

GIR East
Community Development District

Meeting Agenda

December 3, 2025

AGENDA

GIR East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

November 26, 2025

**Board of Supervisors
GIR East
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **GIR East Community Development District** will be held on **Wednesday, December 3, 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. Approval of Minutes of the November 5, 2025 Meeting and Acceptance of Minutes of the November 4, 2025 Landowners' Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Funding Request #48
5. Other Business
6. Supervisor's Requests
7. Adjournment

**Merger Hearing – 3:45 PM
4695 Fanny Bass Road, Saint Cloud, FL 34772**

1. Roll Call
2. Public Comment Period
3. Public Hearing
 - A. Consideration of Resolution 2026-05 Confirming Intent to Merge with the Waterlin Stewardship District
4. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, November 5, 2025 at 3:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
David Hulme	Vice Chairman
Chancy Summers	Assistant Secretary
Rob Bonin	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. Four 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint administered the oaths of office to Ms. Summers, Mr. Hulme, and Mr. Bonin prior to the meeting.

B. Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint noted that Resolution 2026-03 canvasses and certifies the results of the Landowners' election which was held on November 4, 2025. Ms. Summers received 500 votes,

Mr. Hulme received 500 votes, and Mr. Bonin received 400 votes. Ms. Summers and Mr. Hulme will serve four-year terms and Mr. Bonin will serve a two-year term.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Electing Officers

D. Consideration of Resolution 2026-04 Electing Officers

Mr. Flint noted that the Board is required to elect officers after each election. Mr. Liquori was nominated as Chairman, Mr. Hulme as Vice Chairman, Ms. Summers, Mr. Call and Mr. Bonin as Assistant Secretaries, Mr. Flint as the Secretary, Jill Burns as Treasurer, Katie Costa as Assistant Treasurer, and Darrin Mossing, Sr. as Assistant Treasurer.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 1, 2025 Meeting

Mr. Flint presented the minutes from the October 1, 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 October 1, 2025 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Amending the Fiscal Year 2026 Budget

Mr. Flint presented Resolution 2026-01 which amends the Fiscal Year 2026 budget. He noted that when the Board approved the budget it did not include the Debt Service Fund, and the only change to the amended budget is including the Debt Service Fund.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-01 Amending the Fiscal Year 2026 Budget, was approved.

SIXTH ORDER OF BUSINESS**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**

Mr. Flint presented Resolution 2026-02 which approved a Merger Agreement with the Waterlin Stewardship District and authorizes actions that are necessary to go through that process. Ms. Rigoni reviewed the Merger Agreement for the Board. She noted that the resolution will also set the public hearing, and they are suggesting that be held on December 3, 2025 at 3:45 p.m. She noted that the meeting will be held at the address for the welcome center at 4695 Fanny Bass Ln., St. Cloud, Florida, 34772.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, 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 on December 3, 2025 at 3:45 p.m. at 4695 Fanny Bass Ln., St. Cloud, Florida, was approved.

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

Ms. Rigoni stated that she received a clarifying email regarding the utility acquisition, and she is working on a cost chart to run by the Board for the first phase of the acquisition.

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 and offered to answer any questions.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Liquori asked if staff made contact with the builder that had another DTS report. Mr. Flint stated yes, but he didn't hear updates back. Their contact from Dream Finders had left the company.

TENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, cultural, and economic factors that may influence the success or failure of the intervention. It is essential to engage with the community from the outset, ensuring that their voices are heard and their needs are addressed.

The second part of the paper explores the challenges faced by researchers and practitioners in the field. These challenges often stem from limited resources, lack of access to data, and the complexity of the issues being studied. Despite these obstacles, it is crucial to maintain a commitment to rigorous research and ethical standards.

The third part of the paper presents a series of case studies that illustrate the application of the theoretical framework discussed in the first part. These examples demonstrate how a deep understanding of the local context can lead to more effective and sustainable interventions.

In conclusion, the paper emphasizes the need for a holistic and participatory approach to development work. By prioritizing the voices of the community and investing in the capacity of local actors, we can create a more equitable and just world.

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 Tuesday, November 4, 2025 at 2:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present were:

Chancy Summers
George Flint
Alyssa Wilson *by phone*

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint noted that he had been provided a landowner proxy from WS-GIR, LLC signed by Reed Berlinsky as the authorized signatory, naming Ms. Chancy Summers as the proxy holder representing 1,398.35 acres and 1,404 votes.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Mr. Flint asked those present if there were any objections to electing him as the Chairman for the purpose of conducting the Landowners' meeting. There were no objections, and Mr. Flint was elected as the Chairman.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisors (3)**

Mr. Flint asked for nominations for the position of Supervisor. Ms. Summers nominated Chancy Summers, David Hulme, and Rob Bonin.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint noted that Ms. Summers cast 500 votes for Chancy Summers, 500 votes for David Hulme, and 400 votes for Rob Bonin.

SIXTH ORDER OF BUSINESS

**Tabulation of Ballots and Announcement
of Results**

Mr. Flint noted that Ms. Summers and Mr. Hulme will serve four-year terms and Mr. Bonin will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

Mr. Flint asked for any questions at this time. Hearing no questions or comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 2:02 p.m.

SECTION IV

SECTION C

SECTION 1

GIR East
Community Development District

Summary of Check Register

October 1, 2025 to November 30, 2025

Fund	Date	Check No.'s	Amount
General Fund	10/9/25	86	\$ 5,512.00
	11/4/25	87-88	\$ 173,907.14
	11/13/25	89-91	\$ 18,009.45
	11/18/25	92	\$ 215.50
Total Amount			\$ 197,644.09

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/09/25	00003	8/25/25 28939	202510 310-51300-45000		*	5,512.00	
		FY26 INSURANCE POLICY					
				EGIS INSURANCE ADVISORS			5,512.00 000086
11/04/25	00009	11/04/25 2026-02	202511 300-20700-10000		*	169,745.14	
		DEBT DIRECT BILL 2026-02					
				GIR EAST CDD			169,745.14 000087
11/04/25	00004	9/30/25 12316489	202508 310-51300-48000		*	2,081.00	
		8.8 BUDGET AD					
		9/30/25 12316489	202508 310-51300-48000		*	2,081.00	
		8.15 BUDGET AD					
				TRIBUNE PUBLISHING COMPANY LLC DBA			4,162.00 000088
11/13/25	99999	11/13/25 VOID	202511 000-00000-00000		C	.00	
		VOID CHECK					
				*****INVALID VENDOR NUMBER*****			.00 000089
11/13/25	00001	9/01/25 37	202509 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES-SEP25					
		9/01/25 37	202509 310-51300-35200		*	100.00	
		WEBSITE MANAGEMANT-SEP25					
		9/01/25 37	202509 310-51300-35100		*	150.00	
		INFORMATION TECH-SEP25					
		9/01/25 37	202509 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-SEP25					
		9/15/25 38	202510 310-51300-31700		*	5,000.00	
		ASSESSMENT ROLL FY26					
		10/01/25 39	202510 310-51300-34000		*	3,433.33	
		MANAGEMENT FEES-OCT25					
		10/01/25 39	202510 310-51300-35200		*	103.00	
		WEBSITE MANAGEMENT-OCT25					
		10/01/25 39	202510 310-51300-35100		*	154.50	
		INFORMATION TECH-OCT25					
		10/01/25 39	202510 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-OCT25					
		10/01/25 39	202510 310-51300-51000		*	.06	
		OFFICE SUPPRESS MGMT					
		10/01/25 39	202510 310-51300-42000		*	1.49	
		POSTAGE					
		10/01/25 39	202510 310-51300-42500		*	2.85	
		COPIES					
		11/01/25 40	202510 310-51300-34000		*	3,433.33	
		NOV25 MANAGEMENT FEES					
		11/01/25 40	202510 310-51300-31300		*	416.67	
		NOV25 DISSEMINATION					

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		11/01/25 40	202510 310-51300-35200		*	103.00	
		NOV25 WEBSITE ADMIN					
		11/01/25 40	202510 310-51300-35100		*	154.50	
		NOV25 INFORMATION TECH					
		11/01/25 40	202510 310-51300-42000		*	1.49	
		POSTAGE					
		11/01/25 40	202510 310-51300-51000		*	.06	
		OFFICE SUPPLIES					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			17,220.95 000090
11/13/25 00002		8/30/25 3613846	202507 310-51300-31500		*	543.50	
		ATTORNEY SVCS-JUL25					
		10/06/25 3637995	202508 310-51300-31500		*	245.00	
		ATTORNEY SVCS-AUG25					
				KUTAK ROCK LLP			788.50 000091
11/18/25 00002		8/30/25 3613848	202511 300-20700-10100		*	215.50	
		031 FR#3					
				KUTAK ROCK LLP			215.50 000092
TOTAL FOR BANK A						197,644.09	
TOTAL FOR REGISTER						197,644.09	

SECTION 2

GIR East
Community Development District

Unaudited Financial Reporting
November 30, 2025



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

	General Fund	Series 2025 Debt Service Fund	Series 2025 Capital Project Fund	Capital Projects Fund	Total Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 247,953	\$ -	\$ -	\$ -	\$ 247,953
Due from Developer	\$ -	\$ -	\$ -	\$ 216	\$ 216
Due from General Fund	\$ -	\$ 128,171	\$ -	\$ -	\$ 128,171
<u>Series 2025:</u>					
Reserve	\$ -	\$ 653,994	\$ -	\$ -	\$ 653,994
Revenue	\$ -	\$ 193,065	\$ -	\$ -	\$ 193,065
Acquisition & Construction	\$ -	\$ -	\$ 18,634,697	\$ -	\$ 18,634,697
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 247,953	\$ 975,230	\$ 18,634,697	\$ 216	\$ 19,858,095
Liabilities:					
Accounts Payable	\$ 367	\$ -	\$ -	\$ -	\$ 367
FICA Payable	\$ 31	\$ -	\$ -	\$ -	\$ 31
Due to Debt Service	\$ 128,171	\$ -	\$ -	\$ -	\$ 128,171
Contracts Payable	\$ -	\$ -	\$ -	\$ 216	\$ 216
Total Liabilities	\$ 128,568	\$ -	\$ -	\$ 216	\$ 128,784
Fund Balance:					
Nonspendable:					
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned:					
Capital Projects Fund	\$ -	\$ -	\$ 18,634,697	\$ -	\$ 18,634,697
Debt Service Fund	\$ -	\$ 975,230	\$ -	\$ -	\$ 975,230
Unassigned	\$ 119,384	\$ -	\$ -	\$ -	\$ 119,384
Total Fund Balances	\$ 119,384	\$ 975,230	\$ 18,634,697	\$ -	\$ 19,729,311
Total Liabilities & Fund Balance	\$ 247,953	\$ 975,230	\$ 18,634,697	\$ 216	\$ 19,858,095

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Operations and Maintenance Assessments	\$ 469,586	\$ 123,312	\$ 123,312	\$ -
Developer Contributions	-	-	14,624	14,624
Total Revenues	\$ 469,586	\$ 123,312	\$ 137,936	\$ 14,624
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 200	\$ 1,800
FICA Expenditures	918	153	15	138
Engineering	15,000	2,500	-	2,500
Attorney	25,000	4,167	-	4,167
Annual Audit	3,600	600	-	600
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	450	75	-	75
Dissemination	5,000	833	833	(0)
Trustee Fees	4,500	750	-	750
Management Fees	41,200	6,867	6,867	0
Information Technology	1,854	309	309	-
Website Maintenance	1,236	206	206	-
Telephone	300	50	-	50
Postage & Delivery	1,000	167	3	164
Insurance	6,350	6,350	5,512	838
Printing & Binding	1,000	167	3	164
Legal Advertising	15,000	2,500	-	2,500
Other Current Charges	5,000	833	60	774
Office Supplies	625	104	0	104
Travel Per Diem	660	110	-	110
Dues, Licenses & Subscriptions	175	175	175	-
Administrative Expenditures	\$ 145,868	\$ 33,916	\$ 19,183	\$ 14,733
<u>Field Operations</u>				
Property Insurance	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Field Management	7,500	1,250	-	1,250
Landscape Maintenance	180,490	30,082	-	30,082
Landscape Replacement and Enhancements	5,000	833	-	833
Lake Maintenance	10,428	1,738	-	1,738
Streetlights	87,100	14,517	-	14,517
Electric	2,500	417	-	417
Water & Sewer	10,000	1,667	-	1,667
Irrigation Repairs	2,500	417	-	417
General Repairs & Maintenance	5,000	833	-	833
Field Contingency	4,950	825	-	825
Dog Waste Stations	750	125	-	125
Field Expenditures	\$ 323,718	\$ 53,953	\$ -	\$ 53,953
Total Expenditures	\$ 469,586	\$ 87,869	\$ 19,183	\$ 68,686
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 118,753	
Fund Balance - Beginning	\$ -		\$ 631	
Fund Balance - Ending	\$ -		\$ 119,384	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance

Revenues:

Assessments - Direct	\$ 1,307,988	\$ 297,916	297,916	\$ -
Interest	2,500	417	8,107	7,690
Total Revenues	\$ 1,310,488	\$ 298,333	\$ 306,024	\$ 7,690

Expenditures:

Interest - 11/1	\$ 666,887	\$ 666,887	\$ 666,887	\$ -
Principal - 5/1	285,000	-	-	-
Interest - 5/1	512,990	-	-	-
Total Expenditures	\$ 1,464,877	\$ 666,887	\$ 666,887	\$ -

Excess (Deficiency) of Revenues over Expenditures	\$ (154,389)	\$ (360,863)		
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Net Change in Fund Balance	\$ (154,389)	\$ (360,863)		
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Fund Balance - Beginning	\$ 1,336,093	\$ 1,336,093		
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Fund Balance - Ending	\$ 1,181,704	\$ 975,230		
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GIR East
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 125,298	\$ 125,298
Total Revenues	\$ -	\$ -	\$ 125,298	\$ 125,298
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 125,298	
Net Change in Fund Balance	\$ -		\$ 125,298	
Fund Balance - Beginning	\$ -		\$ 18,509,399	
Fund Balance - Ending	\$ -		\$ 18,634,697	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
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:													
Operations and Maintenance Assessments	\$ 123,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	123,312
Developer Contributions	14,624	-	-	-	-	-	-	-	-	-	-	-	14,624
Total Revenues	\$ 137,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,936
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
FICA Expenditures	-	15	-	-	-	-	-	-	-	-	-	-	15
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	833	-	-	-	-	-	-	-	-	-	-	-	833
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,867	-	-	-	-	-	-	-	-	-	-	-	6,867
Information Technology	309	-	-	-	-	-	-	-	-	-	-	-	309
Website Maintenance	206	-	-	-	-	-	-	-	-	-	-	-	206
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	3	-	-	-	-	-	-	-	-	-	-	-	3
Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	3	-	-	-	-	-	-	-	-	-	-	-	3
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	28	31	-	-	-	-	-	-	-	-	-	-	60
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Travel Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total Administrative	\$ 18,761	\$ 422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,183
<u>Field Operations</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement and Enhancements	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Waste Stations	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 18,761	\$ 422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,183
Excess Revenues (Expenditures)	\$ 119,175	\$ (422)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,753

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 2026

DIRECT BILL ASSESSMENTS

WS-GIR, LLC 2026-01			Net Assessments	\$	389,540.80	\$	66,599.07	\$	128,171.33
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
10/31/25	10/1/25	WIRE	\$ 194,770.40	\$	194,770.40	\$	66,599.07	\$	128,171.33
	2/1/26		\$ 97,385.20	\$	-	\$	-	\$	-
	5/1/26		\$ 97,385.20	\$	-	\$	-	\$	-
			\$ 389,540.80	\$	194,770.40	\$	66,599.07	\$	128,171.33
Lennar Homes LLC 2026-02			Net Assessments	\$	452,916.32	\$	56,713.02	\$	169,745.14
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
10/1/25	10/1/25	WIRE	\$ 226,458.16	\$	226,458.16	\$	56,713.02	\$	169,745.14
	2/1/26		\$ 113,229.08	\$	-	\$	-	\$	-
	5/1/26		\$ 113,229.08	\$	-	\$	-	\$	-
			\$ 452,916.32	\$	226,458.16	\$	56,713.02	\$	169,745.14
DFC Waterlin LLC 2026-03			Net Assessments	\$	569,838.71	\$	-	\$	-
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
	10/1/25		\$ 284,919.35	\$	-	\$	-	\$	-
	2/1/26		\$ 142,459.68	\$	-	\$	-	\$	-
	5/1/26		\$ 142,459.68	\$	-	\$	-	\$	-
			\$ 569,838.71	\$	-	\$	-	\$	-
Perry Homes of Florida LLC 2026-04			Net Assessments	\$	365,276.24	\$	-	\$	-
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
	10/1/25		\$ 182,638.12	\$	-	\$	-	\$	-
	2/1/26		\$ 91,319.06	\$	-	\$	-	\$	-
	5/1/26		\$ 91,319.06	\$	-	\$	-	\$	-
			\$ 365,276.24	\$	-	\$	-	\$	-
Total Received						\$	123,312.09	\$	297,916.47

