAST COMMUNITY DEVELOPMENT DISTRICT**  
**OSCEOLA COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – November 4, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of GIR East Community Development District to be held at Gentry Land Company, 3850 Canoe Creek Rd., St. Cloud, FL 34772, on November 4, 2025, at 3:00 p.m. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

_____	_____	_____
_____	_____	_____
_____	_____	_____

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2022), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**Attachment A**  
**Legal Description**

## **INSTRUCTIONS**

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## **SAMPLE AGENDA**

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment