

GIR East
Community Development District

Meeting Agenda

November 5, 2025

AGENDA

GIR East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

October 29, 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, November 5, 2025 at 3:00 PM, or shortly thereafter as reasonably possible, 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 - Added**
 - A. **Administration of Oaths of Office to Newly Elected Supervisors**
 - B. **Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election**
 - C. **Electing Officers**
 - D. **Consideration of Resolution 2026-04 Electing Officers**
4. Approval of Minutes of the October 1, 2025 Meeting
5. Consideration of Resolution 2026-01 Amending the Fiscal Year 2026 Budget
6. Consideration of Resolution 2026-02 Approving Merger Agreement with the Waterlin Stewardship District, Authorizing Further Actions as Are Necessary for Merger Process and Setting a Public Hearing
 - A. Merger Agreement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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 B

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 4, 2025, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Chancy Summers</u>	Seat 3	Votes <u>500</u>
<u>David Hulme</u>	Seat 4	Votes <u>500</u>
<u>Rob Bonin</u>	Seat 5	Votes <u>400</u>

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named individuals are declared to have been elected for the following term of office:

<u>Chancy Summers</u>	4 Year Term
<u>David Hulme</u>	4 Year Term
<u>Rob Bonin</u>	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER 2025

**GIR EAST COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Secretary / Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

SECTION D

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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 entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to re-designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairperson.
SECTION 2. _____ is appointed Vice Chairperson.
SECTION 3. _____ is appointed Treasurer.
SECTION 4. _____ is appointed Secretary.
_____ is appointed Assistant Treasurer.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

SECTION 5. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Assistant Treasurer, Secretary, and Assistant Secretaries; however, prior appointments by the Board for Treasurer remain unaffected by this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 5th day of November 2025.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, 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, October 1, 2025 at 3:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Chancy Summers	Assistant Secretary
David Hulme	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 in person 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 September 3, 2025 Meeting

Mr. Flint presented the minutes from the September 3, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Minutes of the September 3, 2025 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Acquisition of Roadway and Related Improvements – *Under Separate Cover*

Mr. Flint presented the Acquisition of Roadway and Related Improvements, which had been carried over from the previous agenda. The improvements include a potable water main, a reclaim main, and a force (sewer) main, with respective not-to-exceed amounts of \$4 million, \$3.5 million, and \$4 million, for a total of \$11.5 million. Additionally, a separate \$2 million allocation was noted for work products related to Waterland Boulevard off-site utilities, landscaping design, and similar items. The Board authorized acquisition in phases for a total not-to-exceed amount of \$11.5 million, plus the previously approved \$2 million for work products.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Acquisition of Roadway and Related Improvements, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing additional to report to the Board.

B. Engineer

Mr. Smith had nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of August. He noted that the expenses are well under budget with only \$70,000 of the \$142,000 having been submitted for funding requests. There were no questions, and no action is required by the Board.

ii. Ratification of Funding Request #47

Mr. Flint presented Funding Request #47 and asked the Board for ratification. He noted that this is the developer funding agreement to bind the District's liability insurance for FY26, which began today. The insurance includes both general liability and public officials' liability coverage, providing protection for the Board. It was also noted that property insurance will be added in the future as assets are conveyed to the district, and that liability costs may increase once merged into the Stewardship District.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Funding Request #47, was ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE GIR EAST COMMUNITY DEVELOPMENT
DISTRICT APPROVING AMENDEDMENTS TO THE
BUDGET FOR FISCAL YEAR 2026 AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, pursuant to Resolution 2025-11 the GIR East Community Development District Board of Supervisors (the “Board”) adopted a Budget for Fiscal Year 2026; and

WHEREAS, the Board desires to add the Series 2025 Debt Service Fund and excess revenues for Fiscal Year 2026.

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

1. The Budget for Fiscal Year 2026 is hereby amended and restated as set forth on the Amended Budget Fiscal Year 2026 attached hereto as **“Exhibit A”**.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE
GIR EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

GIR East
Community Development District

Amended Budget
FY2026



GIR East
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Adopted Budget FY2026
Revenues					
Developer Contributions	\$ 143,628	\$ 64,269	\$ 15,639	\$ 79,908	\$ -
Operations and Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ 469,586
Total Revenues	\$ 143,628	\$ 64,269	\$ 15,639	\$ 79,908	\$ 469,586
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 2,000	\$ 3,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 107	\$ 153	\$ 260	\$ 918
Engineering	\$ 15,000	\$ 95	\$ 750	\$ 845	\$ 15,000
Attorney	\$ 25,000	\$ 10,739	\$ 3,000	\$ 13,739	\$ 25,000
Annual Audit	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 1,667	\$ 833	\$ 2,500	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 41,200
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,236
Telephone	\$ 300	\$ -	\$ 25	\$ 25	\$ 300
Postage & Delivery	\$ 1,000	\$ 81	\$ 20	\$ 101	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,350
Printing & Binding	\$ 1,000	\$ 27	\$ 40	\$ 67	\$ 1,000
Legal Advertising	\$ 15,000	\$ 6,360	\$ 300	\$ 6,660	\$ 15,000
Other Current Charges	\$ 5,000	\$ 357	\$ 68	\$ 425	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 10	\$ 11	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Expenditures	\$ 143,628	\$ 65,542	\$ 14,366	\$ 79,908	\$ 145,868
<i>Field Operations</i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 180,490
Landscape Replacement and Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,428
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 87,100
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 4,950
Dog Waste Stations	\$ -	\$ -	\$ -	\$ -	\$ 750
Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 323,718
Total Expenditures	\$ 143,628	\$ 65,542	\$ 14,366	\$ 79,908	\$ 469,586
Excess Revenues/(Expenditures)	\$ -	\$ (1,273)	\$ 1,273	\$ -	\$ -

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'	72	0.75	54	\$1,130.86	\$15.71	\$16.71
SF 40'	67	1	67	\$1,403.11	\$20.94	\$22.28
SF 45'	123	1	123	\$2,575.86	\$20.94	\$22.28
SF 50'	189	1	189	\$3,958.02	\$20.94	\$22.28
SF 55'	40	1	40	\$837.68	\$20.94	\$22.28
SF 60'	132	1	132	\$2,764.33	\$20.94	\$22.28
Undeveloped (acres)	1392.961	N/A	N/A	\$133,198.14	\$95.62	\$101.73
Total			605	\$145,868.00		

Maintenance (AA1)

Type	Units	ERU	Total ERU	Maintenance	Net/Unit	Gross/Unit
TH 22'	72	0.75	54	\$28,893.84	\$401.30	\$426.92
SF 40'	67	1	67	\$35,849.76	\$535.07	\$569.22
SF 45'	123	1	123	\$65,813.74	\$535.07	\$569.22
SF 50'	189	1	189	\$101,128.43	\$535.07	\$569.22
SF 55'	40	1	40	\$21,402.84	\$535.07	\$569.22
SF 60'	132	1	132	\$70,629.38	\$535.07	\$569.22
Total	623		605	\$323,718.00		

O&M Table

Type	Units/Acres	ERU	Total ERU	O&M	Net/Unit or Acre	Gross/Unit or Acre
TH 22'	72	0.75	54	\$30,024.70	\$417.01	\$443.63
SF 40'	67	1	67	\$37,252.87	\$556.01	\$591.50
SF 45'	123	1	123	\$68,389.60	\$556.01	\$591.50
SF 50'	189	1	189	\$105,086.46	\$556.01	\$591.50
SF 55'	40	1	40	\$22,240.52	\$556.01	\$591.50
SF 60'	132	1	132	\$73,393.71	\$556.01	\$591.50
Undeveloped	1392.961	N/A	N/A	\$133,198.14	\$95.62	\$101.73
Total			605	\$469,586.00		

GIR East
Community Development District
Amended Budget
Series 2025

Description	Adopted Budget FY2025	Actuals Thru 9/30/25	Projected Next 0 Months	Total Projected 9/30/25	Amended Budget FY2026
Revenues					
Assessments - Direct	\$ -	\$ 666,887	\$ -	\$ 666,887	\$ 1,307,988
Interest	\$ -	\$ 15,213	\$ -	\$ 15,213	\$ 2,500
Carry Forward Surplus (1)	\$ -	\$ -	\$ -	\$ -	\$ 1,336,093
Total Revenues	\$ -	\$ 682,100	\$ -	\$ 682,100	\$ 2,646,581
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 666,887
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 285,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 512,990
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 1,464,877
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 653,994	\$ -	\$ 653,994	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 653,994	\$ -	\$ 653,994	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 1,336,093	\$ -	\$ 1,336,093	\$ 1,181,704