SECTION 3

GIR East
Community Development District

Funding Request #48
September 30,2025

Bill to: WS-GIR, LLC

	Payee	General Fund	FY2025
1	Governmental Management Services: CFL Inv # 37 - Management Fees -September 2025	\$	4,000.00
2	Kutak Rock LLP Inv# 3613846- General Counsel - July 2025	\$	543.50
		\$	4,543.50
		Total:	\$ 4,543.50

Please make check payable to:


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

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

Invoice

Invoice #: 37
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - 340		3,333.33	3,333.33
Website Administration - 352		100.00	100.00
Information Technology - 351		150.00	150.00
Dissemination Agent Services - 313		416.67	416.67
			
Total			\$4,000.00
Payments/Credits			\$0.00
Balance Due			\$4,000.00

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

Federal ID 47-0597598

August 30, 2025



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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3613846
Client Matter No. 29523-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3613846
29523-1

Re: General Counsel

For Professional Legal Services Rendered

07/02/25	M. Rigoni	0.80	244.00	Prepare for and attend board meeting; perform meeting follow-up
07/03/25	M. Rigoni	0.20	61.00	Confer with Liquori regarding standard language regarding SD assumption of CDD rights and obligations
07/07/25	J. Gillis	0.30	55.50	Follow up from Board meeting
07/29/25	M. Rigoni	0.40	122.00	Prepare cover letter for FY 2026 mailed notice and confer with Mossing
07/30/25	M. Rigoni	0.20	61.00	Confer with Flint regarding meeting
TOTAL HOURS		1.90		

KUTAK ROCK LLP

GIR East CDD

August 30, 2025

Client Matter No. 29523-1

Invoice No. 3613846

Page 2

TOTAL FOR SERVICES RENDERED

\$543.50

TOTAL CURRENT AMOUNT DUE

\$543.50 *

UNPAID INVOICES:

June 30, 2025

Invoice No. 3584897

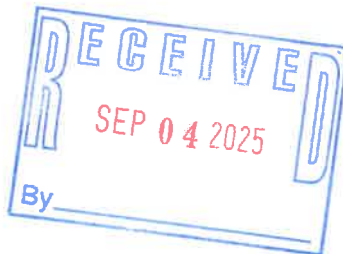
July 30, 2025

Invoice No. 3598868

Cash \$2
2,101.50 - paid - 8/21/25
1,620.50 - Hold - pend. Fund

TOTAL DUE

\$4,265.50



MERGER HEARING

SECTION III

SECTION A

RESOLUTION 2026-05

A RESOLUTION OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING ITS INTENT TO MERGE WITH THE WATERLIN STEWARDSHIP DISTRICT; AND PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the GIR East Community Development District (“CDD”) is a local unit of special-purpose government pursuant to Chapter 190, Florida Statutes, established by Osceola County, Florida, for the purpose of planning, financing, constructing, operating, and/or maintaining public infrastructure improvements; and

WHEREAS, Waterlin Stewardship District (“Stewardship District”) is a local unit of special-purpose government established by the Florida Legislature pursuant to Chapter 205-238, Laws of Florida (“Act”), for the purpose of planning, financing, constructing, operating, and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors of the CDD (“Board”) previously adopted Resolution 2026-02 approving the merging of the CDD with and into the Stewardship District, including the form of the merger agreement and setting a public hearing for the purpose of providing information and taking public comment on the proposed merger; and

WHEREAS, in accordance with Resolution 2026-02, the Board noticed and conducted the public hearing on December 3, 2025; and

WHEREAS, the Board desires to confirm its intent to merge with the Stewardship District and provide notice of such intent to the Stewardship District and Osceola County.

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

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.
2. **Confirmation of Merger.** The Board hereby confirms its intent to merge the CDD with the Stewardship District, and hereby directs District Staff to (a) provide this Resolution to the Stewardship District and Osceola County as evidence thereof, and (b) otherwise execute the Merger Agreement (as defined in Resolution 2026-02) and effect the merger pursuant to the authority granted under Resolution 2026-02 and this Resolution.
3. **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.

4. **Effective Date.** This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF DECEMBER 2025.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors