

GIR East
Community Development District

Meeting Agenda

May 6, 2026

AGENDA

GIR East

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 29, 2026

Board of Supervisors
GIR East
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **GIR East Community Development District** will be held on **Wednesday, May 6, 2026 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 April 1, 2026 Meeting
4. Consideration of Landscape Management Agreement with Sunscape Landscape Management Services, Inc.
5. Consideration of Resolution 2026-08 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 0
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, April 1, 2026 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
Rob Bonin <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Willson <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 March 4, 2026
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the March 4, 2026 Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Hulme, seconded by Ms. Summers, with all in favor, the Minutes of the March 4, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Expressing Its Intent to Operate and**

Maintain Certain Portions of the Surface Water Management and Wetland Mitigation Areas

Ms. Willson stated this resolution is like the previous resolution but covers a larger area. She noted that this will aid the CDD in obtaining the permits needed. This originated from the Engineer.

On MOTION by Mr. Hulme, seconded by Ms. Summers , with all in favor, Resolution 2026-07, Expressing Its Intent to Operate and Maintain Certain Portions of the Surface Water Management and Wetland Mitigation Areas, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Willson had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register from the General Fund for February 1, 2026 through March 25, 2026 for \$15,013.50.

On MOTION by Mr. Hulme, seconded by Ms. Summers, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of February and noted there was no action required.

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. Hulme, seconded by Ms. Summers, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**LANDSCAPE MANAGEMENT AGREEMENT BY AND BETWEEN
GIR EAST COMMUNITY DEVELOPMENT DISTRICT AND
SUNSCAPE LANDSCAPE MANAGEMENT SERVICES, INC.**

THIS AGREEMENT (the “Agreement”) is made and entered into this 6th day of May, 2026, by and between:

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 a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

SunScape Landscape Management Services, Inc., a Florida corporation, whose address is 735 Primera Boulevard, Suite 145, Lake Mary, Florida 32746 (the “Consultant” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Osceola County, Florida; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, the District desires to retain an independent contractor to provide landscape management services for lands within the District as further identified in this Agreement; and

WHEREAS, Consultant represents that it is qualified to serve as a landscape management consultant and has agreed to provide to the District those services as further described in **Exhibit A**, the Scope of Services attached hereto, and incorporated herein (the “Landscape Management Services”); and

WHEREAS, the District finds that entering into this Agreement with Consultant to provide landscape management services is in the best interest of the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Consultant is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Consultant have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Consultant provide professional landscape management services within presently accepted standards. Upon all parties executing this Agreement, the Consultant shall provide the District with the specific services as set forth in this Agreement.
- B.** While providing the services identified in this Agreement, the Consultant shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C.** The Consultant shall provide the specific professional services as shown in Paragraph 3 of this Agreement.
- D.** If Consultant uses subcontractors to provide the services identified in this Agreement, the Consultant shall notify the District in writing five (5) days prior to the subcontractor's commencement of such services.

3. SCOPE OF LANDSCAPE MANAGEMENT SERVICES. The duties, obligations, and responsibilities of the Consultant are those described in the Agreement attached hereto as **Exhibit A**. Consultant agrees to provide such services. Consultant shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONSULTANT'S PERFORMANCE. The Consultant agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Consultant. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Consultant under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Consultant as if described and delineated in this Agreement.
- B.** The Consultant agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Consultant, in writing, to perform such work.

- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Consultant's services.
 - (1) The District hereby designates the District Manager to act as its representative.
 - (2) The Consultant agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- D. In the event that time is lost due to heavy rains ("Rain Days"), the Consultant agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Consultant shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E. Consultant shall use all due care to protect the property of the District, its residents, and landowners from damage. Consultant agrees to repair any damage resulting from Consultant's activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

- A. As compensation for services described in this Agreement, the District agrees to pay the Consultant an amount of Two Thousand Six Hundred Fifty Dollars (\$2,650.00) per month. Work shall commence upon execution of this Agreement and continue until September 30, 2026. Thereafter, this Agreement may be renewed for additional one (1) year terms at compensation rates approved by the parties in a written amendment to this Agreement, for up to four (4) additional annual renewals, unless terminated earlier in accordance with Section 13 below.
- B. If the District should desire additional work or services, or to add additional lands to be maintained, the Consultant agrees to negotiate in good faith to undertake such additional work or services in accordance with the prices set forth in **Exhibit A**. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Consultant shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services not included in the Scope of Services can be provided by the Consultant. However, no additional services shall be provided by the Consultant unless done at the written direction of the District. Fees for such additional services shall be as provided for in the attached Price Quotation, or, if not identified, as negotiated between the District and the Consultant.

- C. The District may require, as a condition precedent to making any payment to the Consultant, that all subcontractors, materialmen, suppliers, or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Consultant provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Consultant, in a form satisfactory to the District, that any indebtedness of the Consultant, as to services to the District, has been paid and that the Consultant has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Worker's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. The Consultant shall maintain records conforming to usual accounting practices. Further, the Consultant agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Consultant to provide.

6. INSURANCE.

- A. The Consultant or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Consultant's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

Services to be performed by Consultant, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Consultant herein requires the Consultant to indemnify the District for any and all percentage of fault attributable to Consultant in any claims arising hereunder (whether such claim is against the District, the Consultant or the District and Consultant as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Consultant further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Consultant shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Consultant shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Consultant's performance under this Agreement, and the Consultant shall immediately discharge any such claim or lien. In the event that the Consultant does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

10. 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, injunctive relief, and/or specific performance. The District 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 the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the

conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that the Consultant may terminate this Agreement with cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that the Consultant may terminate this Agreement for any reason by providing thirty (30) days written notice of termination to the District. The Consultant agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Consultant. The District may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the Consultant. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Consultant to perform under this Agreement shall be obtained and paid for by the Consultant.

15. ASSIGNMENT. This Agreement shall be automatically assigned to the Waterlin Stewardship District ("SD") upon dissolution of the District thereby effectuating the merger of said districts with the SD as the surviving entity and successor in title to the District. Thereafter, neither the District nor the Consultant may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant, if there are any, in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney, paralegal and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument, together with its Exhibit, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Consultant.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Consultant, both the District and the Consultant have complied with all the requirements of law, and both the District and the Consultant have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents, and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to the District:** GIR East Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager
- With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
- B. If to the Consultant:** SunScape Landscape Management Services, Inc.
735 Primera Boulevard, Suite 145
Lake Mary, Florida 32746
Attn: Mark S. Yahn

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day.

If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant, 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 corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

24. 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. Venue for any dispute shall be in a court of appropriate jurisdiction in Osceola County, Florida.

25. EFFECTIVE DATE. This Agreement shall be effective upon the date first written above and shall remain in effect for a period of twenty-four (24) months, unless terminated by either of the District or the Consultant in accordance with the provisions of this Agreement.

26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **George Flint** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE: (407) 841-5524, E-MAIL: GFLINT@GMSCFL.COM.

27. 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.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. 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, but one and the same instrument.

30. E-VERIFY REQUIREMENTS. The Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, *Florida Statutes*.

If the Consultant anticipates entering into agreements with a subcontractor for the Work, Consultant will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Consultant shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Consultant has otherwise complied with its obligations hereunder, the District shall promptly notify the Consultant. The Consultant agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Consultant or any subcontractor who has a

good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Consultant agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

33. ANTI-HUMAN TRAFFICKING STATEMENT. The Consultant does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Consultant has complied, and agrees to comply with the provisions of Section 787.06, *Florida Statutes*.

[signatures on next page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SUNSCAPE LANDSCAPE MANAGEMENT SERVICES, INC.

By: _____

By: _____

Its: _____

Exhibit A: Scope of Services

Exhibit A

Scope of Services



March 30, 2026

Michael Liquori
Waterlin CDD
mike@gentryland.com

Re: Landscape Management Services for Waterlin

Dear Mike,

Thank you for the opportunity to provide our proposal for landscape maintenance management services at Waterlin. We are excited and honored to continue the relationship that we started with your organization in 2016 at Starkey Ranch in Odessa, FL. Our plan would be to prepare a Scope of Work using the framework that was successful at Starkey Ranch, incorporating any specific differences unique to this community, following the outline provided below. If retained, we would suggest starting our service in April allowing us to develop the Scope of Work and associated documents for the contractor to price their services and prepare to partner with us to ensure the proper acclimation and care of the community's landscaping. Soil testing and developing the proper agronomic program for the landscape is of utmost importance but similarly important is the early trimming and pruning of plant material as it begins its acclimation to the site. Once the Scope of Work is approved, we will look forward to the opportunity to become acquainted with the landscape contractor and develop good lines of communication with them. We would recommend that our routine field inspections begin in May so we can have the opportunity to provide input of care requirements before the summer season arrives.