(1) Net of Debt Service Reserve funds

Interest Expense 11/1/26	\$ 506,863
Total	\$ 506,863

GIR East Community Development District

Capital Improvement Revenue Bonds, Series 2025

Date	Outstanding Balance		Principal	Interest		Total
11/01/25	\$	19,410,000.00		\$	666,887.00	\$ 666,887.00
05/01/26	\$	19,410,000.00	\$ 285,000.00	\$	512,990.00	
11/01/26	\$	19,125,000.00		\$	506,862.50	\$ 1,304,852.50
05/01/27	\$	19,125,000.00	\$ 300,000.00	\$	506,862.50	
11/01/27	\$	18,825,000.00		\$	500,412.50	\$ 1,307,275.00
05/01/28	\$	18,825,000.00	\$ 310,000.00	\$	500,412.50	
11/01/28	\$	18,515,000.00		\$	493,747.50	\$ 1,304,160.00
05/01/29	\$	18,515,000.00	\$ 325,000.00	\$	493,747.50	
11/01/29	\$	18,190,000.00		\$	486,760.00	\$ 1,305,507.50
05/01/30	\$	18,190,000.00	\$ 340,000.00	\$	486,760.00	
11/01/30	\$	17,850,000.00		\$	479,450.00	\$ 1,306,210.00
05/01/31	\$	17,850,000.00	\$ 355,000.00	\$	479,450.00	
11/01/31	\$	17,495,000.00		\$	471,817.50	\$ 1,306,267.50
05/01/32	\$	17,495,000.00	\$ 370,000.00	\$	471,817.50	
11/01/32	\$	17,125,000.00		\$	463,862.50	\$ 1,305,680.00
05/01/33	\$	17,125,000.00	\$ 390,000.00	\$	463,862.50	
11/01/33	\$	16,735,000.00		\$	453,527.50	\$ 1,307,390.00
05/01/34	\$	16,735,000.00	\$ 410,000.00	\$	453,527.50	
11/01/34	\$	16,325,000.00		\$	442,662.50	\$ 1,306,190.00
05/01/35	\$	16,325,000.00	\$ 430,000.00	\$	442,662.50	
11/01/35	\$	15,895,000.00	\$ -	\$	431,267.50	\$ 1,303,930.00
05/01/36	\$	15,895,000.00	\$ 455,000.00	\$	431,267.50	
11/01/36	\$	15,440,000.00		\$	419,210.00	\$ 1,305,477.50
05/01/37	\$	15,440,000.00	\$ 480,000.00	\$	419,210.00	
11/01/37	\$	14,960,000.00		\$	406,490.00	\$ 1,305,700.00
05/01/38	\$	14,960,000.00	\$ 505,000.00	\$	406,490.00	
11/01/38	\$	14,455,000.00		\$	393,107.50	\$ 1,304,597.50
05/01/39	\$	14,455,000.00	\$ 535,000.00	\$	393,107.50	
11/01/39	\$	13,920,000.00		\$	378,930.00	\$ 1,307,037.50
05/01/40	\$	13,920,000.00	\$ 560,000.00	\$	378,930.00	
11/01/40	\$	13,360,000.00		\$	364,090.00	\$ 1,303,020.00
05/01/41	\$	13,360,000.00	\$ 595,000.00	\$	364,090.00	
11/01/41	\$	12,765,000.00		\$	348,322.50	\$ 1,307,412.50
05/01/42	\$	12,765,000.00	\$ 625,000.00	\$	348,322.50	
11/01/42	\$	12,140,000.00		\$	331,760.00	\$ 1,305,082.50
05/01/43	\$	12,140,000.00	\$ 660,000.00	\$	331,760.00	
11/01/43	\$	11,480,000.00		\$	314,270.00	\$ 1,306,030.00
05/01/44	\$	11,480,000.00	\$ 695,000.00	\$	314,270.00	
11/01/44	\$	10,785,000.00		\$	295,852.50	\$ 1,305,122.50
05/01/45	\$	10,785,000.00	\$ 735,000.00	\$	295,852.50	
11/01/45	\$	10,050,000.00		\$	276,375.00	\$ 1,307,227.50
05/01/46	\$	10,050,000.00	\$ 775,000.00	\$	276,375.00	
11/01/46	\$	9,275,000.00		\$	255,062.50	\$ 1,306,437.50
05/01/47	\$	9,275,000.00	\$ 820,000.00	\$	255,062.50	
11/01/47	\$	8,455,000.00		\$	232,512.50	\$ 1,307,575.00
05/01/48	\$	8,455,000.00	\$ 865,000.00	\$	232,512.50	
11/01/48	\$	7,590,000.00		\$	208,725.00	\$ 1,306,237.50
05/01/49	\$	7,590,000.00	\$ 915,000.00	\$	208,725.00	
11/01/49	\$	6,675,000.00		\$	183,562.50	\$ 1,307,287.50

GIR East Community Development District
Capital Improvement Revenue Bonds, Series 2025

Date	Outstanding Balance		Principal		Interest		Total
05/01/50	\$	6,675,000.00	\$	965,000.00	\$	183,562.50	
11/01/50	\$	5,710,000.00			\$	157,025.00	\$ 1,305,587.50
05/01/51	\$	5,710,000.00	\$	1,020,000.00	\$	157,025.00	
11/01/51	\$	4,690,000.00			\$	128,975.00	\$ 1,306,000.00
05/01/52	\$	4,690,000.00	\$	1,075,000.00	\$	128,975.00	
11/01/52	\$	3,615,000.00			\$	99,412.50	\$ 1,303,387.50
05/01/53	\$	3,615,000.00	\$	1,140,000.00	\$	99,412.50	
11/01/53	\$	2,475,000.00			\$	68,062.50	\$ 1,307,475.00
05/01/54	\$	2,475,000.00	\$	1,205,000.00	\$	68,062.50	
11/01/54	\$	1,270,000.00			\$	34,925.00	\$ 1,307,987.50
05/01/55	\$	1,270,000.00	\$	1,270,000.00	\$	34,925.00	
11/01/55	\$	-			\$	-	\$ 1,304,925.00
			\$	19,410,000.00	\$	20,433,957.00	\$ 39,843,957.00

SECTION VI

RESOLUTION 2026-02

A RESOLUTION OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A MERGER AGREEMENT WITH THE WATERLIN STEWARDSHIP DISTRICT; AUTHORIZING SUCH ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE MERGER PROCESS; SETTING A PUBLIC HEARING; LIMITING THE EFFECTIVE DATE OF ANTICIPATED MERGER; AND PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, GIR East Community Development District (“CDD”) is a local unit of special-purpose government pursuant to Chapter 190, *Florida Statutes*, and established by Osceola County, Florida (“County”) pursuant to Ordinance No. 2022-110 (“Ordinance”), for the purpose of planning, financing, constructing, operating, and/or maintaining public infrastructure improvements; and

WHEREAS, Waterlin Stewardship District (“Stewardship District” together with the CDD, the “Districts”) is a local unit of special-purpose government established by the Florida Legislature pursuant to Chapter 2025-238, *Laws of Florida*, as amended, (“Act”), for the purpose of planning, financing, constructing, operating, and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (“Board”) of the CDD has determined that a merger with the Stewardship District is in the best interests of the Districts because, among other reasons, the merger would:

- (a) Eliminate redundant overhead costs and other expenses;
- (b) Promote greater efficiency in the Districts’ maintenance and operation of existing projects benefitting both Districts; and
- (c) Better achieve the original public infrastructure delivery and maintenance plans for the Districts; and

WHEREAS, pursuant to Section 190.046, *Florida Statutes*, and the Act, an agreement has been prepared in the form attached hereto as **Exhibit A** (“Merger Agreement”), which Agreement sets forth the terms for effecting the merger including, among other things, making provision for the filing of the merger request, for the proper allocation of the indebtedness so assumed, and for the manner in which said debt shall be retired; and

WHEREAS, Section 190.046(3) of the Florida Statutes authorizes the merger of community development districts as follows, with emphasis added:

A community development district may also merge with another type of special district created by special act pursuant to the terms of that special act. . . . The government formed by a merger involving a community

development district pursuant to this section shall assume all indebtedness of, and receive title to, all property owned by the preexisting special districts. . . . the districts desiring to merge shall enter into a merger agreement and shall provide for the proper allocation of the indebtedness so assumed and the manner in which such debt shall be retired. The approval of the merger agreement and the petition by the board of supervisors of the district shall constitute consent of the landowners within the district. A community development district merging with another type of district may also enter into a merger agreement to address issues of transition, including the allocation of indebtedness and retirement of debt.; and

WHEREAS, Section (6)(27) of the Act also authorizes the merger of a community development district with the Stewardship District as follows, with emphasis added:

The district may merge with one or more community development districts situated wholly within its boundaries. The district shall be the surviving entity of the merger. Any mergers shall commence upon each such community development district filing a written request for merger with the district. A copy of the written request shall also be filed with Osceola County. The district, subject to the direction of its board of supervisors, shall enter into a merger agreement which shall provide for the proper allocation of debt, the manner in which such debt shall be retired, the transition of the community development district board, and the transfer of all financial obligations and operating and maintenance responsibilities to the district. The execution of the merger agreement by the district and each community development district constitutes consent of the landowners within each district.

