

*GIR East*  
*Community Development District*

*Meeting Agenda*

*July 2, 2025*

# AGENDA

# ***GIR East***

## ***Community Development District***

---

219 East Livingston Street, Orlando, Florida 32801

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

June 25, 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, July 2, 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. Organizational Matters
  - A. Acceptance of Resignation of Tripp Berlinsky and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2025-10 Electing an Assistant Secretary
4. Approval of Minutes of the May 7, 2025 Meeting
5. Review and Acceptance of Fiscal Year 2024 Audit Report
6. Consideration of Resolution 2025-08 Amending Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget
7. Consideration of Resolution 2025-09 Declaring Special Assessments to Fund the Proposed Fiscal Year 2026 Budget
8. Staff Reports
  - A. Attorney
    - i. Update on Stewardship District and Merger
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #43 - #44
9. Other Business
10. Supervisor's Requests
11. 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

## SECTION III

# SECTION A

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: CDD board  
**Date:** June 26, 2025 at 5:50 PM  
**To:**

---

-----Original Message-----

From: Tripp Berlinsky <tripp@gentrysod.com>  
Sent: Tuesday, May 27, 2025 6:29 PM  
To: Willson, Alyssa C. <Alyssa.Willson@KutakRock.com>  
Subject: CDD board

[ CAUTION - EXTERNAL SENDER ]

Alyssa,

Hope all is well! I needed to write you as I am turning in my resignation for the WSGIR CDD board.  
Please let me know if you need anything from me. Thank you!  
Sent from my iPhone

\*\*\*\*\*

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender and delete this E-mail message.  
Thank you.

# SECTION C



**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A AN  
ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR  
AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

**SECTION 1.** \_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of July, 2025.

ATTEST:

**GIR EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, May 7, 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 <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 other than Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 5, 2025 Meeting**

Mr. Flint presented the minutes from the March 5, 2025 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 March 25, 2025 Meeting, were approved, as presented.
---

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-06  
Approving the Proposed Fiscal Year 2026  
Budget and Setting a Public Hearing**

Mr. Flint stated the Board is required to approve a proposed budget each year and set a date for the public hearing to be able to adopt this budget. He recommended the Board use the August 6, 2025 meeting date as the public hearing date. He added the budget currently only consists of an admin budget with a developer funding agreement as the funding source. He noted the budget must be approved by June 15, 2025.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing to Adopt on August 6, 2025, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-07  
Ratifying the Sale of Series 2025 Bonds**

Ms. Rigoni presented the resolution to the Board. She stated this resolution sets the date to close the bonds and ratifies the action taken by staff

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-07 Ratifying the Sale of Series 2025 Bonds, was approved.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Rigoni noted the new District is waiting to be sent to the Governor to be put into effect.

**B. Engineer**

Mr. Smith had nothing additional to report.

**C. District Manager's Report****i. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet that is included in the agenda packet. No action was required at this time.

**ii. Ratification of Funding Request #41 – #42**

Mr. Flint presented Funding Requests #41 and #42. He asked for any questions, comments, or corrections. Hearing no questions, he asked for a motion to approve.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #41-#42, were ratified.

**iii. Presentation of Number of Registered Voters – 0 (Added)**

Mr. Flint stated there are currently no registered voters in the District.

**iv. Designation of November 4, 2025 as the Landowners' Meeting Date**

Mr. Flint asked the Board members if November 4, 2025 works for the Landowners' meeting. The Board had no issues with this date.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Designation of November 4, 2025 as the Landowners' Meeting Date, was approved.