Scope of Services:

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement.

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Management of bid solicitation for the landscape maintenance contract; not to exceed one occurrence every three years or as required.
3. Provide input for the landscape program budget based on the specific needs of the Client.
4. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
5. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
6. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
7. Layout, pricing and supervision of incidental landscape enhancements under \$5,000.00 in value.

735 Primera Boulevard, Suite 145 • Lake Mary, Florida 32746 • 407-804-2525

8. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
9. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
10. Oversight of contractor's agronomic program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
11. Perform monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
12. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$5,000.00 in value.
13. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

We propose to perform these services for the following amounts:

Total: \$2,650.00 per month \$31,800.00 annually

The above prices are quoted for the period from 4/1/26 – 9/30/26. From October 1st of each year, SunScape will absorb all new sections of the development at no charge throughout the year and only adjust our management fee each year on October 1st if necessary.

Sincerely,



Mark S Yahn
President

SunScape Consulting

Office: - 407-804-2525

Fax: - 407-804-1155

Cell: - 407-948-5839

Email: - myahn@SunScapeConsulting.com

SECTION V

RESOLUTION 2026-08
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the GIR East Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

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

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

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

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

DATE: August 5, 2026
TIME: 3:00 PM
LOCATION: Offices of Gentry Land Company
3850 Canoe Creek Road
St. Cloud, Florida, 34772

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

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

PASSED AND ADOPTED THIS 6th DAY OF MAY 2026.

ATTEST:

**GIR EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

GIR East
Community Development District

Proposed Budget
FY2027



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1 Debt Service Fund, Series 2025

2-6 Series 2025 Amortization Schedule

GIR East
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	\$ -	\$ 14,624	\$ -	\$ 14,624	\$ -
O&M Assessments/Developer Contributions	\$ 469,586	\$ 352,188	\$ 117,398	\$ 469,586	\$ 145,868
Interest Income	\$ -	\$ 2,012	\$ 2,000	\$ 4,012	\$ -
Total Revenues	\$ 469,586	\$ 368,824	\$ 119,398	\$ 488,222	\$ 145,868
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 600	\$ 1,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 46	\$ 46	\$ 92	\$ 918
Engineering	\$ 15,000	\$ -	\$ 750	\$ 750	\$ 15,000
Attorney	\$ 25,000	\$ 5,119	\$ 7,500	\$ 12,619	\$ 25,000
Annual Audit	\$ 3,600	\$ 5,600	\$ -	\$ 5,600	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 225	\$ 225	\$ 450
Dissemination	\$ 5,000	\$ 3,375	\$ 2,500	\$ 5,875	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ 4,246	\$ 4,246	\$ 4,500
Management Fees	\$ 41,200	\$ 20,600	\$ 20,600	\$ 41,200	\$ 41,200
Information Technology	\$ 1,854	\$ 927	\$ 927	\$ 1,854	\$ 1,854
Website Maintenance	\$ 1,236	\$ 618	\$ 618	\$ 1,236	\$ 1,236
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 4	\$ 500	\$ 504	\$ 1,000
Insurance	\$ 6,350	\$ 5,512	\$ -	\$ 5,512	\$ 6,350
Printing & Binding	\$ 1,000	\$ 14	\$ 500	\$ 514	\$ 1,000
Legal Advertising	\$ 15,000	\$ 1,001	\$ 5,000	\$ 6,001	\$ 15,000
Other Current Charges	\$ 5,000	\$ 254	\$ 500	\$ 754	\$ 5,000
Office Supplies	\$ 625	\$ 0	\$ 313	\$ 313	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Expenditures	\$ 145,868	\$ 48,845	\$ 44,975	\$ 93,820	\$ 145,868
<i>Field Operations</i>					
Property Insurance	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ -
Field Management	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ -
Landscape Maintenance	\$ 180,490	\$ -	\$ 45,123	\$ 45,123	\$ -
Landscape Replacement and Enhancements	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ -
Lake Maintenance	\$ 10,428	\$ -	\$ 2,607	\$ 2,607	\$ -
Streetlights	\$ 87,100	\$ -	\$ 21,775	\$ 21,775	\$ -
Electric	\$ 2,500	\$ -	\$ 625	\$ 625	\$ -
Water & Sewer	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ -
Irrigation Repairs	\$ 2,500	\$ -	\$ 625	\$ 625	\$ -
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ -
Field Contingency	\$ 4,950	\$ -	\$ 1,238	\$ 1,238	\$ -
Dog Waste Stations	\$ 750	\$ -	\$ 188	\$ 188	\$ -
Field Expenditures	\$ 323,718	\$ -	\$ 80,930	\$ 80,930	\$ -
Total Expenditures	\$ 469,586	\$ 48,845	\$ 125,904	\$ 174,749	\$ 145,868
Excess Revenues/(Expenditures)	\$ -	\$ 319,979	\$ (6,507)	\$ 313,473	\$ -

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.

