

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

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



# Table of Contents

**1** General Fund

**2-6** General Fund Narrative

**7** Assessment Allocation Table

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

Description	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Developer Contributions	\$ 143,628	\$ 53,600	\$ 25,780	\$ 79,381	\$ -
Operations and Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ 893,304
<b>Total Revenues</b>	<b>\$ 143,628</b>	<b>\$ 53,600</b>	<b>\$ 25,780</b>	<b>\$ 79,381</b>	<b>\$ 893,304</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,200	\$ 2,000	\$ 3,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 92	\$ 153	\$ 245	\$ 918
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 7,112	\$ 4,500	\$ 11,612	\$ 25,000
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 833	\$ 1,667	\$ 2,500	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 26,667	\$ 13,333	\$ 40,000	\$ 41,200
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,236
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 38	\$ 12	\$ 50	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,350
Printing & Binding	\$ 1,000	\$ 24	\$ 40	\$ 64	\$ 1,000
Legal Advertising	\$ 15,000	\$ 6,360	\$ 500	\$ 6,860	\$ 15,000
Other Current Charges	\$ 5,000	\$ 277	\$ 136	\$ 413	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 10	\$ 11	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Administrative Expenditures</b>	<b>\$ 143,628</b>	<b>\$ 53,480</b>	<b>\$ 25,901</b>	<b>\$ 79,381</b>	<b>\$ 145,868</b>
<i>Field Operations</i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 460,979
Landscape Replacement and Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,857
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 174,200
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 9,900
Dog Waste Stations	\$ -	\$ -	\$ -	\$ -	\$ 1,500
<b>Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 747,436</b>
<b>Total Expenditures</b>	<b>\$ 143,628</b>	<b>\$ 53,480</b>	<b>\$ 25,901</b>	<b>\$ 79,381</b>	<b>\$ 893,304</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 120</b>	<b>\$ (120)</b>	<b>\$ -</b>	<b>\$ -</b>

# **GIR East**

## **Community Development District**

### **General Fund Narrative**

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

---

#### **Expenditures:**

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

##### **Supervisor Fees**

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

##### **FICA Expenditures**

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

##### **Engineering**

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

##### **Attorney**

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

##### **Annual Audit**

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

##### **Assessment Administration**

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

##### **Arbitrage**

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

# **GIR East**

## **Community Development District**

### **General Fund Narrative**

#### Dissemination

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

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

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

#### Insurance

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

#### Printing & Binding

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

#### Legal Advertising

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

# **GIR East**

## **Community Development District**

### **General Fund Narrative**

#### Other Current Charges

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

#### Office Supplies

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

#### Travel Per Diem

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

#### Dues, Licenses & Subscriptions

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

#### **Field Operations:**

##### Property Insurance

The District's estimated property insurance coverages with Florida Insurance Alliance.

##### Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

##### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

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

*Electric*

Represents current and estimated electric charges of common areas throughout the District.

*Water & Sewer*

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

*Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

*General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

*Field Contingency*

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

*Dog Waste Stations*

Represents funds allocated to collect waste at the dog stations.

**GIR EAST**  
Community Development District  
Assessment Allocation

**Admin (Whole District)**

Type	Units/Acres	ERU	Total ERU	Admin	Net/Unit or Acre	Gross/Unit or Acre
TH 22'	194	0.75	145.5	\$7,821.50	\$40.32	\$42.89
SF 40'	67	1	67	\$3,601.65	\$53.76	\$57.19
SF 45'	123	1	123	\$6,611.99	\$53.76	\$57.19
SF 50'	236	1	236	\$12,686.42	\$53.76	\$57.19
SF 55'	40	1	40	\$2,150.24	\$53.76	\$57.19
SF 60'	151	1	151	\$8,117.16	\$53.76	\$57.19
Undeveloped (acres)	1096.805	N/A	N/A	\$104,879.02	\$95.62	\$101.73
Total			762.5	\$145,868.00		

**Maintenance (AA1)**

Type	Units	ERU	Total ERU	Maintenance	Net/Unit	Gross/Unit
TH 22'	194	0.75	145.5	\$142,625.49	\$735.18	\$782.11
SF 40'	67	1	67	\$65,676.34	\$980.24	\$1,042.81
SF 45'	123	1	123	\$120,570.00	\$980.24	\$1,042.81
SF 50'	236	1	236	\$231,337.57	\$980.24	\$1,042.81
SF 55'	40	1	40	\$39,209.76	\$980.24	\$1,042.81
SF 60'	151	1	151	\$148,016.83	\$980.24	\$1,042.81
Total	811		762.5	\$747,436.00		

**O&M Table**

Type	Units/Acres	ERU	Total ERU	O&M	Net/Unit or Acre	Gross/Unit or Acre
TH 22'	194	0.75	145.5	\$150,447.00	\$775.50	\$825.00
SF 40'	67	1	67	\$69,278.00	\$1,034.00	\$1,100.00
SF 45'	123	1	123	\$127,182.00	\$1,034.00	\$1,100.00
SF 50'	236	1	236	\$244,023.99	\$1,034.00	\$1,100.00
SF 55'	40	1	40	\$41,360.00	\$1,034.00	\$1,100.00
SF 60'	151	1	151	\$156,134.00	\$1,034.00	\$1,100.00
Undeveloped	1096.805	N/A	N/A	\$104,879.02	\$95.62	\$101.73
Total			762.5	\$893,304.00		