WHEREAS, the Merger Agreement provides that, as the surviving district, the Stewardship District will assume all indebtedness of, and receive title to, all property owned by the CDD; and

WHEREAS, the Merger Agreement provides that all existing bond indebtedness continue to be secured by, and allocated in the same manner as, the existing debt assessment liens; and

WHEREAS, the Merger Agreement provides that the merger will not adversely affect the rights of creditors of any of the Districts or other parties with whom any of the Districts have entered into a contractual relationship; and

WHEREAS, as with the existing Districts, the area of land within the surviving district will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, as with the existing Districts, the surviving district will continue to be the best alternative available for delivering community development services and facilities; and

WHEREAS, as with the existing Districts, the area of land that will lie in the boundaries of the surviving district will continue to be amenable to separate special district government; and

WHEREAS, in order to seek the merger pursuant to Chapter 190, *Florida Statutes*, and the Act, the CDD must authorize its staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the merger process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by the CDD staff may require the expenditure of certain fees, costs, and other expenses as authorized by the CDD Board of Supervisors; and

WHEREAS, the CDD desires to approve the Merger Agreement and hereby authorizes CDD staff to effect the merger consistent with the Merger Agreement and the procedures and processes described in Chapter 190, *Florida Statutes*, and the Act, which processes include the preparation of a written request by the CDD, setting the public hearing as required by the Act, and such other actions as are necessary in furtherance of the merger process.

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

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

Section 2. Approval of Merger Agreement. The Board hereby approves for execution the Merger Agreement in the form attached hereto as **Exhibit A**.

Section 3. Authorization for Merger. The Board hereby directs the Chairman, Vice Chairman, in the absence of Chairman, and all other officers of the CDD, and CDD staff, to proceed as necessary in the preparation and filing of a request and related materials to seek the merger of the CDD and Stewardship District consistent with the terms of the Merger Agreement, Chapter 190, *Florida Statutes*, and Chapter 2025-238, *Laws of Florida*, and further authorizes the prosecution of the procedural requirements detailed in Chapter 2025-238, *Laws of Florida*, for the merger.

Section 4. Setting the Public Hearing on Merger. A public hearing will be held to provide information and take public comment on the proposed merger and Merger Agreement on _____, 2025 at _____ .m. at _____. Notice shall be published in accordance with the provisions of Chapter 2025-238(6)(27), *Laws of Florida*.

Section 5. Effective Date of Merger. Pursuant to the Merger Agreement, the effective date of the merger shall be upon dissolution of the CDD by Osceola County, Florida.

Section 6. Severability. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 7. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER 2025.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Merger Agreement

SECTION A

This instrument was prepared by:

Michelle K. Rigoni
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

MERGER AGREEMENT

This Merger Agreement (the “Agreement”) is made and entered into by and between the following:

GIR East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida, with an address of 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter “CDD,”); and

Waterlin Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2025-238, *Laws of Florida*, and located in Osceola County, Florida, with an address of 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter “SD” and together with the CDD, the “Districts”).

RECITALS

WHEREAS, the CDD was established effective October 25, 2022, by Ordinance No. 2022-110 adopted by the Board of County Commissioners of Osceola County, Florida, for the purposes of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the SD was established effective June 23, 2025, by Chapter 2025-238, Laws of Florida, for the purposes of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the CDD is currently located within the boundaries of the SD and located within Osceola County, Florida; and

WHEREAS, Section 190.046(3), *Florida Statutes*, authorizes the merger of community development districts and other types of special districts, and;

WHEREAS, Chapter 2025-238(6)(27), *Laws of Florida*, authorizes the merger of one or more community development districts situated wholly within the boundaries of the SD and provides that, the districts desiring to merge enter into a merger agreement which provides for

the proper allocation of the indebtedness assumed by the merged district and the manner in which such debt shall be retired; and

WHEREAS, Section 190.046(3), *Florida Statutes*, and Chapter 2025-238(6)(27), *Laws of Florida*, provide that the approval and execution of the merger agreement by the board of supervisors of the district shall constitute the consent of the landowners within such district with respect to the merger; and

WHEREAS, because the CDD is located within the boundaries of the SD, a merger of the Districts (hereinafter the “Merger”) is in the best interests of the Districts because, among other reasons, the Merger would promote greater efficiency in the Districts’ operations, eliminate redundant overhead costs and other expenses, and reduce future operations and maintenance assessments in the aggregate; and

WHEREAS, on **November 5**, 2025, the Boards of Supervisors (the “Board(s)”) of the CDD and SD adopted Resolutions evidencing the Districts’ intent to effectuate the Merger between the Districts, directing the Districts’ staff to take all actions necessary in effectuating same, and approving the form of an agreement between the Districts related to the merger and of the request requesting the Merger (collectively, the “Merger Approval Resolutions”); and

WHEREAS, in accordance with Section 190.046(3), *Florida Statutes*, and Chapter 2025-238(6)(27), *Laws of Florida*, the CDD and SD accordingly desire to set forth their mutual understanding, rights and obligations with respect to the Merger.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals and Authority. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement. This Agreement is entered into pursuant to the provisions of Florida law, including, but not limited to, Chapter 190, *Florida Statutes*, and Chapter 2025-238, *Laws of Florida*.

2. The Merger. Pursuant to the Merger Approval Resolutions, the CDD shall cause to be filed with SD a written request (“Merger Request”) requesting that the CDD merge into the SD that would effectuate the Merger of the CDD into and with the SD as the surviving entity. In addition, the CDD shall file a copy of the Merger Request with Osceola County, Florida. The Merger shall become effective upon dissolution of the CDD by Osceola County, Florida (the “Merger Effective Date”). On the Merger Effective Date, the CDD shall be merged into and with the SD as the surviving entity, and the CDD shall thereafter cease to exist. It is the intent of the Districts that the transfer, assignment, vesting, and assumption of all rights, property, assets, assessments, contracts, agreements, insurance, debts, and liabilities from the CDD into the SD shall automatically occur on the Merger Effective Date, by virtue of the Merger pursuant to Section 190.046(3), *Florida Statutes*, and Chapter 2025-238(6)(27), *Laws of Florida*.

3. **Delegation of Authority; Cooperation.** This Agreement supplements, as necessary, the authorization, direction and delegation of authority to the Districts' Chairpersons, Vice Chairpersons, and District officers and/or staff (collectively, "District Staff") as provided in the Merger Approval Resolutions to further authorize and delegate to District Staff the authority to effectuate the transfer of powers, duties, liabilities, claims and assets, etc. as may be necessary to effectuate the Merger. The Districts agree to continue to cooperate and take all actions reasonably necessary and in a timely manner to permit a prompt response in all proceedings relating to the Merger.

4. **Funding.** The Districts recognize that in order to seek a Merger pursuant to Chapter 190, *Florida Statutes*, and Chapter 2025-238, *Laws of Florida*, District Staff, including but not limited to legal, engineering, financial and managerial staff, among others, must provide certain services necessary to the effectuate the same. The Districts are authorized to enter into such funding agreements as are necessary to accomplish the Merger.

5. **Legal Opinions.** The Districts shall cause to be provided, or otherwise obtain, any legal opinions necessary to effectuate the Merger.

6. **District Boundaries.** Upon the Merger, the surviving District shall be the SD and the CDD shall cease to exist. As of the Merger Effective Date, the boundaries of Merged District shall be as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

7. **Board Members.** Upon the Merger Effective Date, the Board of the CDD shall cease to exist and the Board of SD shall continue to operate as the Board of the Merged District.

8. **Property & Assets.** Effective as of the Merger Effective Date, the CDD passes all title, rights, ownership of property, moneys, uncollected taxes and/or assessments, dues, receivables, claims, and judgments held and owned by the CDD (the "CDD Assets") to the SD. By execution of this Agreement, and as of the Merger Effective Date, the SD accepts and is hereby vested with the authority necessary to effect such transfer from or on behalf of the CDD, and receive such title, rights, ownership of property, moneys, uncollected taxes and/or assessments, dues, receivables, claims and judgments.

9. **Assessments.** Effective as of the Merger Effective Date, all non-ad valorem or special assessments levied by the CDD against property in the CDD (the "CDD Assessments") shall be payable when due to the SD. By execution of this Agreement, and as of the Merger Effective Date, the CDD delegates, and the SD accepts, the authority to collect upon and enforce any such assessment liens, whether under the Uniform Method of Collection or any other method under Florida law. Following the Merger Effective Date, there shall be no change in the assessment liens on the specific lands securing the outstanding GIR East Community Development District (Osceola County, Florida), Capital Improvement Revenue Bonds, Series 2025 (the "Series 2025 Bonds") issued by the CDD by virtue of the Merger contemplated herein, except that the liens shall be in favor of the SD.

10. Contracts. Effective as of the Merger Effective Date, the SD shall be responsible for, and bound by, all contracts to which the CDD is presently a party and which are not terminated as of the Merger Effective Date (the “CDD Contracts”). The SD shall assume the liabilities arising from the CDD Contracts and be entitled to the benefits of the same by operation of law. In addition, this Agreement shall affect the assignment, if needed, of the CDD Contracts to the SD as of the Merger Effective Date with no further action required on behalf of the Districts unless consent by assignment is required by a third party. If such consent is required by a third party, the CDD shall obtain such consent to assignment or terminate the contract in accordance with its terms. By execution of this Agreement, the CDD delegates, and the SD accepts, the authority to enforce and/or effect the disposition of all CDD Contracts, including but not limited to the assignment, amendment, and/or termination of the same.

11. Other Interlocal Agreements. Effective as of the Merger Effective Date, the SD shall be responsible for, and be bound by, all other interlocal agreements to which the CDD is a party, including any with Osceola County, Florida (“Other Interlocal Agreements”). The SD shall assume the liabilities arising from such interlocal agreements and be entitled to the benefit of the same by operation of law. In addition, this Agreement shall affect the assignment, if needed, of the Other Interlocal Agreements by the CDD to the SD as of the Merger Effective Date with no further action required by the Districts. To the extent necessary, if any, the CDD delegates, and the SD accepts, the authority to enforce and/or effect the disposition of all such interlocal agreements, including but not limited to the assignment, amendment and/or termination of the same.

12. Debts & Liabilities. Effective as of the Merger Effective Date, the SD shall be responsible for and have the obligation of all debts and liabilities of the CDD (the “CDD Debts & Liabilities”) by operation of law. The Districts agree that, pursuant to Section 190.046, *Florida Statutes*, the Merger shall not impair the rights of creditors and liens upon the CDD’s property, if any. Moreover, the SD may be substituted for the CDD in any claim existing, or action or proceeding pending by or against the CDD. To the extent necessary, the CDD delegates, and the SD accepts, the authority to satisfy, fulfill, and pay all CDD Debts & Liabilities and defend against any claim or action proceeding by or against the CDD.

13. Insurance. The CDD shall terminate its insurance coverage effective thirty (30) days from the Merger Effective Date. The SD shall ensure that payment of the premium for that coverage is made so as to prevent any lapse in coverage, and shall be entitled to receive any refund of any overpayment for such insurance due to the cancellation.

14. Audits. Effective as of the Merger Effective Date, the CDD hereby authorizes the SD to conduct, approve, and submit to appropriate authorities a final audit of the CDD’s financial records pursuant to Section 190.007(2), *Florida Statutes*, and the submittal of any additional financial reports or statements required by law. By execution of this Agreement, SD agrees to conduct, approve, and submit to appropriate authorities a final audit of CDD’s records pursuant to Section 190.007(2), *Florida Statutes*, and to submit all required additional financial reports or

statements required by law. The Districts agree that the preparation of the above-referenced audit shall not commence until after the Merger Effective Date.

15. Accounts. Effective as of the Merger Effective Date, the CDD authorizes SD to assume control of all bank accounts held in the name of the CDD (the “Bank Accounts”), and to take any actions necessary to utilize such funds to pay obligations of the CDD which may become due after the Merger Effective Date or to transfer any funds remaining in such accounts into SD accounts. Such actions may include, but are not limited to, the expenditure of funds from the Bank Accounts for payment of services rendered to the CDD prior to the Merger Effective Date, the transfer of such funds from the CDD to SD, and the closing of such Bank Accounts which shall occur within forty-five (45) days of the Merger Effective Date. By execution of this Agreement, and as of the Merger Effective Date, the SD accepts such control over the Bank Accounts.

16. Budgets. By execution of this Agreement, and effective as of the Merger Effective Date, the CDD delegates to SD the authority to consolidate the CDD’s budget with the SD budget for the then-current fiscal year, and SD agrees to take any and all such actions with respect to the consolidation of the Districts’ budgets. As the Districts acknowledge that the necessary amendments to SD’s budget to reflect the Merger must occur after the closing of the financial accounts and records of the CDD, SD agrees to amend the SD budget to reflect the Merger, including amendments to both revenues and expenses, within sixty (60) days of the Merger Effective Date.

17. Rules and Policies. At the time of this Agreement, the Districts have their own Rules of Procedure. Any additional rules, rates, or policies adopted by SD shall remain in place upon the Merger unless and until SD finds, in its sole discretion, that it is in its best interests to amend such rules, rates, or policies.

18. Powers. At the time of this Agreement, the CDD shall continue to have all of its existing general and special powers. Effective as of the Merger Effective Date, SD shall be additionally vested with any and all of the general and special powers of the CDD.

19. Default and Protection Against Third Party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Each party shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair a party’s right to protect its rights from interference by a third party to this Agreement.

20. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing approved by the Board(s) of each of the Districts.

21. Authorization. The execution of this Agreement has been duly authorized by the Board(s) for the CDD and SD, all parties have complied with all the requirements of law, and all parties have full power and authority to comply with the terms and provisions of this instrument.

22. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel of their choosing. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

23. Third Party Beneficiaries. This Agreement is solely for the benefit of the parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement.

24. Assignment. The parties may not assign any part of this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

25. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Exclusive venue for any litigation of dispute arising hereunder shall be in a court of appropriate jurisdiction for Osceola County, Florida.

26. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

27. Sovereign Immunity. Nothing in this Agreement shall constitute or be construed as a waiver of either party's limitations on liability, as set forth in Section 768.28, *Florida Statutes*, or other applicable statute or law.

28. Enforcement of Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the parties agree that the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

29. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

30. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original. However, all such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

31. Effective Date; Merger Effective Date and Termination. This Agreement shall be effective upon the execution hereof by authorized representatives of the CDD and SD and the recordation of a fully-executed copy of the Agreement in the Official Records of Osceola County, Florida. The Agreement shall continue to be effective until the earlier of either: (a) the date following the Merger Effective Date upon which all obligations and requirements set forth under this Agreement have been satisfied; or (b) termination of this Agreement upon sixty (60) days written notice by the terminating party. The terminating party shall record a Notice of Termination of this Agreement immediately after the effective date of termination.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned executed the foregoing Agreement.

WITNESS

**GIR EAST COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____, as _____ of GIR East Community Development District, who is ☐ personally known to me, or ☐ produced _____ as identification.

[Notary Seal]

Notary Public, State of Florida
Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

WITNESS

WATERLIN STEWARDSHIP DISTRICT

Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of Waterlin Stewardship District, who is ☐ personally known to me, or ☐ produced _____ as identification.

[Notary Seal]

Notary Public, State of Florida
Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

IN WITNESS WHEREOF, the undersigned, as District Manager of GIR East Community Development District, accepts the authority delegated by this Agreement.

WITNESS

GOVERNMENTAL MANAGEMENT SERVICES

—

CENTRAL FLORIDA, LLC

Name: _____

Address: _____

By: _____

Name: George Flint

Title: District Manager

Name: _____

Address: _____

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by George Flint, as District Manager of GIR East Community Development District, who is ☐ personally known to me, or ☐ produced _____ as identification.

[Notary Seal]

Notary Public, State of Florida

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A: SD Boundaries as of Merger Effective Date

Exhibit A

WATERLIN (Overall)

WEST SIDE:

DESCRIPTION: A parcel of land being a part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 33, Township 26 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 17, of the Public Records of Osceola County, Florida; together with THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 9, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 39, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 10, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 36, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 15, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 42, of the Public Records of Osceola County, Florida; together with THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 16, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 43, of the Public Records of Osceola County, Florida; together with THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 17, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 44, of the Public Records of Osceola County, Florida, and; together with lands lying in Sections 33 and 34, Township 26 South, Range 30 East, and Sections 3, 4, 5, 8 and 9, Township 27 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, run thence along the West boundary of said Section 3, S.00°03'04"W., a distance of 598.17 feet to a point on the South boundary of that certain parcel of land described in Official Records Book 1022, Page 2684, of the Public Records of Osceola County, Florida, said point also being the POINT OF BEGINNING; thence along said South boundary of land described in Official Records Book 1022, Page 2684, N.89°53'45"E., a distance of 1320.60 feet to the Southeast corner thereof, also being a point on the East boundary of the Northwest ¼ of the Northwest ¼ of aforesaid Section 3; thence along the East boundary of said land described in Official Records Book 1022, Page 2684, also being said East boundary of the Northwest ¼ of the Northwest ¼ of Section 3, N.00°01'34"E., a distance of 598.04 feet to the Northwest corner of the Northeast ¼ of

said Northwest $\frac{1}{4}$ of Section 3, thence along the North boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, N.89°53'40"E., a distance of 139.32 feet to a point on a curve on the Southerly right of way line of FRIAR'S COVE ROAD, per Florida State Turnpike Authority SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 3914+00 Station 4177+50.00 to Station 4283+36.17 and Right of Way Map, Osceola County, Florida; thence along said Southerly right of way line the following two (2) courses: 1) Easterly, 430.17 feet along the arc of a non-tangent curve to the left having a radius of 1220.92 feet and a central angle of 20°11'13" (chord bearing S.80°00'44"E., 427.95 feet) to a point of tangency; 2) N.89°53'40"E., a distance of 133.39 feet to the Westerly limited access right of way line of FLORIDA'S TURNPIKE, per said Florida State Turnpike Authority, SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 4177+50.00 to Station 4283+36.17 and Right of Way Map Section 10 Station 3914+00 to Station 4010+00, Osceola County, Florida; thence along said Westerly limited access right of way line, the following three (3) course: 1) S.07°25'17"E., a distance of 4885.86 feet to a point of curvature; 2) Southerly, 1145.53 feet along the arc of a tangent curve to the left having a radius of 5929.58 feet and a central angle of 11°04'08" (chord bearing S.12°57'21"E., 1143.75 feet) to a point of tangency; 3) S.18°29'25"E., a distance of 10328.78 feet to a point on the South boundary of aforesaid Section 14; thence along said South boundary of Section 14, S.89°59'16"W., a distance of 849.54 feet to the Southwest corner thereof; thence along the South boundary of the Southeast $\frac{1}{4}$ of aforesaid Section 15, S.89°52'01"W., a distance of 2599.36 feet to the South $\frac{1}{4}$ corner of said Section 15; thence along the South boundary of the Southwest $\frac{1}{4}$ of said Section 15, S.89°51'47"W., a distance of 2600.37 feet to the Southwest corner of said Section 15; thence along the South boundary of the Southeast $\frac{1}{4}$ of aforesaid Section 16, S.89°40'18"W., a distance of 2607.41 feet to the South $\frac{1}{4}$ corner of said Section 16; thence along the South boundary of the Southwest $\frac{1}{4}$ of said Section 16, S.89°39'46"W., a distance of 2607.05 feet to the Southwest corner of said Section 16; thence along the South boundary of the Southeast $\frac{1}{4}$ of aforesaid Section 17, N.89°49'09"W., a distance of 2600.62 feet to the South $\frac{1}{4}$ corner of said Section 17; thence along the West boundary of the East $\frac{1}{2}$ of said Section 17, N.00°31'25"W., a distance of 5299.06 feet to the North $\frac{1}{4}$ corner of said Section 17; thence along the South boundary of the Southwest $\frac{1}{4}$ of aforesaid Section 8, S.89°58'34"W., a distance of 2601.44 feet to the Southwest corner of said Section 8; thence along the West boundary of said Section 8, N.02°20'38"W., a distance of 1019.52 feet to the Ordinary High Water line of Lake Tohopekaliga; thence Northeasterly along said Ordinary High Water line of Lake Tohopekaliga the following seventy-two (72) courses: 1) N.37°54'41"E., a distance of 81.76 feet; 2) N.37°04'33"E., a distance of 131.69 feet; 3) N.39°26'27"E., a distance of 203.30 feet; 4) N.34°22'02"E., a distance of 248.92 feet; 5) N.38°34'19"E., a distance of 255.02 feet; 6) N.34°58'38"E., a distance of 157.97 feet; 7) N.32°39'38"E., a distance of 243.71 feet; 8) N.33°50'07"E., a distance of 132.31 feet; 9) N.37°31'13"E., a distance of

610.86 feet; 10) N.26°36'10"E., a distance of 315.01 feet; 11) N.25°43'26"E., a distance of 277.07 feet; 12) N.41°49'15"E., a distance of 255.86 feet; 13) N.35°12'03"E., a distance of 263.02 feet; 14) N.26°15'05"E., a distance of 198.26 feet; 15) N.32°25'48"E., a distance of 299.79 feet; 16) N.33°14'27"E., a distance of 224.71 feet; 17) N.29°39'52"E., a distance of 215.77 feet; 18) N.12°28'24"E., a distance of 210.93 feet; 19) N.29°25'22"E., a distance of 339.17 feet; 20) N.30°48'46"E., a distance of 374.15 feet; 21) N.24°23'09"E., a distance of 317.92 feet; 22) N.26°25'24"E., a distance of 243.41 feet; 23) N.31°03'40"E., a distance of 219.41 feet; 24) N.24°02'21"E., a distance of 231.64 feet; 25) N.32°48'49"E., a distance of 336.29 feet; 26) N.31°44'20"E., a distance of 395.85 feet; 27) N.29°51'44"E., a distance of 301.96 feet; 28) N.58°06'19"E., a distance of 197.64 feet; 29) N.38°22'12"E., a distance of 299.31 feet; 30) N.29°50'50"E., a distance of 207.18 feet; 31) N.33°22'53"E., a distance of 292.67 feet; 32) N.36°07'47"E., a distance of 172.06 feet; 33) N.41°18'59"E., a distance of 187.80 feet; 34) N.40°28'50"E., a distance of 178.78 feet; 35) N.40°30'39"E., a distance of 169.37 feet; 36) N.39°19'04"E., a distance of 149.24 feet; 37) N.27°15'25"E., a distance of 216.35 feet; 38) N.23°08'10"E., a distance of 170.61 feet; 39) N.27°57'49"E., a distance of 176.45 feet; 40) N.37°44'39"E., a distance of 181.54 feet; 41) N.36°28'02"E., a distance of 230.86 feet; 42) N.36°31'29"E., a distance of 124.83 feet; 43) N.31°04'09"E., a distance of 174.22 feet; 44) N.72°24'30"E., a distance of 158.28 feet; 45) N.46°34'47"E., a distance of 211.16 feet; 46) N.60°24'05"E., a distance of 166.95 feet; 47) N.38°46'17"E., a distance of 175.58 feet; 48) N.47°53'42"E., a distance of 205.67 feet; 49) N.64°19'16"E., a distance of 135.98 feet; 50) N.57°41'44"E., a distance of 182.18 feet; 51) S.87°39'54"E., a distance of 111.77 feet; 52) S.44°06'37"W., a distance of 133.74 feet; 53) S.32°04'08"E., a distance of 228.05 feet; 54) S.00°57'13"E., a distance of 33.18 feet; 55) S.23°29'48"W., a distance of 47.37 feet; 56) S.43°50'35"E., a distance of 93.44 feet; 57) S.64°47'43"E., a distance of 183.02 feet; 58) S.86°31'39"E., a distance of 88.54 feet; 59) S.68°58'07"E., a distance of 147.89 feet; 60) N.43°44'46"E., a distance of 128.68 feet; 61) N.39°03'02"E., a distance of 133.28 feet; 62) N.33°13'44"E., a distance of 191.62 feet; 63) N.34°47'49"E., a distance of 186.47 feet; 64) N.34°35'25"E., a distance of 144.16 feet; 65) N.89°54'55"E., a distance of 73.66 feet; 66) S.83°34'00"E., a distance of 123.39 feet; 67) N.26°18'38"E., a distance of 246.40 feet; 68) N.59°15'32"W., a distance of 117.78 feet; 69) N.25°50'27"W., a distance of 73.80 feet; 70) N.35°14'55"W., a distance of 108.23 feet; 71) N.11°58'30"W., a distance of 127.77 feet; 72) N.02°32'54"W., a distance of 111.01 feet to a point on the South boundary of that certain land described in Official Records Book 935, Page 2041, of the Public Records of Osceola County, Florida; thence along said South boundary of land described in Official Records Book 935, Page 2041, N.89°44'06"E., a distance of 1720.24 feet to the Southwest corner of that certain land described in Official Records Book 5053, Page 2286, of the Public Records of Osceola County, Florida; thence along the West boundary of said land described in Official Records Book 5053, Page 2286,

N.00°32'39"W., a distance of 914.34 feet to the Northwest corner thereof, also being a point on the South right of way line of aforesaid FRIAR'S COVE ROAD, according to Deed Book 163, Page 407, of the Public Records of Osceola County, Florida; thence along said South right of way line, N.89°44'47"E., a distance of 562.19 feet; thence along aforesaid Southerly right of way line of FRIAR'S COVE ROAD, per Florida State Turnpike Authority SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 3914+00 Station 4177+50.00 to Station 4283+36.17 and Right of Way Map , Osceola County, Florida, the following three (3) courses: 1) S.00°07'30"E., a distance of 23.01 feet; 2) N.89°52'30"E., a distance of 73.53 feet to a point of curvature; 3) Easterly, 520.85 feet along the arc of a tangent curve to the right having a radius of 1100.92 feet and a central angle of 27°06'25" (chord bearing S.76°34'18"E., 516.01 feet) to the Northwest corner of aforesaid land described in Official Records Book 1022, Page 2684; thence along the Westerly boundary of said land described in Official Records Book 1022, Page 2684, S.10°37'28"W., a distance of 1807.59 feet to the Southwest corner thereof; thence along aforesaid South Boundy of land described in Official Records Book 1022, Page 2684, N.89°53'45"E., a distance of 245.61 feet to the POINT OF BEGINNING.

Containing 4,132.763 acres, more or less.

EAST SIDE:

DESCRIPTION: A parcel of land being a part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 10, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 36, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 11, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 40, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 12, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 37, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 13, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Osceola County, Florida; together with part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida; together with THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 15, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 42, of the Public Records of Osceola County, Florida, and; together with lands lying in Section 3, Township 27 South, Range 30 East,

Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 3, run thence along the East boundary of said Section 3, following three (3) courses: 1) S.00°05'37"E., a distance of 1319.57 feet to the Northeast corner of the South ½ of the Northeast ¼ of said Section 3, also being the POINT OF BEGINNING; 2) continue S.00°05'37"E., a distance of 1319.57 feet to the East ¼ corner of said Section 3; 3) S.00°03'41"E., a distance of 2642.93 feet to the Southeast corner of said Section 3; thence along the East boundary of aforesaid Section 10, S.00°10'09"E., a distance of 1319.54 feet to the Northwest corner of the South ½ of the Northwest ¼ of aforesaid Section 11; thence along the North boundary of said South ½ of the Northwest ¼ of Section 11, also being along the North boundary of Lots 37, 38, 39, and 40, of aforesaid plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 11, N.89°52'34"E., a distance of 2643.88 feet to the Northwest corner of the Southwest ¼ of the Northeast ¼ of said Section 11; thence along the North boundary of said Southwest ¼ of the Northeast ¼ of Section 11, also being along the North boundary of Lots 35 and 36 of said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 11, N.89°52'05"E., a distance of 1320.73 feet to the Northeast corner of said Southwest ¼ of the Northeast ¼ of Section 11; thence along the East boundary of said Southwest ¼ of the Northeast ¼ of Section 11, S.00°16'48"E., a distance of 658.56 feet to the Northwest corner of the South ¼ of the East ½ of said Northeast ¼ of Section 11; thence along the North boundary of said South ¼ of the East ½ of the Northeast ¼ of Section 11, also being along the North boundary of Lots 49 and 50, of aforesaid plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 11, N.89°47'52"E., a distance of 1320.65 feet to the Northeast corner of said South ¼ of the East ½ of the Northeast ¼ of Section 11; thence along that certain line being the Southerly boundary of those lands described in Official Records Book 2768, Page 2478, Official records Book 5828, Page 202, and Official Records Book 6068, Page 2655, of the Public Records of Osceola County, Florida, the following two (2) courses: 1) N.48°58'36"E., a distance of 1169.50 feet; 2) N.41°18'36"E., a distance of 1527.29 feet to a point on a curve on the West right of way line of CANOE CREEK ROAD (County Road 523), per Florida Department of Transportation Right of Way Map Section 9252-250; thence along said West right of way line of CANOE CREEK ROAD (County Road 523), the following six (6) courses: 1) Southerly, 20.79 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 00°24'31" (chord bearing S.14°09'18"E., 20.79 feet) to a point of tangency; 2) S.14°21'33"E., a distance of 601.99 feet to a point of curvature; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet) to a point of tangency; 4) S.09°51'33"E., a distance of 3391.31 feet to a point of curvature; 5) Southerly, 256.63

feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of $05^{\circ}13'26''$ (chord bearing $S.07^{\circ}14'50''$ E., 256.54 feet) to a point of tangency; 6) $S.04^{\circ}38'08''$ E., a distance of 135.59 feet to the Northeast corner of that certain land described in Official Records Book 1847, Page 183, of the Public Records of Osceola County, Florida; thence along the North boundary of said land described in Official Records Book 1847, Page 183, $S.89^{\circ}54'20''$ W., a distance of 2017.91 feet to the Northwest corner of said land described in Official Records Book 1847, Page 183; thence along the West boundary of said land described in Official Records Book 1847, Page 183, and the West boundary of that certain land described in Official Records Book 2333, Page 2868, of the Public Records of Osceola County, Florida, the following two (2) courses: 1) $S.00^{\circ}19'07''$ E., a distance of 661.37 feet to a point on the North boundary of aforesaid Section 13; 2) $S.00^{\circ}10'48''$ E., a distance of 330.78 feet to the Northeast corner of that certain parcel of land described in Official Records Book 1113, Page 945, of the Public Records of Osceola County, Florida; thence along the North boundary of said land described in Official Records Book 1113, Page 945, and the Westerly extension thereof, $S.89^{\circ}59'32''$ W., a distance of 683.25 feet to a point on the East boundary of aforesaid Section 14; thence along said East boundary of Section 14, $S.00^{\circ}05'35''$ E., a distance of 193.71 feet to a point of intersection with said East boundary of Section 14 and the North boundary of that certain land described in Official Records Book 471, Page 774, of the Public Records of Osceola County, Florida; thence along said North boundary of land described in Official Records Book 471, Page 774, and the Easterly extension thereof, $S.89^{\circ}40'24''$ W., a distance of 1441.96 feet to the Northwest corner thereof; thence along the West boundary of said land described in Official Records Book 471, Page 774, $S.00^{\circ}11'28''$ E., a distance of 1553.27 feet to the Southwest corner thereof; thence along the South boundary of said land described in Official Records Book 471, Page 774, the following two (2) courses: 1) $N.89^{\circ}48'46''$ E., a distance of 1438.09 feet; 2) $N.89^{\circ}56'39''$ E., a distance of 170.05 feet to the Southeast corner of said land described in Official Records Book 471, Page 774; thence along the East boundary of said land described in Official Records Book 471, Page 774, $N.00^{\circ}12'57''$ W., a distance of 1419.44 feet to a point on the South boundary of aforesaid land described in Official Records Book 1113, Page 945; thence along said South boundary of land described in Official Records Book 1113, Page 945, $N.89^{\circ}58'38''$ E., a distance of 517.95 feet to the Southeast corner thereof, also being a point on aforesaid West boundary of land described in Official Records Book 2333, Page 2868; thence along said West boundary of land described in Official Records Book 2333, Page 2868, $S.00^{\circ}10'50''$ E., a distance of 329.61 feet to the Southeast corner thereof; thence along the South boundary of said land described in Official Records Book 2333, Page 2868, $N.89^{\circ}51'28''$ E., a distance of 2118.05 feet to the Southeast corner thereof, also being a point on aforesaid West right of way line of CANOE CREEK ROAD (County Road 523); thence along said West right of way line of CANOE CREEK ROAD (County Road 523), $S.00^{\circ}20'08''$ E., a distance of 3320.44 feet to