**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.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

**GIR EAST  
COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-5
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	6
Statement of Activities	7
Fund Financial Statements:	
Balance Sheet – Governmental Funds	8
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	9
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	10
Notes to Financial Statements	11-16
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	17
Notes to Required Supplementary Information	18
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	19
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	20-21
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	22
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	23-24





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
GIR East Community Development District  
Osceola County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of GIR East Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and the major fund of the District as of September 30, 2024, and the respective changes in financial position, thereof for the fiscal year the ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 22, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 22, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of GIR East Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,146).
- The change in the District's total net position in comparison with the prior fiscal year was \$5,663, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$11,520, an increase of \$5,663 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, and the remainder is unassigned which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is considered major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 16,703	\$ 10,348	
Total assets	16,703	10,348	
Current liabilities	5,183	4,491	
Long-term liabilities	15,666	15,666	
Total liabilities	20,849	20,157	
Net position			
Unrestricted	(4,146)	(9,809)	
Total net position	\$ (4,146)	\$ (9,809)	

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase was due to ongoing program revenues exceeding the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023*
Revenues:		
Program revenues		
Operating grants and contributions	\$ 63,627	\$ 71,605
Total revenues	63,627	71,605
Expenses:		
General government	57,964	65,748
Bond issue costs	-	15,666
Total expenses	57,964	81,414
Change in net position	5,663	(9,809)
Net position - beginning	(9,809)	-
Net position - ending	\$ (4,146)	\$ (9,809)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$57,964. Program revenues are comprised of Developer contributions. In total, expenses decreased from the prior year mainly as a result of bond validation costs incurred in the prior year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL DEBT ADMINISTRATION

At September 30, 2024, the District had \$15,666 in Developer advances outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$19,410,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055 and fixed interest rates ranging from 4.3% to 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the GIR East Community Development District's Finance Department at 219 East Livingston Street Orlando, FL 32801.

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 5,890
Due from Developer	5,613
Prepaid items	5,200
Total assets	<u>16,703</u>
LIABILITIES	
Accounts payable	5,183
Non-current liabilities:	
Due in more than one year	15,666
Total liabilities	<u>20,849</u>
NET POSITION	
Net investment in capital assets	(15,666)
Unrestricted	11,520
Total net position	<u>\$ (4,146)</u>

See notes to the financial statements

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
			<u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 57,964	\$ 63,627	\$ 5,663
Total governmental activities	<u>57,964</u>	<u>63,627</u>	<u>5,663</u>
			Change in net position 5,663
			Net position - beginning (9,809)
			<u>Net position - ending \$ (4,146)</u>

See notes to the financial statements

**GIR EAST COMMUNITY DEVELOPMENT  
OSCEOLA COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	<u>Major Fund</u>	<u>Total</u>
	General	Governmental Funds
<b>ASSETS</b>		
Cash	\$ 5,890	\$ 5,890
Due from Developer	5,613	5,613
Prepaid items	5,200	5,200
Total assets	<u>\$ 16,703</u>	<u>\$ 16,703</u>
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 5,183	\$ 5,183
Total liabilities	<u>5,183</u>	<u>5,183</u>
 Fund balances:		
Nonspendable:		
Prepaid items	5,200	5,200
Unassigned	6,320	6,320
Total fund balances	<u>11,520</u>	<u>11,520</u>
 Total liabilities and fund balances	<u>\$ 16,703</u>	<u>\$ 16,703</u>

See notes to the financial statements



**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$ 11,520
Amounts reported for governmental activities in the statement of net position are different because:	
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.	
Developer advances	<u>(15,666)</u>
Net position of governmental activities	<u>\$ (4,146)</u>

See notes to the financial statements

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Major Fund</u>	<u>Total</u>
	General	Governmental Funds
REVENUES		
Developer contributions	\$ 63,627	\$ 63,627
Total revenues	<u>63,627</u>	<u>63,627</u>
EXPENDITURES		
Current:		
General government	57,964	57,964
Total expenditures	<u>57,964</u>	<u>57,964</u>
Excess (deficiency) of revenues over (under) expenditures	5,663	5,663
Fund balances - beginning	<u>5,857</u>	<u>5,857</u>
Fund balances - ending	<u><u>\$ 11,520</u></u>	<u><u>\$ 11,520</u></u>

See notes to the financial statements

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

GIR East Community Development District ("District") was created on October 17, 2022 by Ordinance No. 2022-110 of Osceola County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, four of the Board members are affiliated with Gentry Land, and one with Lennar Homes ("Developers").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector for non-Developer owned lots. The amounts remitted to the District are net of applicable discounts or fees. In addition, amounts remitted by the County Tax Assessor/Collector include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments on the budget and/or assessments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Generally, material budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### NOTE 5 – CAPITAL ASSETS

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$332,187,307 and is expected to be developed in phases. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

### NOTE 6 – LONG-TERM LIABILITIES

The Developer has advanced the District a total of \$15,666 in the current fiscal year to provide funding for expenses that will be reimbursed from a future Bond issuance. If Bonds are not issued within 5 years then the advance will be considered a Developer contribution. Bonds were issued subsequent to the current fiscal year end as disclosed in Note 11 – Subsequent Events.

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Developer advances	\$ 15,666	\$ -	\$ -	\$ 15,666	\$ -
Total	<u>\$ 15,666</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,666</u>	<u>\$ -</u>

#### **NOTE 7 – DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$63,627 at September 30, 2024, of which \$5,613 was due from the Developer at September 30, 2024.

#### **NOTE 8 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

#### **NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

#### **NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

#### **NOTE 11 – SUBSEQUENT EVENTS**

Subsequent to fiscal year end, the District issued \$19,410,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055 and fixed interest rates ranging from 4.3% to 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.



**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u> <u>Original &amp; Final</u>	<u>Actual</u> <u>Amounts</u>	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Developer Contributions	\$ 144,378	\$ 63,627	\$ (80,751)
Total revenues	<u>144,378</u>	<u>63,627</u>	<u>(80,751)</u>
<b>EXPENDITURES</b>			
Current:			
General government	144,378	57,964	86,414
Total expenditures	<u>144,378</u>	<u>57,964</u>	<u>86,414</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	5,663	<u>\$ 5,663</u>
Fund balance - beginning		<u>5,857</u>	
Fund balance - ending		<u>\$ 11,520</u>	

See notes to required supplementary information

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Generally, budget amendments that increase the aggregate budgeted appropriations are approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
OTHER INFORMATION - DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$61,858
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$0 Debt service - \$0
Special assessments collected	\$0
Outstanding Bonds:	Not applicable



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
GIR East Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of GIR East Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 22, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 22, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
GIR East Development District  
Osceola County, Florida

We have examined GIR East Community Development District, Osceola County with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of GIR East Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 22, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
GIR East Community Development District  
Osceola County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of GIR East Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 22, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 22, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of GIR East Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank GIR East Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 22, 2025

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the period from inception October 17, 2022 to September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 19.



## SECTION VI

**RESOLUTION 2025-08**  
**[FY 2026 REVISED BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION 2025-06; APPROVING PROPOSED REVISED 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 previously 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) and set the required public hearing on same; and

**WHEREAS**, the Board now desires to approve a revised proposed budget attached hereto as **Exhibit A (“Proposed Budget”)** and 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. The Proposed Budget attached hereto rescinds, supersedes, and replaces in entirety the previous version of same approved by Resolution 2025-06.

**2. RESETTING OF PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby reset for the following date, time, and location:

DATE: September 3, 2025  
TIME: 3:00 pm (EST)  
LOCATION: Offices of Gentry Land Company  
3850 Canoe Creek Road  
St. Cloud, Florida 34772.

Resolution 2025-06 is hereby amended to reflect that the public hearing is reset as provided in this Resolution, and District staff is directed to provide notice of the same in accordance with Florida law.

**3. RESOLUTION 2025-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-06 continue in full force and effect, including but not limited to directing District staff to cause notice to be provided in accordance with Florida law.

**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 2<sup>nd</sup> DAY OF JULY 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

<b>1</b>	<u>General Fund</u>
<b>2-6</b>	<u>General Fund Narrative</u>
<b>7</b>	<u>Assessment Allocation Table</u>

**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		

## SECTION VII

## RESOLUTION 2025-09

### [170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2026 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN 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), as revised, attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190, and 197, *Florida Statutes* (“**O&M Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

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

**1. DECLARING O&M ASSESSMENTS.** The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 (“**District Records Office**”). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**2. SETTING A PUBLIC HEARING.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: September 3, 2025  
TIME: 3:00 PM (EST)  
LOCATION: Offices of Gentry Land Company  
3850 Canoe Creek Road  
St. Cloud, Florida 34772

**3. PUBLICATION OF NOTICE.** Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Osceola County.

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

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

**PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF JULY 2025.**

ATTEST:

**GIR EAST COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Proposed Budget (including Assessment roll)

## **Exhibit A**

Proposed Budget (including Assessment roll)

<b>GIR East CDD</b> <b>FY 26 Assessment Roll</b>
---

**Direct Billing - Assessment Area One**

ParcelID	Acres	O&M	Debt	Total
11-27-30-4950-0001-0805	2.24	\$11,059.38	\$21,374.02	\$32,433.40
11-27-30-4950-0001-1142	26.40	\$130,342.75	\$251,908.07	\$382,250.82
12-27-30-4950-0001-0915	3.22	\$15,897.87	\$30,725.15	\$46,623.02
11-27-30-4950-0001-0492	1.91	\$9,465.64	\$15,234.44	\$24,700.07
12-27-30-4950-0001-0412	32.28	\$159,974.20	\$257,469.97	\$417,444.17
12-27-30-4950-0001-0722	1.31	\$6,492.14	\$10,448.75	\$16,940.89
12-27-30-4950-0001-0732	6.96	\$34,492.58	\$55,513.97	\$90,006.55
12-27-30-4950-0001-0862	2.82	\$13,975.44	\$22,492.73	\$36,468.17
12-27-30-4950-0001-0060	149.88	\$194,878.32	\$309,685.75	\$504,564.08
12-27-30-4950-0001-0750	4.99	\$6,492.04	\$10,316.66	\$16,808.70
11-27-30-4950-0001-0350	196.64	\$255,679.63	\$406,306.55	\$661,986.18
Total Gross - AA1	428.66	\$838,750.00	\$1,391,476.06	\$2,230,226.06

Total Net - AA1		\$788,425.00	\$1,307,987.50	\$2,096,412.50
-----------------	--	--------------	----------------	----------------

**Direct Billing - Undeveloped**

ParcelID	Acres	O&M	Debt	Total
11-27-30-4950-0001-0350	100.95	\$10,269.44	\$0.00	\$10,269.44
14-27-30-4950-0001-0010	99.51	\$10,122.95	\$0.00	\$10,122.95
13-27-30-4950-0001-0080	4.68	\$475.89	\$0.00	\$475.89
10-27-30-4950-0001-0010	144.01	\$14,650.34	\$0.00	\$14,650.34
11-27-30-4950-0001-0390	115.37	\$11,736.08	\$0.00	\$11,736.08
13-27-30-4950-0001-0240	94.36	\$9,599.24	\$0.00	\$9,599.24
13-27-30-4950-0001-0690	120.22	\$12,229.98	\$0.00	\$12,229.98
14-27-30-4950-0001-0050	411.01	\$41,812.45	\$0.00	\$41,812.45
15-27-30-4950-0001-0010	6.70	\$681.59	\$0.00	\$681.59
Total Gross - Undeveloped	1096.81	\$111,577.97	\$0.00	\$111,577.97

Total Net - Undeveloped		\$104,883.29	\$0.00	\$104,883.29
-------------------------	--	--------------	--------	--------------

Total Combined Gross Direct	1525.46	\$950,327.97	\$1,391,476.06	\$2,341,804.04
-----------------------------	---------	--------------	----------------	----------------

Total Combined Net Direct		\$893,308.29	\$1,307,987.50	\$2,201,295.79
---------------------------	--	--------------	----------------	----------------



## SECTION VIII

# SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***May 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**  
**May 31, 2025**

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 5,478	\$ -	\$ 5,478
Due from Developer	\$ 14,322	\$ -	\$ 14,322
Prepaid Expenditures	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 19,800</b>	<b>\$ -</b>	<b>\$ 19,800</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 8,129	\$ -	\$ 8,129
FICA Payable	\$ 31	\$ -	\$ 31
Contracts Payable	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 8,159</b>	<b>\$ -</b>	<b>\$ 8,159</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits and Prepaid Items	\$ -	\$ -	\$ -
Unassigned	\$ 11,641	\$ -	\$ 11,641
<b>Total Fund Balances</b>	<b>\$ 11,641</b>	<b>\$ -</b>	<b>\$ 11,641</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 19,800</b>	<b>\$ -</b>	<b>\$ 19,800</b>

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

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b><u>Revenues:</u></b>				
Developer Contributions	\$ 143,628	\$ 53,600	\$ 53,600	\$ -
<b>Total Revenues</b>	<b>\$ 143,628</b>	<b>\$ 53,600</b>	<b>\$ 53,600</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 1,200	\$ 6,800
FICA Expenditures	\$ 918	\$ 612	\$ 92	\$ 520
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 16,667	\$ 7,112	\$ 9,555
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 833	\$ 2,500
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 26,667	\$ 26,667	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 38	\$ 628
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 667	\$ 24	\$ 642
Legal Advertising	\$ 15,000	\$ 10,000	\$ 6,360	\$ 3,640
Other Current Charges	\$ 5,000	\$ 3,333	\$ 277	\$ 3,056
Office Supplies	\$ 625	\$ 417	\$ 1	\$ 416
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 143,628</b>	<b>\$ 92,177</b>	<b>\$ 53,480</b>	<b>\$ 38,697</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 120</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11,520</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,641</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Developer Advancements	\$ -	\$ -	\$ 302	\$ 302
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 302</b>	<b>\$ 302</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Capital Outlay - COI	\$ -	\$ -	\$ 302	\$ (302)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 302</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 302</b>	



**GIR East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Developer Contributions	\$ 3,761	\$ 639	\$ 21,427	\$ 3,877	\$ 3,795	\$ 4,628	\$ 7,866	\$ 7,606	\$ -	\$ -	\$ -	\$ -	53,600
<b>Total Revenues</b>	<b>\$ 3,761</b>	<b>\$ 639</b>	<b>\$ 21,427</b>	<b>\$ 3,877</b>	<b>\$ 3,795</b>	<b>\$ 4,628</b>	<b>\$ 7,866</b>	<b>\$ 7,606</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,600</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ -	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	1,200
FICA Expenditures	\$ 46	\$ -	\$ 15	\$ -	\$ -	\$ 15	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	92
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,321	\$ 291	\$ 724	\$ 303	\$ 346	\$ 3,606	\$ 428	\$ 95	\$ -	\$ -	\$ -	\$ -	7,112
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	26,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 1	\$ 14	\$ -	\$ -	\$ 4	\$ 18	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	38
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Printing & Binding	\$ 2	\$ 0	\$ -	\$ 3	\$ -	\$ -	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	24
Legal Advertising	\$ 208	\$ 5,944	\$ -	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,360
Other Current Charges	\$ 33	\$ 33	\$ 33	\$ 33	\$ 36	\$ 36	\$ 36	\$ 36	\$ -	\$ -	\$ -	\$ -	277
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Expenditures</b>	<b>\$ 11,169</b>	<b>\$ 9,866</b>	<b>\$ 4,556</b>	<b>\$ 4,130</b>	<b>\$ 3,969</b>	<b>\$ 7,459</b>	<b>\$ 7,983</b>	<b>\$ 4,347</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,480</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (7,408)</b>	<b>\$ (9,228)</b>	<b>\$ 16,871</b>	<b>\$ (253)</b>	<b>\$ (174)</b>	<b>\$ (2,830)</b>	<b>\$ (118)</b>	<b>\$ 3,259</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>120</b>