GIR East
Community Development District
Proposed Budget
Series 2025

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 1,307,988	\$ 980,991	\$ 326,997	\$ 1,307,988	\$ 1,307,988
Interest	\$ 2,500	\$ 20,073	\$ 7,500	\$ 27,573	\$ 2,500
Carry Forward Surplus (1)	\$ 1,336,093	\$ 682,928	\$ -	\$ 682,928	\$ 553,612
Total Revenues	\$ 2,646,581	\$ 1,683,992	\$ 334,497	\$ 2,018,489	\$ 1,864,099
Expenditures					
Interest Expense - 11/1	\$ 666,887	\$ 666,887	\$ -	\$ 666,887	\$ 506,863
Principal Expense - 5/1	\$ 285,000	\$ -	\$ 285,000	\$ 285,000	\$ 300,000
Interest Expense - 5/1	\$ 512,990	\$ -	\$ 512,990	\$ 512,990	\$ 506,863
Total Expenditures	\$ 1,464,877	\$ 666,887	\$ 797,990	\$ 1,464,877	\$ 1,313,725
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 1,181,704	\$ 1,017,105	\$ (463,493)	\$ 553,612	\$ 550,374

(1) Net of Debt Service Reserve funds

Interest Expense 11/1/27	\$ 500,413
Total	\$ 500,413

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

SECTION C

SECTION 1

GIR East Community Development District

Summary of Check Register

March 26, 2026 to April 29, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/9/26	106-107	\$ 364,015.42
	4/22/26	108	\$ 4,112.90
Total Amount			\$ 368,128.32

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00009	4/09/26	DEBT ASM	202604	300	20700	10000		GIR EAST CDD	*	362,152.12		
			DEBT ASSESSMENTS	4.9.26								362,152.12	000106
4/09/26	00002	2/27/26	3704046	202601	310	51300	31500		ATTORNEY FEES	*	628.00		
		3/31/26	3719173	202602	310	51300	31500		ATTORNEY FEES	*	1,235.30		
									KUTAK ROCK LLP			1,863.30	000107
4/22/26	00001	4/01/26	45	202604	310	51300	34000		MANAGEMENT FEES APR26	*	3,433.33		
		4/01/26	45	202604	310	51300	35200		WEBSITE ADMIN APR26	*	103.00		
		4/01/26	45	202604	310	51300	35100		INFORMATION TECH APR26	*	154.50		
		4/01/26	45	202604	310	51300	31300		DISSEMINATION SVC APR26	*	416.67		
		4/01/26	45	202604	310	51300	42500		COPIES	*	5.40		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,112.90	000108
TOTAL FOR BANK A											368,128.32		
TOTAL FOR REGISTER											368,128.32		

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SECTION 2

GIR East
Community Development District

Unaudited Financial Reporting
March 31, 2026



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GIR East
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Series 2025 Debt Service Fund</i>	<i>Series 2025 Capital Project Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 790,951	\$ -	\$ -	\$ -	\$ 790,951
Due from Developer	-	-	-	-	-
Due from General Fund	-	468,749	-	-	468,749
Series 2025:					
Reserve	-	653,994	-	-	653,994
Revenue	-	548,356	-	-	548,356
Acquisition & Construction	-	-	16,854,071	-	16,854,071
Cost of Issuance	-	-	-	-	-
Total Assets	\$ 790,951	\$ 1,671,099	\$ 16,854,071	\$ -	\$ 19,316,121
Liabilities:					
Accounts Payable	\$ 1,863	\$ -	\$ -	\$ -	\$ 1,863
FICA Payable	31	-	-	-	31
Due to Debt Service	468,749	-	-	-	468,749
Contracts Payable	-	-	-	-	-
Total Liabilities	\$ 470,643	\$ -	\$ -	\$ -	\$ 470,643
Fund Balance:					
Nonspendable:					
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned:					
Capital Projects Fund	-	-	16,854,071	-	16,854,071
Debt Service Fund	-	1,671,099	-	-	1,671,099
Unassigned	320,308	-	-	-	320,308
Total Fund Balances	\$ 320,308	\$ 1,671,099	\$ 16,854,071	\$ -	\$ 18,845,478
Total Liabilities & Fund Balance	\$ 790,951	\$ 1,671,099	\$ 16,854,071	\$ -	\$ 19,316,121

GIR East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/26	Thru 03/31/26	
Revenues:				
Operations and Maintenance Assessments	\$ 469,586	\$ 352,188	\$ 352,188	\$ -
Developer Contributions	-	-	14,624	14,624
Interest Income	-	-	2,012	2,012
Total Revenues	\$ 469,586	\$ 352,188	\$ 368,824	\$ 16,636
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 600	\$ 5,400
FICA Expenditures	918	459	46	413
Engineering	15,000	7,500	-	7,500
Attorney	25,000	12,500	5,119	7,381
Annual Audit	3,600	3,600	5,600	(2,000)
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	450	225	-	225
Dissemination	5,000	2,500	3,375	(875)
Trustee Fees	4,500	2,250	-	2,250
Management Fees	41,200	20,600	20,600	0
Information Technology	1,854	927	927	-
Website Maintenance	1,236	618	618	-
Telephone	300	150	-	150
Postage & Delivery	1,000	500	4	496
Insurance	6,350	6,350	5,512	838
Printing & Binding	1,000	500	14	487
Legal Advertising	15,000	7,500	1,001	6,499
Other Current Charges	5,000	2,500	254	2,246
Office Supplies	625	313	0	312
Travel Per Diem	660	330	-	330
Dues, Licenses & Subscriptions	175	175	175	-
Administrative Expenditures	\$ 145,868	\$ 80,497	\$ 48,845	\$ 31,652
<i>Field Operations</i>				
Property Insurance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Field Management	7,500	3,750	-	3,750
Landscape Maintenance	180,490	90,245	-	90,245
Landscape Replacement and Enhancements	5,000	2,500	-	2,500
Lake Maintenance	10,428	5,214	-	5,214
Streetlights	87,100	43,550	-	43,550
Electric	2,500	1,250	-	1,250
Water & Sewer	10,000	5,000	-	5,000
Irrigation Repairs	2,500	1,250	-	1,250
General Repairs & Maintenance	5,000	2,500	-	2,500
Field Contingency	4,950	2,475	-	2,475
Dog Waste Stations	750	375	-	375
Field Expenditures	\$ 323,718	\$ 161,859	\$ -	\$ 161,859
Total Expenditures	\$ 469,586	\$ 242,356	\$ 48,845	\$ 193,511
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 319,979	
Fund Balance - Beginning	\$ -		\$ 329	
Fund Balance - Ending	\$ -		\$ 320,308	

GIR East
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Direct	\$ 1,307,988	\$ 980,991	980,991	\$ -
Interest	2,500	1,250	20,073	18,823
Total Revenues	\$ 1,310,488	\$ 982,241	\$ 1,001,064	\$ 18,823
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)		\$ 334,177	
Net Change in Fund Balance	\$ (154,389)		\$ 334,177	
Fund Balance - Beginning	\$ 1,336,093		\$ 1,336,922	
Fund Balance - Ending	\$ 1,181,704		\$ 1,671,099	

GIR East
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 332,544	\$ 332,544
Total Revenues	\$ -	\$ -	\$ 332,544	\$ 332,544
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,987,872	\$ (1,987,872)
Total Expenditures	\$ -	\$ -	\$ 1,987,872	\$ (1,987,872)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,655,328)	
Net Change in Fund Balance	\$ -	\$ -	\$ (1,655,328)	
Fund Balance - Beginning	\$ -	\$ -	\$ 18,509,399	
Fund Balance - Ending	\$ -	\$ -	\$ 16,854,071	

GIR East
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Advancements	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<i>General & Administrative:</i>				
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	\$ -	\$ 39,755	\$ 33,300	\$ 119,959	\$ 35,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,188
Developer Contributions	14,624	-	-	-	-	-	-	-	-	-	-	-	14,624
Interest Income	-	-	0	225	524	1,261	-	-	-	-	-	-	2,012
Total Revenues	\$ 137,936	\$ -	\$ 39,755	\$ 33,525	\$ 120,484	\$ 37,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,824

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expenditures	-	15	15	-	-	15	-	-	-	-	-	-	46
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,924	1,009	324	628	1,235	-	-	-	-	-	-	-	5,119
Annual Audit	-	-	-	-	5,600	-	-	-	-	-	-	-	5,600
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	1,292	417	417	417	417	417	-	-	-	-	-	-	3,375
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,433	3,433	3,433	3,433	3,433	3,433	-	-	-	-	-	-	20,600
Information Technology	155	155	155	155	155	155	-	-	-	-	-	-	927
Website Maintenance	103	103	103	103	103	103	-	-	-	-	-	-	618
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	3	-	1	-	-	-	-	-	-	-	-	-	4
Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	3	-	8	3	-	-	-	-	-	-	-	-	14
Legal Advertising	699	302	-	-	-	-	-	-	-	-	-	-	1,001
Other Current Charges	28	31	-	65	65	64	-	-	-	-	-	-	254
Office Supplies	0	-	0	-	-	-	-	-	-	-	-	-	0
Travel Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total Administrative	\$ 18,152	\$ 5,840	\$ 4,655	\$ 4,803	\$ 11,008	\$ 4,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,845

Field Operations													
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	\$ 18,152	\$ 5,840	\$ 4,655	\$ 4,803	\$ 11,008	\$ 4,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,845
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Excess Revenues (Expenditures)	\$ 119,784	\$ (5,840)	\$ 35,100	\$ 28,722	\$ 109,476	\$ 32,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,979
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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
<hr/>	
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	\$	133,198.14	\$	256,342.65
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
1/30/26	2/1/26	WIRE	\$ 97,385.20	\$	97,385.20	\$	33,299.54	\$	64,085.66
	5/1/26		\$ 97,385.20	\$	-	\$	-	\$	-
				\$	389,540.80	\$	292,155.60	\$	99,898.61
				\$		\$	99,898.61	\$	192,256.99

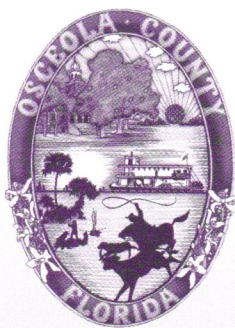
Lennar Homes LLC 2026-02		Net Assessments		\$	452,916.32	\$	113,426.04	\$	339,490.27
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
10/1/25	10/1/25	WIRE	\$ 226,458.16	\$	226,458.16	\$	56,713.02	\$	169,745.14
2/3/26	2/1/26	2619462	\$ 113,229.08	\$	113,229.08	\$	28,356.51	\$	84,872.57
	5/1/26		\$ 113,229.08	\$	-	\$	-	\$	-
				\$	452,916.32	\$	339,687.24	\$	85,069.53
				\$		\$	85,069.53	\$	254,617.71

DFC Waterlin LLC 2026-03		Net Assessments		\$	569,838.71	\$	143,450.92	\$	426,387.78
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
2/1/26	10/1/25	1-00228194	\$ 284,919.35	\$	284,919.35	\$	71,725.46	\$	213,193.89
3/12/26	2/1/26	WIRE	\$ 142,459.68	\$	142,459.68	\$	35,862.73	\$	106,596.95
	5/1/26		\$ 142,459.68	\$	-	\$	-	\$	-
				\$	569,838.71	\$	427,379.03	\$	107,588.19
				\$		\$	107,588.19	\$	319,790.84

Perry Homes of Florida LLC 2026-04		Net Assessments		\$	365,276.24	\$	79,509.43	\$	285,766.81
Date Received	Due Date	Check Number	Net Assessed		Amount Received		General Fund		Series 2025
12/11/25	10/1/25	WIRE	\$ 182,638.12	\$	182,638.13	\$	39,754.72	\$	142,883.41
2/19/26	2/1/26	WIRE	\$ 91,319.06	\$	91,319.06	\$	19,877.36	\$	71,441.70
	5/1/26		\$ 91,319.06	\$	-	\$	-	\$	-
				\$	365,276.24	\$	273,957.19	\$	59,632.08
				\$		\$	59,632.08	\$	214,325.11

Total Received	\$	352,188.41	\$	980,990.65
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SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 29, 2026

Ms. Stacie Vanderbilt
Recording Secretary
GIR East Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RE: GIR East Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the GIR East Community Development District as of April 15, 2026.

The number of registered voters within the GIR East CDD is zero as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

MJA/jc

Vote
Osceola