the Northeast corner of that certain land described in Official Records Book 6146, Page 578, of the Public Records of Osceola County, Florida; thence along the North boundary of said land described in Official Records Book 6146, Page 578, S.89°40'55"W., a distance of 1398.36 feet to the Northwest corner thereof, also being a point of non-tangent curvature; thence along the Westerly boundary of said land described in Official Records Book 6146, Page 578, the following four (4) courses: 1) Southwesterly, 237.82 feet along the arc of a non-tangent curve to the right having a radius of 806.00 feet and a central angle of 16°54'21" (chord bearing S.44°12'45"W., 236.96 feet) to a point of tangency; 2) S.52°39'55"W., a distance of 118.09 feet to a point of curvature; 3) Southwesterly, 642.20 feet along the arc of a tangent curve to the left having a radius of 700.00 feet and a central angle of 52°33'53" (chord bearing S.26°22'59"W., 619.91 feet) to a point tangency; 4) S.00°06'02"W., a distance of 175.03 feet to the Southwest corner of aforesaid land described in Official Records Book 6146, Page 578, also being a point on the South boundary of aforesaid Section 13; thence along said South boundary of Section 13, S.89°50'41"W., a distance of 878.22 feet to the Southwest corner thereof; thence along the South boundary of the Southeast ¼ of aforesaid Section 14, S.89°59'09"W., a distance of 2640.70 feet to the South ¼ corner of said Section 14; thence along the South boundary of the Southwest ¼ of said Section 14, S.89°59'16"W., a distance of 1370.83 feet to the Easterly limited access right of way line of FLORIDA'S TURNPIKE, per said Florida State Turnpike Authority, SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 3914+00 to Station 4010+00, Osceola County, Florida; thence along said Easterly limited access right of way line FLORIDA'S TURNPIKE, per Florida State Turnpike Authority, SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 4177+50.00 to Station 4283+36.17 and Right of Way Map Section 10, Station 3914+00 to Station 4010+00, Osceola County, Florida, the following three (3) courses: 1) N.18°29'25"W., a distance of 10462.45 feet to a point of curvature; 2) Northerly, 1068.25 feet along the arc of a tangent curve to the right having a radius of 5529.58 feet and a central angle of 11°04'08" (chord bearing N.12°57'21"W., 1066.59 feet) to a point of tangency; 3) N.07°25'17"W., a distance of 4819.38 feet to the South right of way line of FRIAR'S COVE ROAD, per aforesaid Florida State Turnpike Authority, SUNSHINE STATE PARKWAY (Project No. 2) Right of Way Map Section 10, Station 4177+50.00 to Station 4283+36.17; thence along said South right of way line of FRIAR'S COVE ROAD, N.89°53'40"E., a distance of 220.33 feet to the East boundary of the Northeast ¼ of the Northwest ¼ of aforesaid Section 3; thence along said East boundary of the Northeast ¼ of the Northwest ¼ of Section 3, S.00°05'21"E., a distance of 1226.37 feet to the Southeast corner thereof; thence along the North boundary of the South ½ of the Northeast ¼ of said Section 3, the following two (2) courses: 1) N.89°58'59"E., a distance of 1320.30 feet to the Southwest corner of the Northeast ¼ of said Northeast ¼ of Section 3; 2) N.89°56'40"E., a distance of 1321.15 feet to the POINT OF BEGINNING.

Containing 1,843.473 acres, more or less;

LESS AND EXCEPT: Green Island Ventures, LLC parcel, according to Official Records Book 3731, Page 1484, of the Public Records of Osceola County, Florida, and being more particularly described as follows:

DESCRIPTION: Lot 54, THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida.

Containing 4.874 acres, more or less;

LESS AND EXCEPT: Mary Beth Henthorne and Phillip John Sammons parcel, according to Official Records Book 3918, Page 2357, of the Public Records of Osceola County, Florida, and being more particularly described as follows:

DESCRIPTION: Lot 29, THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida.

Containing 4.880 acres, more or less;

LESS AND EXCEPT: St. Cloud Welding & Fabrication, Inc. parcel, according to Official Records Book 6287, Page 1570, of the Public Records of Osceola County, Florida, and being more particularly described as follows:

PARCEL A: Lot 54, of The Seminole Land & Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Osceola County, Florida; LESS AND EXCEPT the South 145 feet of the West 315 feet thereof.

And

PARCEL B: The South 145 feet of the West 315 feet of Lot 54, of The Seminole Land & Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Osceola County, Florida.

and

A parcel of land being a portion of Lot 59, Seminole Land and Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the plat thereof, as recorded in Plat Book "B", Page 41, of the Public Records of Osceola County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Lot 59; thence run North 89°53'37" East along the North line of said Lot 59, a distance of 302.85 feet; thence departing said North line of Lot 59, run South 00°06'23" East, a distance of 25.00 feet; thence run South 89°53'37" West, a distance of 302.80 feet to a point on the West line of said Lot 59; thence run North 00°12'27" West along the West line of said Lot 59, a distance of 25.00 feet to the Point of Beginning.

Above Parcel A and Parcel B also being described as follows:

DESCRIPTION: Part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 13, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the West ¼ corner of said Section 13, run thence along the South boundary of the Northwest ¼ of said Section 13, N.89°53'19" E., a distance of 1362.24 feet to the Southwest corner of the West ½ of said Northwest ¼ of Section 13; thence along the West boundary of said West ½ of the Northwest ¼ of Section 13, also being the centerline of a 35-foot wide right of way, per said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 13, N.00°28'15" W., a distance of 307.34 feet; thence N.89°55'45"E., a distance of 34.08 feet to the Southwest corner of lands described in Official Records Book 6287, Page 1570, of the Public Records of Osceola County, Florida, also being the POINT OF BEGINNING; thence along the West, North, and East boundary of said lands described in Official Records Book 6287, Page 1570, the following three (3) courses: 1) N.00°10'19"W., a distance of 356.64 feet; 2) N.89°57'45"E., a distance of 671.32 feet; 3) S.00°10'10" E., a distance of 331.25 feet; thence along the South boundary of said Lands described in Official Records Book 6287, Page 1570, the following three (3) courses: 1) S.89°55'45"W., a distance of 368.45 feet; 2) S.00°04'15"E., a distance of 25.00 feet; 3) S.89°55'45"W., a distance of 302.81 feet to the POINT OF BEGINNING.

Containing 5.282 acres, more or less;

LESS AND EXCEPT:

DESCRIPTION: The East ½ of a 35-foot wide right of way, per THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida, lying between Lots 54 and 55 of said plat.

Containing 0.133 acres, more or less;

LESS AND EXCEPT:

DESCRIPTION: The East ½ of a 35-foot wide right of way, per THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 14, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 38, of the Public Records of Osceola County, Florida, lying between Lots 28 and 29 of said plat.

Containing 0.133 acres, more or less;

LESS AND EXCEPT:

DESCRIPTION: Part of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 13, Township 27 South, Range 30 East, according to the plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the West ¼ corner of said Section 13, run thence along the South boundary of the Northwest ¼ of said Section 13, N.89°53'19" E., a distance of 1362.24 feet to the Southwest corner of the West ½ of said Northwest ¼ of Section 13; thence along the West boundary of said

West ½ of the Northwest ¼ of Section 13, also being the centerline of a 35-foot wide right of way, per said plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section 13, the following two (2) courses: 1) N.00°28'15"W., a distance of 307.34 feet to the POINT OF BEGINNING; 2) continue N.00°28'15"W., a distance of 353.88 feet; thence along the North boundary of Lot 54, and the Westerly extension thereof, N.89°55'05"E., a distance of 35.92 feet to a point on the West boundary of lands described in Official Records Book 6287, Page 1570, of the Public Records of Osceola County, Florida; thence along said West boundary of Official Records Book 6287, Page 1570, S.00°10'19"E., a distance of 353.88 feet to the Southwest corner thereof; thence along the Westerly extension of the South boundary of said Official Records Book 6287, Page 1570, S.89°55'45"W., a distance of 34.08 feet to the POINT OF BEGINNING.

Containing 0.284 acres, more or less.

Containing a Net Acreage of 1,827.887 acres, more or less. East Side and West Side Combined Contains a Net Acreage of 5,960.650 acres, more or less.

Being subject to any rights-of-way, restrictions and easements of record.

SECTION VII

SECTION C

SECTION 1

GIR East
Community Development District

Unaudited Financial Reporting
September 30, 2025



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GIR East
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Series 2025 Debt Service Fund	Series 2025 Capital Project Fund	Capital Projects Fund	Total Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 4,824	\$ -	\$ -	\$ -	\$ 4,824
Due from Developer	\$ 4,789	\$ -	\$ -	\$ 216	\$ 5,004
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Series 2025:					
Reserve	\$ -	\$ 653,994	\$ -	\$ -	\$ 653,994
Revenue	\$ -	\$ 682,100	\$ -	\$ -	\$ 682,100
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition & Construction	\$ -	\$ -	\$ 18,503,649	\$ -	\$ 18,503,649
Cost of Issuance	\$ -	\$ -	\$ 5,750	\$ -	\$ 5,750
Total Assets	\$ 9,612	\$ 1,336,093	\$ 18,509,399	\$ 216	\$ 19,855,320
Liabilities:					
Accounts Payable	\$ 4,789	\$ -	\$ -	\$ -	\$ 4,789
FICA Payable	\$ 31	\$ -	\$ -	\$ -	\$ 31
Due to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ 216	\$ 216
Total Liabilities	\$ 4,819	\$ -	\$ -	\$ 216	\$ 5,035
Fund Balance:					
Nonspendable:					
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned:					
Capital Projects Fund	\$ -	\$ -	\$ 18,509,399	\$ -	\$ 18,509,399
Debt Service Fund	\$ -	\$ 1,336,093	\$ -	\$ -	\$ 1,336,093
Unassigned	\$ 4,793	\$ -	\$ -	\$ -	\$ 4,793
Total Fund Balances	\$ 4,793	\$ 1,336,093	\$ 18,509,399	\$ -	\$ 19,850,285
Total Liabilities & Fund Balance	\$ 9,612	\$ 1,336,093	\$ 18,509,399	\$ 216	\$ 19,855,320

GIR East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 143,628	\$ 143,628	\$ 67,973	\$ (75,655)
Total Revenues	\$ 143,628	\$ 143,628	\$ 67,973	\$ (75,655)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 1,600	\$ 10,400
FICA Expenditures	\$ 918	\$ 918	\$ 122	\$ 796
Engineering	\$ 15,000	\$ 15,000	\$ 95	\$ 14,905
Attorney	\$ 25,000	\$ 25,000	\$ 11,528	\$ 13,472
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500
Trustee Fees	\$ 4,500	\$ 4,500	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 92	\$ 908
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 1,000	\$ 27	\$ 973
Legal Advertising	\$ 15,000	\$ 15,000	\$ 6,360	\$ 8,640
Other Current Charges	\$ 5,000	\$ 5,000	\$ 501	\$ 4,499
Office Supplies	\$ 625	\$ 625	\$ 1	\$ 624
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 143,628	\$ 143,628	\$ 74,700	\$ 68,928
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,727)	
Fund Balance - Beginning	\$ -		\$ 11,520	
Fund Balance - Ending	\$ -		\$ 4,793	

GIR East
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Assessments - Direct	\$ -	\$ -	666,887	\$ 666,887
Assessments - Lot Closings	-	-	-	-
Interest	-	-	15,213	15,213
Total Revenues	\$ -	\$ -	\$ 682,100	\$ 682,100
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	-	-	-	-
Interest - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 682,100	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	-	-	653,994	653,994
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 653,994	\$ 653,994
Net Change in Fund Balance	\$ -	\$ -	\$ 1,336,093	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,336,093	

GIR East
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Interest	-	-	378,591	378,591
Total Revenues	\$ -	\$ -	\$ 378,591	\$ 378,591
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 378,591	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	-
Cost of Issuance	-	-	(236,999)	(236,999)
Underwriters Discount	-	-	(388,200)	(388,200)
Bond Proceeds	-	-	18,756,006	18,756,006
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 18,130,808	\$ 18,130,808
Net Change in Fund Balance	\$ -	\$ -	\$ 18,509,399	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 18,509,399	

GIR East
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ 518	\$ 518
Total Revenues	\$ -	\$ -	\$ 518	\$ 518
Expenditures:				
<u>General & Administrative:</u>				
Capital Outlay - COI	\$ -	\$ -	\$ 518	\$ (518)
Total Expenditures	\$ -	\$ -	\$ 518	\$ (518)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

GIR East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 3,761	\$ 639	\$ 14,711	\$ 3,877	\$ 3,795	\$ 4,628	\$ 7,866	\$ 7,606	\$ 4,526	\$ 6,142	\$ 5,632	\$ 4,789	\$ 67,973
Total Revenues	\$ 3,761	\$ 639	\$ 14,711	\$ 3,877	\$ 3,795	\$ 4,628	\$ 7,866	\$ 7,606	\$ 4,526	\$ 6,142	\$ 5,632	\$ 4,789	\$ 67,973
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ 1,600
FICA Expenditures	\$ 46	\$ -	\$ 15	\$ -	\$ -	\$ 15	\$ -	\$ 15	\$ -	\$ 15	\$ -	\$ 15	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 95
Attorney	\$ 1,321	\$ 291	\$ 724	\$ 303	\$ 346	\$ 3,606	\$ 428	\$ 2,102	\$ 1,621	\$ 544	\$ 245	\$ -	\$ 11,528
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 14	\$ -	\$ -	\$ 4	\$ 18	\$ 1	\$ 1	\$ 1	\$ 41	\$ 11	\$ -	\$ 92
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ 2	\$ 0	\$ -	\$ 3	\$ -	\$ -	\$ 19	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 27
Legal Advertising	\$ 208	\$ 5,944	\$ -	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,360
Other Current Charges	\$ 33	\$ 33	\$ 33	\$ 33	\$ 36	\$ 36	\$ 36	\$ 36	\$ 80	\$ -	\$ 83	\$ 60	\$ 501
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 11,169	\$ 9,866	\$ 4,556	\$ 4,130	\$ 3,969	\$ 7,459	\$ 7,983	\$ 6,449	\$ 5,704	\$ 4,800	\$ 4,339	\$ 4,275	\$ 74,700
Excess Revenues (Expenditures)	\$ (7,408)	\$ (9,228)	\$ 10,155	\$ (253)	\$ (174)	\$ (2,830)	\$ (118)	\$ 1,158	\$ (1,178)	\$ 1,343	\$ 1,292	\$ 513	\$ (6,727)

GIR East
Community Development District
Long Term Debt Report

Series 2025 Capital Improvement Revenue Bonds	
Interest Rate:	4.3-5.5%
Maturity Date:	5/1/2035
Optional Redemption Date	5/1/2055
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$653,995
Reserve Fund Balance:	\$653,994
 Bonds outstanding 3/7/25	 \$19,410,000
Current Bonds Outstanding	\$19,410,000

GIR East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

DIRECT BILL ASSESSMENTS

WS-GIR, LLC					
2025-01			Net Assessments	\$130,805.18	\$130,805.18
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2025
8/11/25	9/1/25	WIRE	\$130,805.18	\$130,805.18	\$130,805.18
			\$ 130,805.18	\$ 130,805.18	\$ 130,805.18

Lennar Homes LLC					
2025-02			Net Assessments	\$173,027.44	\$173,027.44
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2025
9/11/25	9/1/25	2527478	\$173,027.44	\$173,027.44	\$173,027.44
			\$ 173,027.44	\$ 173,027.44	\$ 173,027.44

DFC Waterlin LLC					
2025-03			Net Assessments	\$217,408.09	\$217,408.09
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2025
5/1/25	9/1/25	222653	\$217,408.09	\$217,408.09	\$217,408.09
			\$ 217,408.09	\$ 217,408.09	\$ 217,408.09

Perry Homes of Florida LLC					
2025-04			Net Assessments	\$145,646.29	\$145,646.29
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2025
9/24/25	9/1/25	WIRE	\$145,646.29	\$145,646.29	\$145,646.29
			\$ 145,646.29	\$ 145,646.29	\$ 145,646.29