## SECTION 2

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

**Funding Request #43**  
**May 15,2025**

Bill to: WS-GIR, LLC

	<b>Payee</b>		<b>General Fund FY2025</b>
<b>1</b>	<b>Governmental Management Services: CFL</b> Inv # 33 - Management Fees - May 2025	\$	4,000.72
<b>2</b>	<b>Kutak Rock LLP</b> Inv# 3564764- General Counsel - March 2025	\$	3,605.61
		\$	7,606.33
		<b>Total:</b>	<b>\$ 7,606.33</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

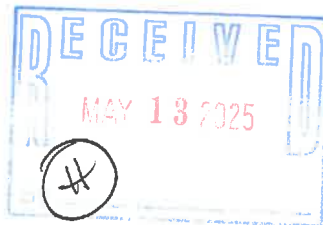
# Invoice

**Invoice #:** 33  
**Invoice Date:** 5/1/25  
**Due Date:** 5/1/25

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

**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025 - 340		3,333.33	3,333.33
Website Administration - May 2025 - 352		100.00	100.00
Information Technology - May 2025 - 351		150.00	150.00
Dissemination Agent Services - May 2025 -		416.67	416.67
Office Supplies - 510		0.03	0.03
Postage - 420		0.69	0.69



<b>Total</b>	<b>\$4,000.72</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,000.72</b>

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

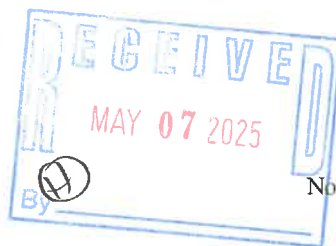
Federal ID 47-0597598

May 5, 2025

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. 3564764  
Client Matter No. 29523-1  
Notification Email: eftgroup@kutakrock.com



Invoice No. 3564764  
29523-1

Re: General Counsel

**For Professional Legal Services Rendered**

03/04/25	M. Rigoni	0.50	152.50	Prepare for board meeting
03/05/25	M. Rigoni	5.50	1,677.50	Travel to and attend board meeting
03/08/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
03/10/25	M. Rigoni	0.10	30.50	Follow-up with staff and Liquori regarding post-issuance matters
03/18/25	J. Gillis	0.10	18.50	Review Capitol Conversations distribution list and update same
03/18/25	A. Willson	0.20	62.00	Respond to records request
03/24/25	A. Willson	0.20	62.00	Review items for upcoming board meeting
03/26/25	M. Rigoni	0.20	61.00	Confer with Vanderbilt and Flint regarding agenda items
TOTAL HOURS		7.30		

**KUTAK ROCK LLP**

GIR East CDD

May 5, 2025

Client Matter No. 29523-1

Invoice No. 3564764

Page 2

TOTAL FOR SERVICES RENDERED

\$2,196.50

## DISBURSEMENTS

Filing and Court Fees

1,123.70

Meals

30.48

Travel Expenses

254.93

TOTAL DISBURSEMENTS

1,409.11

TOTAL CURRENT AMOUNT DUE

\$3,605.61 \*

## UNPAID INVOICES:

Applies to

Dec

- January 29, 2025

Invoice No. 3514291

724.00 - Hold pend Fun

Jan -

- February 28, 2025

Invoice No. 3527792

302.50 - Hold pend Fu

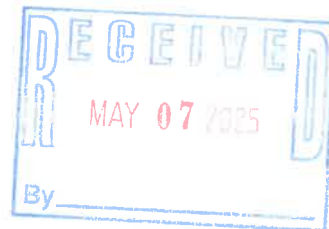
Feb

- March 31, 2025

Invoice No. 3540895

346.00 - Hold

TOTAL DUE

\$4,978.11

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (1990–1999) (1999a).

There is a growing awareness of the need to improve the efficiency of public services and to ensure that the public sector is able to deliver the services that are required in a cost-effective manner. This has led to a number of initiatives to improve the efficiency of public services, including the introduction of competition, the restructuring of public services, and the introduction of performance measures.

The aim of this paper is to review the literature on the efficiency of public services and to identify the factors that are likely to influence the efficiency of public services. The paper is organized as follows. Section 2 discusses the concept of efficiency and the factors that are likely to influence the efficiency of public services. Section 3 discusses the literature on the efficiency of public services and the factors that are likely to influence the efficiency of public services. Section 4 discusses the implications of the literature for the efficiency of public services. Section 5 discusses the conclusions of the paper.

## 2. Efficiency

The concept of efficiency is a central concept in economics and is used to describe the ability of a system to produce the maximum output from a given set of inputs. There are a number of different ways in which efficiency can be measured, and the choice of measure will depend on the context in which it is being used.

One way in which efficiency can be measured is by comparing the output of a system to the output of a benchmark system. This is known as output-oriented efficiency. Another way in which efficiency can be measured is by comparing the inputs of a system to the inputs of a benchmark system. This is known as input-oriented efficiency.

There are a number of factors that are likely to influence the efficiency of public services. These factors include the size of the system, the complexity of the system, the quality of the inputs, and the quality of the outputs. The size of the system is likely to influence efficiency because larger systems are likely to have more resources and are therefore likely to be able to produce more output from a given set of inputs.

The complexity of the system is likely to influence efficiency because more complex systems are likely to have more inputs and outputs and are therefore likely to be more difficult to manage. The quality of the inputs is likely to influence efficiency because higher quality inputs are likely to result in higher quality outputs. The quality of the outputs is likely to influence efficiency because higher quality outputs are likely to be more valuable to the public.

There are a number of ways in which the efficiency of public services can be improved. These ways include the introduction of competition, the restructuring of public services, and the introduction of performance measures. The introduction of competition is likely to improve efficiency because it will encourage public services to compete for resources and to produce the maximum output from a given set of inputs.

The restructuring of public services is likely to improve efficiency because it will allow public services to be organized in a more efficient manner. The introduction of performance measures is likely to improve efficiency because it will encourage public services to improve their performance and to produce the maximum output from a given set of inputs.

## 3. Literature

There is a large literature on the efficiency of public services. This literature has focused on a number of different issues, including the measurement of efficiency, the factors that influence efficiency, and the ways in which efficiency can be improved. The following is a review of the literature on the efficiency of public services.

The first issue that has been discussed in the literature is the measurement of efficiency. There are a number of different ways in which efficiency can be measured, and the choice of measure will depend on the context in which it is being used. The most common way in which efficiency is measured is by comparing the output of a system to the output of a benchmark system.

The second issue that has been discussed in the literature is the factors that influence efficiency. There are a number of factors that are likely to influence the efficiency of public services, including the size of the system, the complexity of the system, the quality of the inputs, and the quality of the outputs. The size of the system is likely to influence efficiency because larger systems are likely to have more resources and are therefore likely to be able to produce more output from a given set of inputs.

The third issue that has been discussed in the literature is the ways in which efficiency can be improved. There are a number of ways in which the efficiency of public services can be improved, including the introduction of competition, the restructuring of public services, and the introduction of performance measures. The introduction of competition is likely to improve efficiency because it will encourage public services to compete for resources and to produce the maximum output from a given set of inputs.

## 4. Implications

The literature on the efficiency of public services has a number of implications for the efficiency of public services. These implications include the need to improve the measurement of efficiency, the need to identify the factors that influence efficiency, and the need to implement the ways in which efficiency can be improved.

The first implication is the need to improve the measurement of efficiency. This is because the current way in which efficiency is measured is likely to be biased and therefore likely to lead to incorrect conclusions about the efficiency of public services. The second implication is the need to identify the factors that influence efficiency. This is because the current way in which efficiency is measured is likely to be biased and therefore likely to lead to incorrect conclusions about the efficiency of public services.

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

**Funding Request #44**  
**June 19,2025**

Bill to: WS-GIR, LLC

<b>Payee</b>		<b>General Fund FY2025</b>	
<b>1</b>	<b>Governmental Management Services: CFL</b> Inv # 34 - Management Fees - June 2025	\$	4,003.70
<b>2</b>	<b>Kutak Rock LLP</b> Inv# 3569006- General Counsel - April 2025	\$	427.50
<b>3</b>	<b>Heidt Design</b> Inv# 53502 - iterim Services May 2025	\$	95.00
		\$	4,526.20
<b>Total:</b>		\$	<b>4,526.20</b>

Please make check payable to:

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



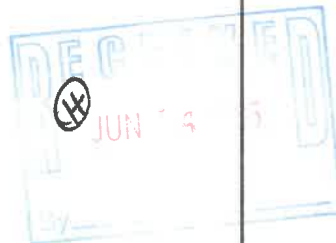
**GMS-Central Florida, LLC #1**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 34  
**Invoice Date:** 6/1/25  
**Due Date:** 6/1/25  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - 340		3,333.33	3,333.33
Website Administration - 353		100.00	100.00
Information Technology - 351		150.00	150.00
Dissemination Agent Services 313		416.67	416.67
Office Supplies - 510		0.06	0.06
Postage - 420		1.39	1.39
Copies - 425		2.25	2.25



<b>Total</b>	<b>\$4,003.70</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,003.70</b>

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

Telephone 404-222-4600

Facsimile 404-222-4654 315

Federal ID 47-0597598

May 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. 3569006

Client Matter No. 29523-1

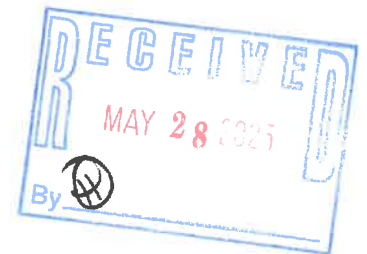
Notification Email: eftgroup@kutakrock.com

Mr. George Flint  
GIR East CDD  
c/o Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801Invoice No. 3569006  
29523-1

Re: General Counsel

## For Professional Legal Services Rendered

04/10/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
04/12/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/30/25	J. Gillis	0.10	18.50	Prepare tracking chart for 2026 elections
04/30/25	M. Rigoni	0.50	152.50	Review draft agenda and prepare agenda items; confer with Vanderbilt
TOTAL HOURS		1.50		

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

**KUTAK ROCK LLP**

GIR East CDD

May 28, 2025

Client Matter No. 29523-1

Invoice No. 3569006

Page 2

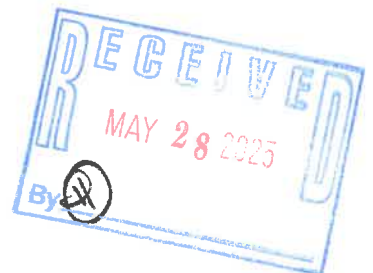
TOTAL FOR SERVICES RENDERED \$427.50

TOTAL CURRENT AMOUNT DUE \$427.50

UNPAID INVOICES:

January 29, 2025	Invoice No. 3514291	724.00
February 28, 2025	Invoice No. 3527792	302.50
March 31, 2025	Invoice No. 3540895	346.00
May 5, 2025	Invoice No. 3564764	3,605.61

TOTAL DUE \$5,405.61





HEIDT  
DESIGN #8  
315

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

## Invoice

Attention:	Invoice Number:	53502
GIR East Community Development District	Invoice Date:	May 31, 2025
c/o Governmental Management Services - Central Florida, LLC	Month Ending:	May 31, 2025
219 East Livingston Street	Project Manager:	SMITH, STRICKLAND T.
Orlando, FL 32801	Project Number:	CDD GI 1001
Attn: Monica Virgen		
Project Name: GIR East CDD Interim Services		

		Hours	Rate	Amount
Senior Project Manager	CDD mtg	.50	190.00	\$95.00
<b>Total Professional Services</b>		<b>.50</b>		<b>\$95.00</b>

Invoice Total \$95.00



Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.