

# Poitras East Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

<http://poitrastcdd.com/>

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Poitras East Community Development District ("District"), scheduled to be held at **4:00 p.m. on Tuesday, July 15, 2025, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via the computer or the conference line:

Phone: 1-844-621-3956    Computer: pfmccd.webex.com    Participant Code: 2531 126 0013#

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the June 17, 2025, Board of Supervisors' Meeting**

### Financing Matters

- 2. **Consideration of Underwriting Engagement Letter with Jefferies**
- 3. **Presentation of Second Amended and Restated Engineer's Report**
- 4. **Presentation of Preliminary Second Supplemental Assessment Methodology Report**

### Business Matters

- 5. **Consideration of Responses Received in Response to Request for Qualifications for Construction Services**
  - a. **Construction Committee Recommendation**
- 6. **Consideration of Resolution 2025-08, Designating a Public Depository**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$61,185.78**
- 8. **Ratification of Requisition Nos. 2020-408 – 2020-411 Paid in June 2025 in an amount totaling \$345,343.17**
- 9. **Recommendation of Work Authorization/Proposed Services (if applicable)**
- 10. **Review of District's Financial Position and Budget to Actual YTD**

### Other Business

- A. **Staff Reports**
  - 1. **District Counsel**
  - 2. **District Manager**
  - 3. **District Engineer**
  - 4. **Construction Supervisor**



5. Landscape Supervisor
  6. Irrigation Supervisor
- B. Supervisor Requests

**Adjournment**



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# **Poitras East Community Development District**

**Minutes of the June 17, 2025,  
Board of Supervisors' Meeting**

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING MINUTES**

**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm Quorum**

The Board of Supervisors' Meeting for the Poitras East Community Development District was called to order on Tuesday, June 17, 2025, at 4:00 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Richard Levey	Chairman
Rob Adams	Vice Chairman
Brent Schademan	Assistant Secretary
Frank Paris	Assistant Secretary
Ron Domingue	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Blake Firth	PFM	(via phone)
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Kevin Plenzler	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	(via phone)
Katie Harmer	Berman	(via phone)
DJ Batten	Berman	
Michael Dennis	Jefferies	(via phone @ 4:01 p.m.)
Will Stafford	Tavistock	

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Dr. Levey called for public comments. There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
May 20, 2025, Board of Supervisors'  
Meeting**

The Board reviewed the minutes of the May 20, 2025, Board of Supervisors' Meeting.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the Minutes of the May 20, 2025, Board of Supervisors' Meeting.



#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Responses to Requests for Proposals for Underwriting Services for Special Assessment Revenue and Refunding Bonds, Series 2025**

The Board reviewed the proposals.

Dr. Levey asked if there was a recommendation from the team. Mr. Plenzler explained that this item was up to the Board's discretion, as this item did not call for scoring of the proposals, but he was happy to provide input as necessary. Discussion ensued, and it was noted Jefferies had the lowest price.

In discussion, it was noted the Developer's recommendation was to move forward with Jefferies and that this proposer has other attributes that would be advantageous to the District, including the fact that they have been underwriter for several transactions in the past related to the District and the sister Districts.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved moving forward with Jefferies for Underwriting Services for Special Assessment Revenue and Refunding Bonds, Series 2025.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of OUC Electrical Utility Easement Agreement for Laureate Park N2 – Phase 1 (Alley Tracts)**

Ms. Mackie gave an overview of the Easement Agreement and noted this is for provision of electrical utilities within alley tracts previously conveyed to the District by TDCP. This is a new requirement from OUC so they can make repairs to their improvements that are located within those platted alley tracts, which are not public rights-of-way. In the future, as more alley tracts are acquired by the District, a similar Easement Agreement would be utilized.

On motion by Mr. Schademan, seconded by Mr. Paris, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the OUC Electrical Utility Easement Agreement for Laureate Park N2 – Phase 1 (Alley Tracts).

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Acquisition of Real Property for Centerline H2 and Luminary Ext./Jim Branch Creek Crossing**

Ms. Mackie gave an overview of the acquisition, noting the City is no longer accepting right-of-way dedication by deed. This now must be done via plat, and the District will provide any necessary construction easement to TDCP to allow them to construct any improvements within the right-of-way. She noted the District acquires real estate from TDCP at a value of \$85,000.00 per acre. The Centerline H2 acquisition is for 2 acres, and the Luminary Extension acquisition is expected to be approximately 3.436 acres. The legal description is still being drafted. The Luminary Extension acquisition should be finalized in the next couple of weeks. She requested the Board to accept the acquisitions with a not-to-exceed value of \$85,000 per

acre, subject to staff review and ensuring accordance with the Acquisition Agreement that's already in place. Dr. Levey asked about the timing for closing since the second legal description is not finalized. Ms. Mackie responded that the Developer is requesting closing around July 1.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the Acquisition of Real Property for Centerline H2 and Luminary Ext./Jim Branch Creek Crossing subject to staff review, ensuring items are in accordance with the current Acquisition Agreement and acquiring at a not-to-exceed value of \$85,000.00 per acre.

#### **SEVENTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenditures Paid in May 2025 in an amount totaling \$7,972.54**

On motion by Mr. Schademan, seconded by Mr. Paris, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Operation and Maintenance Expenditures Paid in May 2025 in the amount totaling \$7,972.54.

#### **EIGHTH ORDER OF BUSINESS**

#### **Ratification of Requisition Nos. 2020-402 – 2020-407 Paid in May 2025 in an amount totaling \$323,858.69**

On motion by Mr. Adams, seconded by Mr. Paris, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified Requisition Nos. 2020-402 – 2020-407 Paid in May 2025 in the amount totaling \$323,858.69.

#### **NINTH ORDER OF BUSINESS**

#### **Recommendation of Work Authorization/Proposed Services**

Dr. Levey noted there were no Work Authorizations.

#### **TENTH ORDER OF BUSINESS**

#### **Review of District's Financial Position and Budget to Actual YTD**

Ms. Walden stated the financials have been updated through May 2025. The District has spent approximately 37% of the adopted budget.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel –

No report.

District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, July 15, 2025.

Ms. Walden gave an update on the IQ Controller renewals and noted there was sales tax and a credit card fee that were not included in the originally estimated cost. This brought the total cost to \$547.96.

District Engineer – Mr. Newton reviewed the Construction Contract Status Memo (Minutes Exhibit A). He noted the paving of Centerline Drive H1 will start this week and be completed by the end of next month, and Lift Station G is being turned over to Orange County Utilities and should be finalized by the end of next month.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

#### **TWELFTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There were no Supervisor requests at this time.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

On motion by Mr. Schademan, seconded by Mr. Paris, with all in favor, the June 17, 2025, Meeting of the Board of Supervisors for the Poitras East Community Development District was adjourned.

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Secretary / Assistant Secretary

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Chair / Vice Chair

## MEMORANDUM

DATE: June 17, 2025

TO: Poitras East Community Development District  
Board of Supervisors

FROM: McIntosh Associates, an LJA company  
District Engineer

RE: Construction Contract Status

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Dear Board Members,

Please accept this correspondence as a current summary of our construction contract status. Listed below by project is a brief summary of recent contract activity.

### **Lift Station G – Jr. Davis Construction Company**

**Construction Status:** Lift station nearing completion. OCU turnover pending survey of completed improvements and processing of conveyance by Orange County Real Estate Management.

**Change Order (C.O.) Status:** None.

**Recommended Motion:** None.

### **Centerline Drive Segment H1 – Jr. Davis Construction Company**

**Construction Status:** Paving scheduled to commence 6/19/25, after which a hold harmless survey will commence prior to project close-out. Upon completion, improvements to be deeded to City of Orlando.

**Change Order (C.O.) Status:** None

**Recommended Motion:** None

Should there be any questions, please do not hesitate to call.

Thank you.

c: Dan Young  
Drew Dawson  
Chris Wilson  
Hudson Larson  
Will Stafford  
Tarek Fahmy

**Poitras East Community Development District  
Poitras East - Parcel N-2 - Lift Station G  
Change Order Log  
Jr. Davis Construction Company**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes
						\$ 2,275,140.00			
<u>1</u>	8/19/2024	Gravity Sewer Improvements and Landscape/Irrigation for Luminary Boulevard to serve adjacent Toll Brothers residential community.		\$ 143,802.80	Approved	\$ 2,418,942.80	8/20/2024	8/20/2024	
<u>2</u>	8/19/2024	Two Fire Hydrant Assemblies that were added to the plans in response to City comments.		\$ 21,850.00	Approved	\$ 2,440,792.80	8/20/2024	8/20/2024	
Days to Substantial Completion			330	Revised Contract Amount		\$ 2,440,792.80			
Days to Contract Completion			360						
NOC Date			5/30/2024						
Substantial Completion Date			4/25/2025						
Contract Completion Date			5/25/2025						

**Postras East Community Development District  
Centerline Drive Sement H-1  
Change Order Log  
Jr. Davis Construction Company**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes
			180			\$ 3,277,952.23			
<a href="#">1</a>	10/22/2024	Revised Plans Not Included in Original Contract and Comparison	30	\$ 80,714.03		\$ 3,358,666.26	11/19/2024	11/19/2024	
<a href="#">2</a>	1/15/2025	Landscape & Irrigation	0	\$ 369,461.00		\$ 3,728,127.26	1/21/2025	3/10/2025	
Days to Substantial Completion			210	Revised Contract Amount		\$ 3,728,127.26			
Days to Contract Completion			240						
NOC Date			7/16/2024						
Substantial Completion Date			2/11/2025						
Contract Completion Date			3/13/2025						



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# **Postras East Community Development District**

**Underwriting Engagement Letter with Jefferies**

July 15, 2025

## Engagement Letter

Postras East Community Development District  
611 Avalon Blvd  
Orlando, FL 32827

Attention: Richard Levey, Chairman

Re: Financing Transaction

This agreement (this “Agreement”) will confirm the arrangements under which Jefferies LLC (“Jefferies”) has been engaged by Postras East Community Development District, a local unit of special-purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, by ordinance of City of Orlando, Florida, the District and its present and future affiliates and subsidiaries and any entity used thereby to facilitate the transaction contemplated hereby (collectively, the “District”), to act as set forth below in connection with a possible Transaction (as defined below).

1. Retention.

(a) The District hereby: (i) retains and authorizes Jefferies, during the term of this engagement, to act as senior managing underwriter in connection with its sale of Special Assessment Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) in an approximate par amount of \$10,000,000 (the “Transaction”); and (ii) expects that Jefferies will provide advice to the District on the structure, timing, terms, and other matters concerning the Series 2025 Bonds.

(b) In connection with the Transaction, the District shall enter into such underwriting agreement, with Jefferies as Jefferies deems necessary and as acceptable to the District, which agreement will be based on Jefferies’ customary form for the applicable Transaction (a “Bond Purchase Agreement”). It is understood and agreed that the District’s engagement of Jefferies pursuant to this Agreement is not an express or implied commitment by, nor shall this Agreement otherwise create any obligation on, Jefferies to underwrite, place or purchase any Bonds or otherwise provide or arrange any financing, and that any such obligation shall only exist as set forth in, and subject to the provisions of, such negotiated Bond Purchase Agreement.

2. Compensation and Expenses. The underwriting fee for our services for the Transaction will not exceed 1.50% of the par amount of the Series 2025 Bonds and will be specified in the Bond Purchase Agreement. In addition, the allocation of expenses with respect to the Transaction will be specified in the Bond Purchase Agreement.



# Jefferies

3. Disclaimer. (a) In connection with any Transaction involving the offer and sale by the District of any securities, (i) such sale, including the determination of the price of such securities, shall be an arm's-length commercial transaction between the District and the other parties to a Transaction (including Jefferies in the event that it acts as an underwriter or initial purchaser), (ii) Jefferies will not be the agent or fiduciary of the District or its securityholders, affiliates, creditors, employees or any other party, (iii) Jefferies shall not assume fiduciary responsibility in favor of the District (irrespective of whether Jefferies has advised or is currently advising the District on other matters) and Jefferies shall have no obligation to the District with respect to any Transaction except as may be set forth herein or in a Definitive Agreement (as applicable), and (iv) the District agrees that it will not hold Jefferies liable or responsible in the event that a Transaction is not successfully consummated, including but not limited to, as a result of an adverse change in the financial or securities markets, insufficient demand for instruments similar to the Instruments or lack of interest by investors in the Transaction.
4. Governing Law. This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Florida.
5. Notices. Notice required to be given in writing pursuant to any of the provisions of this Agreement shall be mailed or delivered (a) if to the District, at the address set forth above, and (b) if to Jefferies, at 520 Madison Avenue, New York, New York 10022, Attention: General Counsel.
6. Miscellaneous. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and may not be amended or modified except in writing signed by each party hereto. This Agreement may not be assigned by either party hereto without the prior written consent of the other, to be given in the sole discretion of the party from whom such consent is being requested. This Agreement is binding upon and inures to the benefit of each party's permitted successors and permitted assigns.

# Jefferies

Please sign below and return to Jefferies to indicate your acceptance of the terms set forth herein, and once executed by each of Jefferies and the District, this Agreement shall constitute a binding agreement between the District and Jefferies as of the date first written above.

Sincerely,

**JEFFERIES LLC**



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Name: Michael Baldwin

Title: Senior Vice President

Accepted and Agreed:

**Postras East Community Development District,**

a local unit of special-purpose government of the State of Florida

On behalf of its present and future affiliates and  
subsidiaries and any entity used thereby to facilitate  
the transactions contemplated hereby

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Name: Richard Levey

Title: Chairman



# **Postras East Community Development District**

**Second Amended and Restated Engineer's Report**

SECOND AMENDED AND RESTATED  
ENGINEER'S REPORT AND  
CAPITAL IMPROVEMENT PROGRAM

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

July 15, 2025

FOR

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

ORLANDO, FLORIDA

BY:

MCINTOSH ASSOCIATES  
AN LJA COMPANY  
1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FLORIDA 32810

**SECOND AMENDED AND RESTATED  
ENGINEER'S REPORT AND  
CAPITAL IMPROVEMENT PROGRAM**

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**I. BACKGROUND**

The POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT (District) was established under City of Orlando Ordinance No. 2018-38 adopted by the City Council with an effective date of July 9, 2018. It is located on approximately 1,061 acres of land. TDCP, LLC acts as the Master Developer (Developer) of the property, having sold land to multiple parties over past several years for residential, commercial, and public school development projects. The District has been created as a unit of special-purpose government to construct, acquire, finance, and maintain certain necessary public infrastructure improvements as described herein. This Second Amended and Restated Engineer's Report and Capital Improvement Program (Report) has been prepared at the request of the District and provides updates to the status of construction and estimated costs associated with the same from the Amended and Restated Engineer's Report and Capital Improvement Program dated December 19, 2022.

The District is generally located east of Boggy Creek Road, south of State Road 417 (the "Central Florida Greenway"), west of Narcoossee Road, and south of Laureate Park at Lake Nona in the City of Orlando, Florida as depicted on attached Exhibit "A." The lands within the District are currently encompassed within the Lake Nona Planned Development (PD), which was most recently approved by the City of Orlando on September 26, 2022. Roughly 778 acres within the District are considered developable for residential, commercial and

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Second Amended and Restated Engineer's Report  
and Capital Improvement Program  
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institutional uses as approved in the Lake Nona PD. A map of the District is included as Exhibit "B."

The Capital Improvement Program (CIP) included herein reflects the proposed improvements within the currently approved District boundary and miscellaneous off-site improvements, which will be discussed later in this Report.

As represented by the Developer, the currently contemplated Master Plan represents development of public infrastructure improvements to support a development program of approximately:

- 250,000 sq. ft. of retail, restaurant and other non-residential uses;
- 2,734 residential dwelling units;
- Elementary and Middle Schools;
- Community Park
- Fire station

Minor revisions to the currently contemplated development program can be implemented if consistent with the City-approved Planned Development. Ultimate build-out is presently expected to occur over an estimated period of ten (10) years from the date of District establishment.

## **II. OBJECTIVE**

This Report has been prepared to assist with the financing and construction of various necessary public infrastructure improvements contemplated to be constructed, acquired, and/or installed to provide safe and adequate access, utilities, etc. within the District. This Report presents a narrative description of the major components included within the infrastructure systems and current Engineer's opinions of probable costs for completing the District-related

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Second Amended and Restated Engineer's Report  
and Capital Improvement Program  
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improvements necessary to support the development of the lands located within the District. The CIP, which is being implemented in phases, includes:

Phase 1 – Completed Improvements

- Luminary Boulevard (Phase 1) - a  $\pm 7,900$ -foot long 4-lane divided roadway with three roundabouts extending westerly from Narcoossee Road to the Centerline Drive Extension (Phase 1A completed September 2022; Phase 1B completed November 2022; Phase 1C completed May 2023)
- Centerline Drive Extension Segment G - a  $\pm 1,300$ -foot long 2-lane roadway,  $\pm 750$  feet of which extends northerly from a roundabout on Luminary Boulevard to the northern District boundary, and  $\pm 550$  feet of which continues northerly, outside of the District boundary, to the southern terminus of concurrently constructed Centerline Drive Segment F within the adjacent Midtown Improvement District (completed May 2023)
- Selten Way - a  $\pm 2,100$ -foot long 2-lane roadway running northerly from a roundabout on Luminary Boulevard to a new roundabout constructed by the District on Laureate Boulevard, with the connection to Laureate Boulevard lying outside of the District boundary (completed October 2022)
- Pearson Avenue - a  $\pm 3,300$ -foot long 2-lane roadway running southerly from a roundabout on Luminary Boulevard to Boggy Creek Road in Osceola County, including lane improvements on Boggy Creek Road (Phase 1 completed November 2022; Phase 2 completed February 2023)
- Turn lane improvements, traffic signal improvements, and drainage improvements located outside of the District at the

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intersection of Luminary Boulevard and Narcoossee Road to accommodate dual northbound left turn lanes and a continuous southbound right turn lane along the commercial frontage (turn lanes and drainage completed November 2021; traffic signal completed May 2022)

- Two (2) sanitary sewage lift stations and associated force mains (LS-B completed October 2021; LS-C completed November 2022)
- Approximately 4,200 linear feet of off-site force main improvements running generally parallel to Narcoossee Road and extending northerly to Tavistock Lakes Boulevard (completed April 2022)

**Phase 2 - Remaining Improvements**

- Luminary Boulevard Extension (Phase 2) and Jim Branch Creek Crossing - a  $\pm 1,300$ -foot long 4-lane roadway running from the roundabout at Centerline Drive to the west side of Jim Branch Creek, including the cost of crossing of Jim Branch Creek (this road is in the final design and permitting stage)
- Centerline Drive Extension (Segment H) - a  $\pm 3,100$ -foot long 2-lane roadway with a roundabout,  $\pm 2,700$  feet of which extend southerly from the roundabout on Luminary Boulevard to the southern District boundary and  $\pm 400$  feet of which extends outside of the District and continues to intersect with Boggy Creek Road in Osceola County (this road is nearing construction completion)



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- Two (2) wastewater lift stations (LS-D and LS-G), associated force mains, and related work (LS-G is nearing construction completion and LS-D is in the final design and permitting stage)

The CIP reflected in this Report represents the present intentions of the Developer and the District. The implementation of any CIP discussed in this plan requires final approval by many regulatory and permitting agencies including the City of Orlando. The actual improvements described herein may vary from the CIP discussed in this Report. If additional improvements not described herein are identified, this Report may be amended to reflect such additional improvements.

Engineer's opinions of probable costs contained in this Report have been prepared based on the Engineer's opinion and interpretation of the best available information at this time. The actual costs of construction, engineering design, planning, approvals and permitting may vary from the cost opinions presented herein.

### **III. TRANSPORTATION IMPROVEMENTS**

Several new roadways are required to develop the District. The roadway improvements comprising the primary roadway infrastructure include approximately nineteen thousand (19,000) linear feet of roads, including one major east-west roadway and three (3) north-south roadways that will provide ingress and egress throughout the District, interconnectivity with adjacent development, and connectivity with additional collector roads that will serve and support residential, commercial, and other development within the District. Approximately nine hundred fifty (950) linear feet of these roads will be constructed outside of the District boundaries for regional connectivity with the

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Lake Nona transportation infrastructure to the north and the Osceola County roadway system to the south.

The primary roadway infrastructure includes those roadways necessary to provide safe and adequate access to the lands within the District. A graphic depiction of these primary roadways is set forth in Exhibit "C." Sheet 1 of Exhibit "C" contains a depiction of improvements listed above as "Phase 1 - Completed Improvements," and Sheet 2 of Exhibit "C" includes a depiction of the "Phase 2 - Remaining Improvements."

All roads constructed by the District are or will be public roadways constructed using asphaltic concrete surface with concrete curbs and sidewalks. Some roadways will have on-street parking, asphalt trails, and/or bicycle paths. Luminary Boulevard, Centerline Drive, and Selten Way include or will include landscaped parkways and/or medians while Pearson Avenue is more urban in nature. While the roads constructed by the District are or will be owned, operated, and maintained by the City of Orlando, the District will maintain the landscaping and irrigation within the City rights-of-way. The District will own, operate, and maintain alleys constructed by the Developer and dedicated to the District. Dedication of alleys to the District has been at no capital cost to the District to date, and it is anticipated that this will continue to be the case.

An allowance has been included for the cost to acquire the real property required to construct the necessary infrastructure improvements. The actual value of the real property will be determined by appraisal and approved by the District's Board of Supervisors prior to acquisition at a cost not to exceed the appraised value. For the purposes of this report and based on guidance from

the Developer, the District's monetary cost for real property is assumed to be \$85,000.00 per acre and is utilized for the estimates presented herein.

#### **IV. POTABLE WATER, RECLAIMED WATER, & SANITARY SEWER FACILITIES**

The potable water distribution system for the District includes potable water main extensions that connect to the Orlando Utilities Commission (OUC) water mains in Narcoossee Road and in Centerline Drive. Distribution mains will run generally within the primary roadway corridors described above with the objective that the potable water distribution system will serve as a source of potable water and fire protection water for all of the development within the District. The potable water facilities constructed by the District will ultimately be owned, operated, and maintained by the Orlando Utilities Commission.

The reclaimed water distribution system for the District includes reclaimed water main extensions that connect to the City of Orlando reclaimed water mains in Narcoossee Road and in Centerline Drive. Like the potable water mains, the reclaimed water distribution mains will run generally within the primary roadway corridors described above with the objective that the reclaimed water distribution system will ultimately serve as a source of non-potable (irrigation) water for all of the development within the District. The District will only fund the operating cost of providing reclaimed water to District-owned common areas and landscaped right-of-way areas. The reclaimed water facilities constructed by the District will ultimately be owned, operated, and maintained by the City of Orlando.

The sanitary sewer system for the District includes four wastewater lift stations and the associated sanitary sewer force mains and gravity mains. This system

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connects to a District-constructed 20-inch Orange County Utilities (OCU) force main running generally parallel to Narcoossee Road, extending northerly from the District to Tavistock Lakes Boulevard, where it connects to an existing 16-inch force main in Narcoossee Road, which is to be upgraded in the future to a 20-inch force main by OCU. The cost of this parallel force main extending from Luminary Boulevard to Tavistock Lakes Boulevard has been borne by the District as part of the District's CIP. Two of the lift stations (LS-B and LS-C) were constructed in Phase 1 of the CIP while the remaining two lift stations (LS-D and LS-G) are included as in Phase 2 of the CIP. These sanitary sewer facilities will act as the wastewater collection and transmission systems for all development within the District. The sanitary sewer facilities constructed by the District will ultimately be owned, operated, and maintained by Orange County or the District.

**V. ELECTRICAL DUCT BANK AND STREET LIGHT CONDUIT**

The infrastructure roadway corridors accommodate a plastic pipe duct bank system and plastic pipe street light conduits, manholes, and pull boxes. This duct bank system and conduit network enables or will enable the efficient distribution of electric power provided by Orlando Utilities Commission (OUC) to the development, including power to the street lights. The duct bank system run within the rights-of-way or easements established for the primary roadway corridors and have been or will be placed as part of the roadway construction to significantly limit the amount of disruption required to provide these needed services as development progresses. Street light conduit and the street light network have been and will continue to be completed concurrent with the roadway construction. Off-site connections to the OUC transmission facilities have occurred or will occur around the project boundary at strategic locations as defined by OUC. These duct bank and conduit systems are included in the

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Second Amended and Restated Engineer's Report  
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CIP. The electrical duct banks and conduits constructed by the District will ultimately be owned, operated, and maintained by the Orlando Utilities Commission.

**VI. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES**

To enable construction of the public infrastructure improvements required to support the District, a site-wide master stormwater management system has been implemented. This master stormwater management system consists of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from development within the District. The surface water retention/detention ponds have been constructed by the Developer; therefore, this CIP does not include costs for those improvements. Drainage works consisting of roadway inlets, collector pipes, manholes, outfall pipes, etc. constructed or to be constructed within the proposed infrastructure roadways will collect stormwater runoff and convey it to the master stormwater management system. These drainage improvements are included in this CIP and are identified as "Drainage Works" in the estimates that follow.

At present, no allowance is included in the attached estimates for acquisition of the retention/detention stormwater management area tracts (real property) required to construct the necessary master stormwater management improvements given the current understanding that the ponds will continue to be owned, operated, and maintained by the Developer or their successors in title. Discussions are ongoing regarding the ultimate ownership, operation, and maintenance of the stormwater retention/detention pond system, which may ultimately be by the District, the City of Orlando, the Developer, or applicable owners' association(s).

## **VII. RECREATION FACILITIES AND AMENITIES**

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and “places,” which will help create a sense of community. These areas include park facilities and select land clearing and wetland edge cleaning. The District fully supports an elevated level of quality throughout the Lake Nona PD; however, the CIP does not anticipate District funding of recreational facilities or amenities beyond the District’s intent to incorporate upgraded street sign poles, upgraded street lighting, and enhanced streetscaping, including community identification monuments. All other recreational facilities and/or amenities are anticipated to be funded by the Developer or their successor in title.

## **VIII. DESIGN/PERMITTING AND CONTINGENCY**

Estimated soft costs associated with the CIP are included in the Opinion of Probable Costs included herein. These include but are not limited to:

- design/engineering/permitting;
- land surveying;
- legal consulting;
- environmental consulting;
- regulatory permitting;
- materials testing;
- as-built surveying; and
- observation during construction to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for dedication to the appropriate jurisdictional or regulatory agency.

A project contingency estimate has also been included.

**IX. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS**

A summary of the Engineer's Opinion of Probable Costs is provided as Table 1. A listing of the entities expected to receive the dedication of various improvements along with the entities expected to assume responsibility for operation and maintenance of the facilities is provided in Table 2.

The opinions of probable costs provided in this Report represent only those facilities to be designed, constructed, and/or installed by the District. Costs are based upon the Engineer's opinion and interpretation of the best available information; however, costs will vary based on final site planning, final engineering, approvals from regulatory agencies and economic factors.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the CIP.

Table 1			
ENGINEER'S OPINION OF PROBABLE COST			
POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT			
CAPITAL IMPROVEMENT PROGRAM			
September 17, 2024			
Component	Phase 1 Improvements Actual Cost	Remaining Improvements Estimated Cost	Total District Capital Improvement Program
Roadway Construction		\$7,060,000	
Potable Water		\$1,250,000	
Sanitary Sewer		\$1,780,000	
Reclaimed Water		\$890,000	
Duct Bank Undergrounding/Street Lights		\$1,960,000	
Drainage		\$3,200,000	
Landscape and Irrigation		\$2,490,000	
Soft Costs		\$1,600,000	
<b>Totals</b>	<b>\$43,250,000</b>	<b>\$20,230,000</b>	<b>\$63,480,000</b>
1) The estimated cost of Roadway Construction includes estimated cost of right-of-way acquisition, subject to an MAI appraisal and Board approval.			
2) Improvements identified in the Capital Improvement Plan, whether they are identified within the "Phase 1 - Completed Improvements" or the "Phase 2 - Remaining Improvements" in the chart above, may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval.			
3) This opinion of probable cost represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified herein are reasonable and sufficient for the design, construction and/or installation of the CIP, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District.			
4) Total Phase 1 Improvements Actual Cost represents the combined amounts spent by the District as of September 2024 on the components identified above.			
5) The original Engineer's Report and Capital Improvement Program dated August 12, 2020, identified an estimated total District Capital Improvement Program of \$53,000,000. The revised estimate contained in this Report results from modifications in the design and configuration of certain CIP components and an increase in costs of construction over time. As of the date of this Report, the District's master assessment lien for delivery of the CIP as described herein remains unchanged. It's anticipated that the Developer will contribute infrastructure to the extent necessary.			

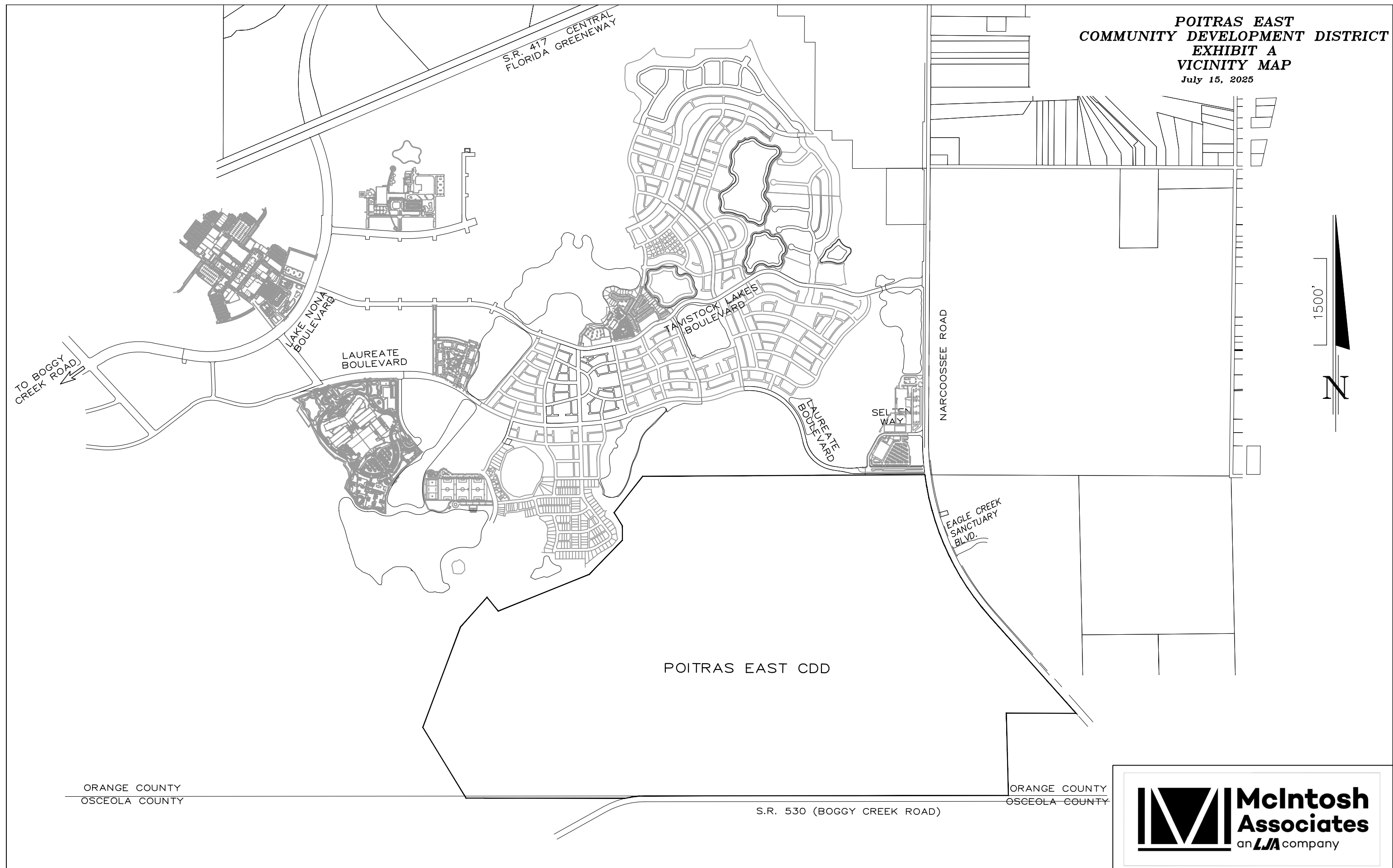


**TABLE 2**  
**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
**OWNERSHIP, OPERATION & MAINTENANCE SUMMARY**  
**September 17, 2024**

<u>DISTRICT CONSTRUCTED SYSTEM</u>	<u>OWNERSHIP</u>	<u>OPERATION AND MAINTENANCE ENTITY</u>
Public Roadways	City of Orlando	City of Orlando
Potable Water	Orlando Utilities Commission	Orlando Utilities Commission
Sanitary Sewer	Orange County Utilities / District	Orange County Utilities / District
Reclaimed Water	City of Orlando	City of Orlando
Electrical Duct Bank/Street Lights*	Orlando Utilities Commission	Orlando Utilities Commission
Drainage Works	City of Orlando	City of Orlando
Common Areas / Landscaping	District / City of Orlando	District / City of Orlando

\*It is anticipated that the Orlando Utilities Commission will install, own, operate, and maintain street lights under a lease agreement with the District.

**POITRAS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT A  
VICINITY MAP**  
July 15, 2025



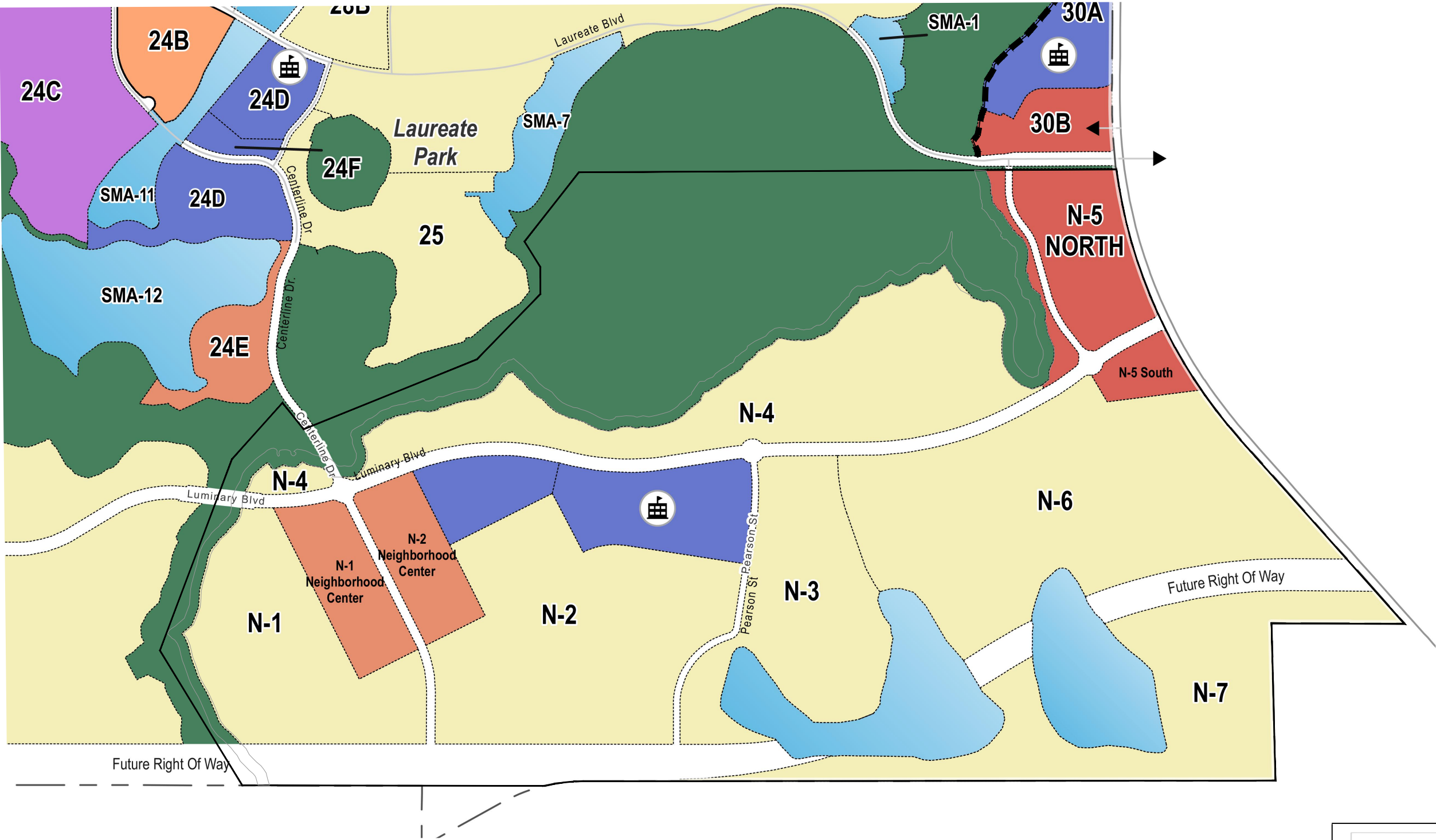
ORANGE COUNTY  
OSCEOLA COUNTY

S.R. 530 (BOGGY CREEK ROAD)

ORANGE COUNTY  
OSCEOLA COUNTY



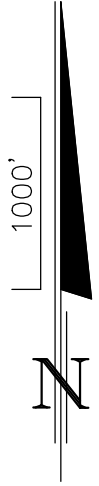
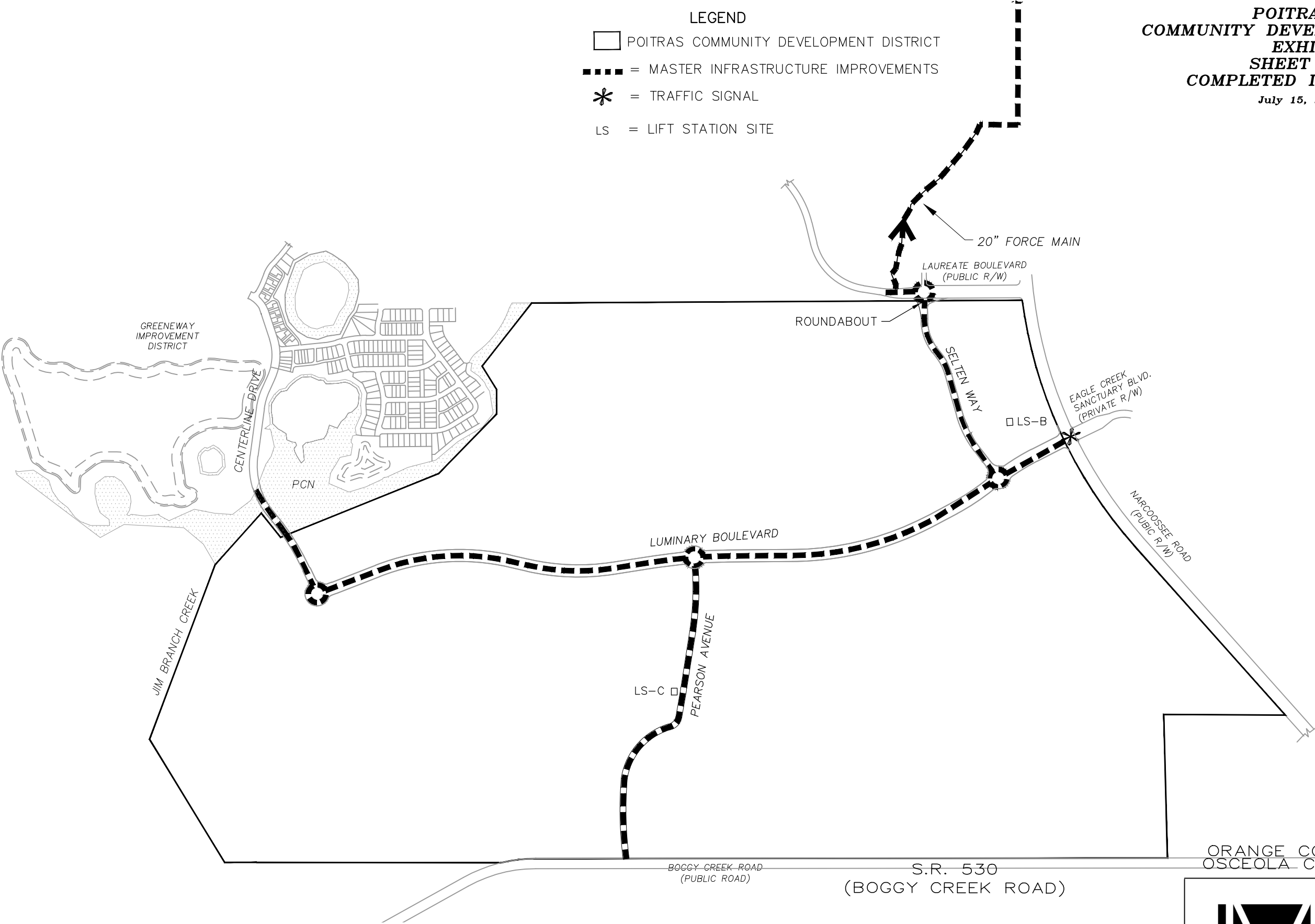
POITRAS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT B  
LAKE NONA PD MASTER PLAN  
July 15, 2025



RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE

**POITRAS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT C  
SHEET 1 OF 2  
COMPLETED IMPROVEMENTS**  
July 15, 2025

- LEGEND**
- POITRAS COMMUNITY DEVELOPMENT DISTRICT
  - = MASTER INFRASTRUCTURE IMPROVEMENTS
  - \* = TRAFFIC SIGNAL
  - LS = LIFT STATION SITE




ORANGE COUNTY  
OSCEOLA COUNTY





RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE


**POITRAS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT C  
SHEET 2 OF 2  
REMAINING IMPROVEMENTS**  
July 15, 2025


- REMAINING**


 POITRAS COMMUNITY DEVELOPMENT


 = MASTER INFRASTRUCTURE IMPROVEMENTS


 = TRAFFIC SIGNAL

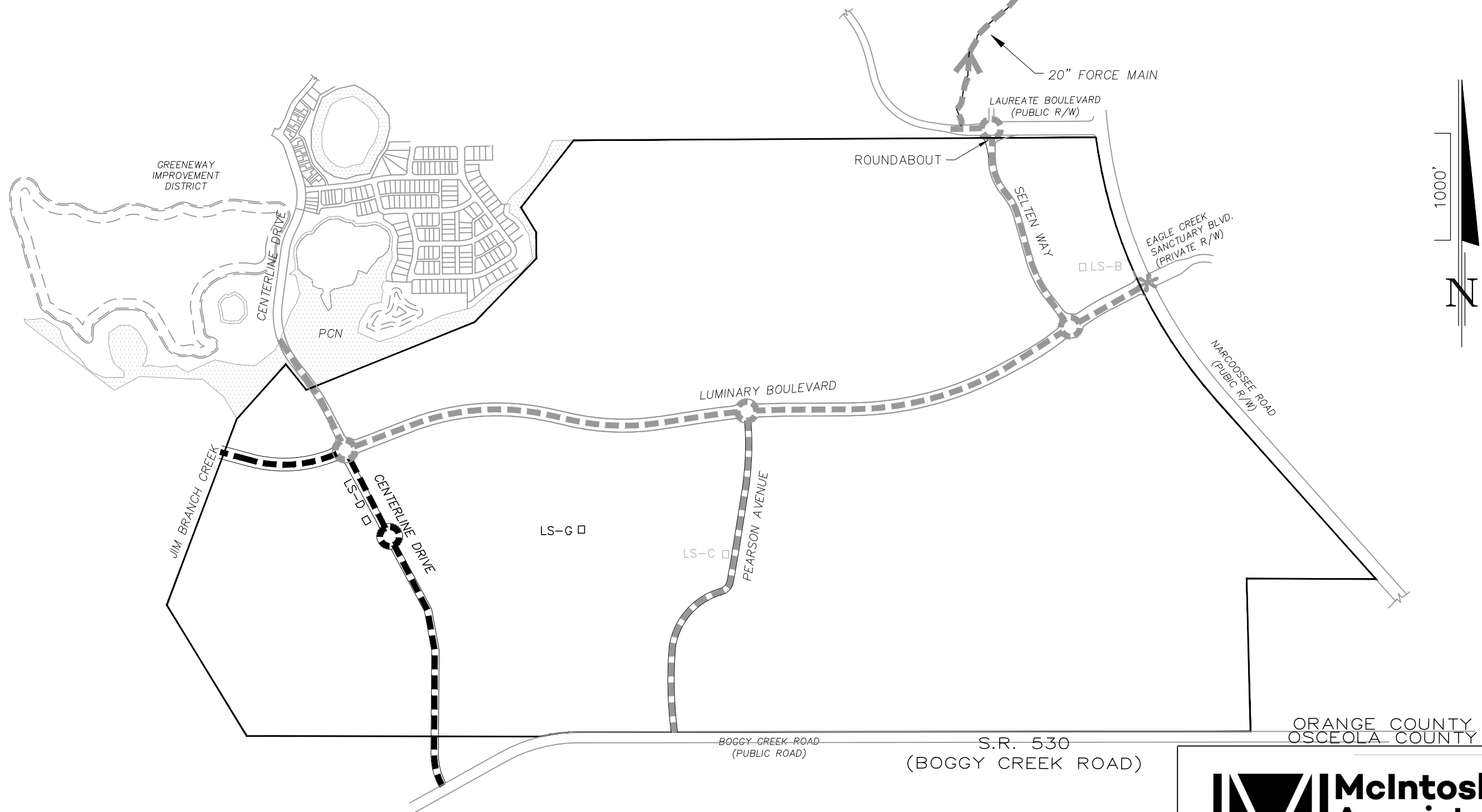
LS  = LIFT STATION SITE
- COMPLETED**

 POITRAS COMMUNITY DEVELOPMENT

 = MASTER INFRASTRUCTURE IMPROVEMENTS

 = TRAFFIC SIGNAL

LS  = LIFT STATION SITE



RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE





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# **Postras East Community Development District**

## **Preliminary Second Supplemental Assessment Methodology Report**



# **SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT**

## **SERIES 2025 BONDS**

### **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**July 2025**

**Prepared for:**

**Members of the Board of Supervisors,  
Poitras East Community Development District**

Prepared on July 15, 2025

**PFM Financial Advisors LLC**  
3501 Quadrangle Boulevard, Ste 270  
Orlando, FL 32817



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## **SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT, SERIES 2025 BONDS POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**July 15, 2025**

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### **1.0 Introduction**

#### **1.1 Purpose**

This “Supplemental Assessment Methodology Report, Series 2025 Bonds” (“Supplemental Report”) provides a methodology for allocating the assessments securing the repayment of the planned Series 2025 Special Assessment Revenue and Refunding Bonds (“Series 2025 Bonds” or “Bonds”) to be issued by the Poitras East Community Development District (the “District”). This Supplemental Report applies and operates pursuant to the “District’s Master Assessment Methodology Report,” dated May 18, 2020 (“Master Methodology”).

This Supplemental Report provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the District to fund beneficial public infrastructure improvements and facilities within the District. The methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District’s improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District continues to implement its Capital Improvement Program (“CIP”) as described in the “Second Amended and Restated Engineer’s Report and Capital Improvement Program Poitras East Community Development District,” dated July 15, 2025 (the “Engineer’s Report”), as prepared by Donald W. McIntosh Associates, Inc. (“District Engineer”). The portion of the CIP funded with the Series 2025 Bonds will be referred to herein as the “Series 2025 Project” which allows for the development of property within the District. The District plans to fund a portion of its CIP through bond debt financing. The bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP, including the Series 2025 Project. This Supplemental Report, consistent with the Master Methodology, is designed to conform to the requirements of Chapters 170, 190 and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

#### **1.2 Background**

The District was created on July 9, 2018. The District encompasses approximately 1,061 acres within its boundaries. The District is generally located east of Boggy Creek Road, south of State Road 417, west of Narcoossee Road, and south of Lake Nona in the City of Orlando, Florida. As outlined in more detail in the Engineer’s Report; the CIP is designed to support the following development: 250,000 non-residential square feet, 2,734 residential units, an elementary/middle school, community park, fire station





and related infrastructure. The land use plan as provided in the Engineer's Report is found in Table 1. The development volumes within Table 1 represent overall master plan development volumes; however, the TDCP, LLC ("Developer") reserves the right to modify the development plan consistent with the City of Orlando-approved Planned Development, which could result in a different overall development plan.

**Table 1. Summary of Poitras East Development Program\***

<u>Development Program</u>	<u>Development Volume</u>
Non-Residential Development (sqft)	250,000
Residential Dwelling Units	2,734
Elementary/Middle School	-
Community Park	-
Fire Station	-

Source: Donald W. McIntosh Associates, Inc.

\*The Development program is subject to change based on marketing and other conditions

In August 2020, the District funded (and continues to fund) a portion of the CIP using a Bond Anticipation Note ("BAN") from Synovus Bank in an amount not-to-exceed \$25,000,000 at a 4.25% interest rate, providing for a period of capitalized interest, with a term not to exceed 4-years (the "2020 BAN"). The 2020 BAN is a draw down note, so interest is only charged on the drawn balance. In addition, the District pays an "Unused Fee" equal to 0.25% on that portion of the Note that has not been drawn upon. The Unused Fee is due semi-annually along with interest. Following the issuance of the District's Series 2023 Bonds on or about January 31, 2023, the not-to-exceed amount of the Series 2020 BAN was reduced to \$13,000,000 with no change to the rate or term. The Series 2023 Bonds funded approximately \$28,240,426 of the District's CIP. To date, the Developer has contributed \$11,064,095 in CIP infrastructure. On or about September 23, 2024, the District and Synovus Bank agreed to extend the maturity of the Series 2020 BAN to September 30, 2025. The Series 2025 Bonds will pay down the existing 2020 BAN to a zero balance as part of this financing and retire the 2020 BAN facility.

### **1.3 Projected Land Use Plan for the Series 2025 Bonds**

As detailed in the Engineer's Report, the number of units permitted per the current development plan is 2,734 units. The Series 2025 Bonds are anticipated to be absorbed by the land uses the Developer plans for the lands within Phase 2 of the Lake Nona PD (as defined in the Engineer's Report). Phase 2 is planned for 524 single family residential units (which includes the townhome product, 926 apartment units and 82,500 square feet of non-residential space. Table 2 details the mix of residential units and non-residential space planned for Phase 2. However, until either: (a) parcels of land along with their development entitlements are sold by the landowner to the new landowner and entitlements conveyed or (b) plats are filed, the precise land uses are unknown.



**Table 2. Development Plan for Phase 2**

<u>Development Category</u>	<u>Unit Type</u>	<u>Units</u>
<b><u>RESIDENTIAL</u></b>		
Laureate Park - Townhome	DU	291
Laureate Park - 30s	DU	79
Laureate Park - 40s	DU	48
Laureate Park - 45s	DU	27
Laureate Park - 50s	DU	46
Laureate Park - 55s	DU	21
Laureate Park - 60s	DU	<u>12</u>
<b>TOTAL RESIDENTIAL</b>	<b>DU</b>	<b>524</b>
<b>Multifamily (apts)</b>	<b>DU</b>	<b>926</b>
<b>Retail / Office</b>	<b>SQFT</b>	<b>82,500</b>

Source: Developer and District Engineer's Report

The District initially will impose assessments securing the Series 2025 Bonds ("Series 2025 Assessments") on a per gross acre basis within the District based on the land use plan outlined in Table 2 (or in any updates issued from time to time), and on any sold or platted property in accordance with its actual land use or contractual entitlement as transferred to the new landowner from the landowner. As of the date of issuance, there are 179 platted lots of the planned 524 residential units in Phase 2 ("Platted Phase 2 Units"). The balance of Phase 2 residential lots to be platted will be in 1) Alora in the amount of 125 townhome units (by Toll Brothers) and 2) Laureate Park South (N-1 PH 1) in the amount of 345 lots ("Remaining Phase 2 Units"). In addition to the Platted Phase 2 Units and the Remaining Phase 2 Units, there is 82,500 square feet of retail/office space and 926 multi-family apartment units planned; however, as addressed in this Supplemental Report, the Developer intends to contribute Series 2025 Project infrastructure in advance of the issuance of the Series 2025 Bonds in exchange for assessment credits that will be applied by the Developer to eliminate bond debt services assessment on these properties associated with this financing within the District.

There is one important proviso. The debt per acre on the properties that remain unplatted in the District is not allowed to increase above its Ceiling Amount. The Ceiling Amount is set whenever the District issues debt. It is calculated by dividing the unplatted acres of the properties into the debt allocated to the unplatted properties. In addition, this requirement will be tested at five intervals based upon the percentage of total acres that are developed. The intervals are at 25%, 50%, 75%, 90% and 100% of the gross acres.



## 1.4 CIP - Infrastructure Installation

The District will acquire or construct its public infrastructure and improvements as outlined in the Engineer's Report. The District infrastructure and improvements for the Series 2025 Project are presented in Table 3. The balance of improvements not funded by the Series 2023 Bonds and Series 2025 Bonds will be Developer funded.

**Table 3: District Engineer's Estimated Costs for  
The District's Capital Improvement Program – Series 2025 Project**

<u>Infrastructure Component (1)</u>	<u>Phase 1 Improvements Actual Cost</u>	<u>Remaining Improvements, Estimated</u>	<u>Total District Capital Improvement Program</u>
Roadway Construction		\$7,060,000	
Potable Water		\$1,250,000	
Sanitary Sewer		\$1,780,000	
Reclaimed Water		\$890,000	
Duct Bank Underground/Street Lights		\$1,960,000	
Drainage		\$3,200,000	
Landscape & Irrigation		\$2,490,000	
Soft Costs		\$1,600,000	
<b>Total</b>	<b>\$43,250,000</b>	<b>\$20,230,000</b>	<b>\$63,480,000</b>

Source: Donald W. McIntosh Associates, Inc.

- (1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded by the Developer via Developer's Completion Agreement with the District.

## 1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.



## 1.6 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in PFM's opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. The infrastructure improvements included in the Series 2025 Project create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The Series 2025 Project described in the District Engineer's Report enables the developable property within the District to be developed. Without the District's CIP, there would be no infrastructure to support development of the developable property within the District.

## 2.0 CIP Plan of Finance

It's anticipated the District's Series 2025 Bonds will have a total par value of \$9,205,000. Table 4 presents the details for the Series 2025 Bonds.

**Table 4. District Bond Financing Details - Series 2025 Bonds**

<b><u>Bond Fund</u></b>	<b><u>Total</u></b>
Construction Fund	<b>\$471,372</b>
BAN Payoff	<b>\$8,030,447</b>
Debt Service Reserve (50% MADS)	\$320,000
Costs of Issuance	\$250,000
Underwriter's Fee	\$133,181
Rounding	<u>\$0</u>
<b>Total Principal</b>	<b>\$9,205,000</b>
<b><u>Bond Details</u></b>	
Average Annual Interest Rate:	5.75%
Term (Years):	30
Net Annual Debt Service:	\$640,000
Gross Annual Debt Service <sup>(1)</sup> :	<u>\$666,667</u>

Source: Jefferies LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the allocation of the costs of the Series 2025 Project is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of the infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives.

#### **3.2 Allocation of Specific Assessments**

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its Series 2025 Project. The District's benefit allocation associated with the issuance of \$9,205,000 of Series 2025 Bonds is detailed in Table 5. The District's bond debt will be secured by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the District are not known with certainty. Therefore, at the outset, the debt is allocated to the platted lots and to the unplatted lots on an acreage basis across all benefited acres in the District. Ultimately however, the Series 2025 Bonds are expected to be absorbed by the Platted Phase 2 Units and the Remaining Phase 2 Units.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units ("ERU"), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.<sup>1</sup> In addition, the ERU methodology is widely used in other similar CDDs.

Table 5 contains the allocation of the District's Series 2025 Bonds, as financed, to the Platted Phase 2 Units and the Remaining Phase 2 Units based on the ERU value assigned to each product type. Table 6 shows the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual Development Units at that time.

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<sup>1</sup> City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)



In order to facilitate the marketing of the various product types within the District, the Developer does not intend to sell bonds to fund the entire CIP and instead intends to limit the amount of annual assessments for debt service on the Series 2025 Bonds to certain maximum levels. For debt service assessments to be consistent with the Master Methodology, Contributions from the Developer will be recognized as summarized in Section 4 Table 8, resulting in the par debt per unit and Series 2025 Assessments identified in Table 5 and Table 6.

**Table 5. Allocation of the Series 2025 Bonds, as Financed**

<u>Development Category</u>	<u>Unit Type</u>	<u>Units</u>	<u>ERU/Unit*</u>	<u>Total ERUs</u>	<u>% Alloc</u>	<u>Par Debt</u>	<u>Par Debt/ Unit</u>
<b>RESIDENTIAL</b>							
Laureate Park - Townhome	DU	291	1.00	291.0	49.4%	\$4,547,415	\$15,627
Laureate Park - 30s	DU	79	1.15	90.9	15.4%	\$1,419,700	\$17,971
Laureate Park - 40s	DU	48	1.20	57.6	9.8%	\$900,107	\$18,752
Laureate Park - 45s	DU	27	1.30	35.1	6.0%	\$548,503	\$20,315
Laureate Park - 50s	DU	46	1.40	64.4	10.9%	\$1,006,370	\$21,878
Laureate Park - 55s	DU	21	1.50	31.5	5.3%	\$492,246	\$23,440
Laureate Park - 60s	DU	<u>12</u>	1.55	<u>18.6</u>	3.2%	<u>\$290,660</u>	\$24,222
<b>TOTAL RESIDENTIAL</b>	<b>DU</b>	<b>524</b>		<b>589.1</b>		<b>\$9,205,000</b>	
Multifamily (apts) (2)	DU	926	0.30	277.8	0.0%	\$0	\$0
Retail / Office (2)	SF	82,500	0.0005	41.3	0.0%	\$0	\$0
<b>Total Bonds from Program</b>				<b>908.1</b>		<b>\$9,205,000</b>	

Source: PFM Financial Advisors LLC; \*targeted principal amounts result in a Contribution

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

(2) No assessments via contribution provided prior to financing (see Section 4)

\*Laureate Park – 60s not included in the Master Methodology, the ERU per unit for Laureate Park – 60's is consistent with the application of the front foot methodology established in the adopted Master Methodology



**Table 6. Summary of Annual Assessments, Series 2025 Bonds**

Development Category	Par Debt	Par Debt/Unit	Annual Net Assessment/Unit	Total Annual Assessment/Unit	Gross Assessment/Unit	Total Gross Assessment/Unit
<b>RESIDENTIAL</b>						
Laureate Park - Townhome	\$4,547,415	\$15,627	\$1,086.50	\$316,170	\$1,131.77	\$329,344
Laureate Park - 30s	\$1,419,700	\$17,971	\$1,249.47	\$98,708	\$1,301.53	\$102,821
Laureate Park - 40s	\$900,107	\$18,752	\$1,303.79	\$62,582	\$1,358.12	\$65,190
Laureate Park - 45s	\$548,503	\$20,315	\$1,412.44	\$38,136	\$1,471.30	\$39,725
Laureate Park - 50s	\$1,006,370	\$21,878	\$1,521.09	\$69,970	\$1,584.47	\$72,886
Laureate Park - 55s	\$492,246	\$23,440	\$1,629.74	\$34,225	\$1,697.65	\$35,651
Laureate Park - 60s	<u>\$290,660</u>	\$24,222	\$1,684.07	<u>\$20,209</u>	\$1,754.24	<u>\$21,051</u>
<b>TOTAL RESIDENTIAL</b>	<b>\$9,205,000</b>			<b>\$640,000</b>		<b>\$666,667</b>
Multifamily (apts) (2)	\$0	\$0	\$0.00	\$0	\$0.00	\$0
Retail / Office (2)	\$0	\$0	\$0.00	\$0	\$0.00	\$0
<b>Total Bonds from Program</b>	<b>\$9,205,000</b>			<b>\$640,000</b>		<b>\$666,667</b>

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

(2) No assessments via contribution (see Section 4.0)

### 3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a test is conducted when development thresholds are reached within the District. If the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level" illustrated in Table 7 on the following page, then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment will be necessary.



The ceiling level of debt is established at the time each series of bonds is issued. The District plans to issue \$9,205,000 in Series 2025 Bonds to fund the Series 2025 Project. Based on the platting of the 179 platted lots and the allocation of assessment debt associated to the 125 planned townhome units in Alora (Toll Brothers) (parcel ID 36-24-30-7794-02-000), the remaining Series 2025 Bonds will be allocated to the 125.31 acres on an equal acreage amount, which will include the lands associated with the 345 planned but unplatted lots with Laureate Park (N-1). At the time of platting, the 345 lots will be allocated the remaining assessment debt consistent with this Supplemental Report.

The initial ceiling level of debt the remaining lands within the District is \$30,415 per acre (\$3,811,390 / 125.31). This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's first bond issuance. A test will be conducted when 25%, 50%, 75%, 90%, and 100% of the acreage as the District is developed. Table 7 illustrates when the true-up test will be applied to determine if debt reduction payments are required. However, a true-up payment may be suspended at the District's discretion. If the property owner can demonstrate to the District, and the District finds in its discretion (consistent with the opinion of the District Engineer), that all necessary land use approvals, including applicable zoning, can reasonably and economically support development totaling greater than or equal to 345 residential units for the District on the remaining unplatted developable acreage within the remaining acres, a true-up payment may be suspended.

**Table 7. True- Up Thresholds per Acre**

Category	25%	50%	75%	90%	100%
Cumulative Acres	31.3	62.7	94.0	112.8	125.3
Unallocated Acres	94.0	62.7	31.3	12.5	0.0
Debt Ceiling per Acre	\$30,415	\$30,415	\$30,415	\$30,415	\$30,415

Source: PFM Financial Advisors LLC

#### **4.0 Contribution of District Infrastructure and/or Improvements**

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District. Consistent with the Master Methodology, the Developer anticipates contributing a portion of the District's CIP both on an as-financed basis and in advance of the financing to the District in order to remove debt service assessments on the apartments and non-residential square feet associated with the financing. Table 8 summarizes the Contribution.





**Table 8. Contribution Summary - TOTAL**

Category	Units	SQFT	CIP\$ Per Unit	CIP\$ Per SQFT	Contribution
Apts	926	-	\$6,661	-	\$6,168,466
Retail-Office	-	82,500	-	\$11.10	<u>\$915,944</u>
<b>Total</b>					<b>\$7,084,410</b>

Category	Units	Master CIP Per Unit	Series 2025 Bonds CIP Per Unit	Contribution Per Unit	Contribution
Laureate Park - Townhome	291	\$22,205	\$13,876	\$8,328	\$2,423,516
Laureate Park - 30s	79	\$25,535	\$15,958	\$9,577	\$756,620
Laureate Park - 40s	48	\$26,646	\$16,652	\$9,994	\$479,706
Laureate Park - 45s	27	\$28,866	\$18,039	\$10,827	\$292,321
Laureate Park - 50s	46	\$31,087	\$19,427	\$11,660	\$536,338
Laureate Park - 55s	21	\$33,307	\$20,815	\$12,492	\$262,339
Laureate Park - 60s	12	\$34,972	\$21,509	\$13,464	\$161,567
<b>Total</b>	<b>524</b>				<b>\$4,912,407</b>

<b>TOTAL</b>					<b>\$11,996,818</b>
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Source: PFM Financial Advisors LLC

Certain properties within the District have now been the subject of City of Orlando-approved SPMPs. As outlined above, property owners within the District have the opportunity to make a Contribution of funds or CIP components to the District prior to the issuance of any District bond debt funding the CIP in exchange for assessment credits that reduce or eliminate debt service assessments on properties within the District. Certain District property owners have informed the District that they will make (and the District has agreed to accept) pre-financing Contributions in order to satisfy the assessments assigned to units of development outlined in certain approved SPMPs. Specifically with respect to the Contributions in advance of financing for the planned but undeveloped apartment and commercial retail and office space, Table 9 summarizes the allocation of Contribution on an acreage basis by parcel identification number.

**Table 9. Contribution Summary – In Advance of Financing Detail\***

	Contribution	
<b>Total</b>	<b>\$7,084,410</b>	
Parcel ID	Acres	Allocation of Contribution
31-24-31-0000-00-001	113.43	\$6,412,846
36-24-30-4992-06-001	<u>11.88</u>	<u>\$671,564</u>
<b>Total Acres</b>	<b>125.31</b>	<b>\$7,084,410</b>

Source: PFM Financial Advisors LLC; \*No development to date - contribution allocated on an acreage basis



## 5.0 Assessment Roll

Table 10 summarizes the assessment roll for the Series 2025 Bonds. Given the current status of platting of lands within the District associated with Phase 2, Exhibit A outlines the bond principal assessment per platted parcel and unplatted assessable acres for the lands within the District. Exhibit B details the legal description and associated 113.434 acres (portion of parcel 31-24-31-0000-00-001) subject to assessment. The Series 2025 Assessments shall be paid in not more than thirty (30) annual installments.

**Table 10. Summary Assessment Roll**

<u>Platted</u>	<u>Units</u>	<u>Principal per Acre</u>	<u>Series 2025 Principal</u>	<u>Series 2025 Annual Assessment (net)</u>	<u>Series 2025 Annual Assessment (gross)</u>
Laureate Park - Townhome	30	-	\$468,806	\$32,595	\$33,953
Laureate Park - 30s	49	-	\$880,573	\$61,224	\$63,775
Laureate Park - 40s	31	-	\$581,319	\$40,418	\$42,102
Laureate Park - 45s	27	-	\$548,503	\$38,136	\$39,725
Laureate Park - 50s	21	-	\$459,430	\$31,943	\$33,274
Laureate Park - 55s	9	-	\$210,963	\$14,668	\$15,279
Laureate Park - 60s	12	-	\$290,660	\$20,209	\$21,051
<b>Platted Total</b>	<b>179</b>	<b>-</b>	<b>\$3,440,253</b>	<b>\$239,192</b>	<b>\$249,158</b>
<u>Unplatted (acres)</u>					
36-24-30-7794-02-000	9.20	*	\$1,953,357	\$135,812	\$141,471
see Exhibit B (portion of 31-24-31-0000-00-001)	113.43	\$30,415	\$3,450,091	\$239,876	\$249,871
36-24-30-4992-06-001	11.88	\$30,415	\$361,299	\$25,120	\$26,167
<b>TOTAL</b>			<b>\$9,205,000</b>	<b>\$640,000</b>	<b>\$666,667</b>

Source: PFM Financial Advisors LLC; \*parcel 36-24-30-7794-02-000 (toll brothers parcel) - debt assigned to entitlements for 125 TH units

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



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**Exhibit A**  
**Assessment Roll**

Parcel ID	NAME1	ACREAGE	LotNum	Lot Type	Neighborhood	Units or Acres	Notes	Principal Per Acre	Series 2025 Principal	Series 2025 Annual Assessment (net)	Series 2025 Annual Assessment (gross))
PLATTED LOTS											
36-24-30-4992-00-010	WEEKLEY HOMES LLC	0.19	1	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-020	WEEKLEY HOMES LLC	0.09	2	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-030	WEEKLEY HOMES LLC	0.09	3	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-040	WEEKLEY HOMES LLC	0.09	4	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-050	WEEKLEY HOMES LLC	0.09	5	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-060	WEEKLEY HOMES LLC	0.09	6	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-070	ICI HOMES OF TAMPA LLC	0.17	7	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-080	DFC REVOLVER III LLC	0.17	8	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-090	ICI HOMES OF TAMPA LLC	0.12	9	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-100	ICI HOMES OF TAMPA LLC	0.12	10	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-110	TDGP LLC	0.09	11	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-120	TDGP LLC	0.09	12	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-130	TDGP LLC	0.09	13	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-140	TDGP LLC	0.09	14	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-150	TDGP LLC	0.09	15	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-160	WEEKLEY HOMES LLC	0.09	16	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-170	WEEKLEY HOMES LLC	0.09	17	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-180	WEEKLEY HOMES LLC	0.09	18	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-190	WEEKLEY HOMES LLC	0.09	19	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-200	WEEKLEY HOMES LLC	0.12	20	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-210	TDGP LLC	0.14	21	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-220	TDGP LLC	0.08	22	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-230	TDGP LLC	0.08	23	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-240	TDGP LLC	0.08	24	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-250	WEEKLEY HOMES LLC	0.08	25	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-260	WEEKLEY HOMES LLC	0.08	26	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-270	TDGP LLC	0.08	27	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-280	TDGP LLC	0.21	28	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-290	ICI HOMES OF TAMPA LLC	0.20	29	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-300	ICI HOMES OF TAMPA LLC	0.15	30	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-310	DFC REVOLVER III LLC	0.15	31	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-320	DFC REVOLVER III LLC	0.15	32	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-330	DFC REVOLVER III LLC	0.17	33	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-340	DFC REVOLVER III LLC	0.17	34	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-350	DFC REVOLVER III LLC	0.17	35	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-360	DFC REVOLVER III LLC	0.17	36	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-370	DFC REVOLVER III LLC	0.17	37	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-380	DFC REVOLVER III LLC	0.20	38	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-390	DFC REVOLVER III LLC	0.18	39	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-400	DFC REVOLVER III LLC	0.13	40	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-410	DFC REVOLVER III LLC	0.13	41	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-420	DFC REVOLVER III LLC	0.13	42	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-430	ICI HOMES OF TAMPA LLC	0.11	43	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-440	ICI HOMES OF TAMPA LLC	0.11	44	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-450	DFC REVOLVER III LLC	0.11	45	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-460	DFC REVOLVER III LLC	0.11	46	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-470	DFC REVOLVER III LLC	0.11	47	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-480	DFC REVOLVER III LLC	0.15	48	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-490	TDGP LLC	0.15	49	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-500	TDGP LLC	0.08	50	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-510	TDGP LLC	0.08	51	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-520	TDGP LLC	0.08	52	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-530	TDGP LLC	0.08	53	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-540	TDGP LLC	0.08	54	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-550	TDGP LLC	0.08	55	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-560	TDGP LLC	0.20	56	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-570	ICI HOMES OF TAMPA LLC	0.17	57	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-580	ICI HOMES OF TAMPA LLC	0.17	58	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-590	ICI HOMES OF TAMPA LLC	0.18	59	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-600	ICI HOMES OF TAMPA LLC	0.19	60	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-610	ICI HOMES OF TAMPA LLC	0.19	61	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-620	ICI HOMES OF TAMPA LLC	0.18	62	50	Laureate Park South (N-2) Phase 2	1			\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-630	DFC REVOLVER III LLC	0.15	63	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-640	DFC REVOLVER III LLC	0.14	64	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-650	DFC REVOLVER III LLC	0.16	65	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-660	TDGP LLC	0.15	66	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-670	TDGP LLC	0.08	67	30	Laureate Park South (N-2) Phase 2	1			\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-680	ICI HOMES OF TAMPA LLC	0.11	68	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-690	ICI HOMES OF TAMPA LLC	0.11	69	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-700	ICI HOMES OF TAMPA LLC	0.11	70	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-710	ICI HOMES OF TAMPA LLC	0.11	71	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-720	DFC REVOLVER III LLC	0.12	72	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-730	DFC REVOLVER III LLC	0.18	73	45	Laureate Park South (N-2) Phase 2	1			\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-740	ICI HOMES OF TAMPA LLC	0.11	74	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-750	ICI HOMES OF TAMPA LLC	0.11	75	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-760	ICI HOMES OF TAMPA LLC	0.11	76	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-770	ICI HOMES OF TAMPA LLC	0.11	77	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-780	ICI HOMES OF TAMPA LLC	0.11	78	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-790	ICI HOMES OF TAMPA LLC	0.11	79	40	Laureate Park South (N-2) Phase 2	1			\$18,752	\$1,303.79	\$1,358.12

Parcel ID	NAME1	ACREAGE	LotNum	Lot Type	Neighborhood	Units or Acres	Notes	Principal Per Acre	Series 2025 Principal	Series 2025 Annual Assessment (net)	Series 2025 Annual Assessment (gross)
36-24-30-4992-00-800	DFC REVOLVER III LLC	0.11	80	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-810	ICI HOMES OF TAMPA LLC	0.20	81	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-820	WEEKLEY HOMES LLC	0.13	82	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-00-830	ICI HOMES OF TAMPA LLC	0.11	83	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-840	ICI HOMES OF TAMPA LLC	0.11	84	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-850	ICI HOMES OF TAMPA LLC	0.11	85	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-860	DFC REVOLVER III LLC	0.11	86	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-870	DFC REVOLVER III LLC	0.17	87	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-00-880	DFC REVOLVER III LLC	0.17	88	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-890	DFC REVOLVER III LLC	0.13	89	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-900	DFC REVOLVER III LLC	0.13	90	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-00-910	ICI HOMES OF TAMPA LLC	0.14	91	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-920	ICI HOMES OF TAMPA LLC	0.15	92	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-930	ICI HOMES OF TAMPA LLC	0.20	93	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-00-940	TDGP LLC	0.24	94	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-00-950	TDGP LLC	0.20	95	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-00-960	TDGP LLC	0.20	96	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-00-970	TDGP LLC	0.20	97	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-00-980	TDGP LLC	0.20	98	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-00-990	TDGP LLC	0.20	99	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-000	TDGP LLC	0.20	100	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-010	TDGP LLC	0.20	101	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-020	TDGP LLC	0.20	102	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-030	TDGP LLC	0.19	103	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-040	TDGP LLC	0.20	104	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-050	TDGP LLC	0.20	105	60	Laureate Park South (N-2) Phase 2		1		\$24,222	\$1,684.07	\$1,754.24
36-24-30-4992-01-060	WEEKLEY HOMES LLC	0.18	106	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-070	WEEKLEY HOMES LLC	0.18	107	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-080	WEEKLEY HOMES LLC	0.18	108	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-090	WEEKLEY HOMES LLC	0.18	109	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-100	WEEKLEY HOMES LLC	0.18	110	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-110	TDGP LLC	0.18	111	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-120	TDGP LLC	0.18	112	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-130	TDGP LLC	0.18	113	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-140	TDGP LLC	0.21	114	55	Laureate Park South (N-2) Phase 2		1		\$23,440	\$1,629.74	\$1,697.65
36-24-30-4992-01-150	ICI HOMES OF TAMPA LLC	0.24	115	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-160	ICI HOMES OF TAMPA LLC	0.21	116	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-170	ICI HOMES OF TAMPA LLC	0.22	117	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-180	ICI HOMES OF TAMPA LLC	0.22	118	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-190	ICI HOMES OF TAMPA LLC	0.22	119	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-200	ICI HOMES OF TAMPA LLC	0.21	120	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-210	ICI HOMES OF TAMPA LLC	0.20	121	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-220	DFC REVOLVER III LLC	0.17	122	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-230	DFC REVOLVER III LLC	0.17	123	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-240	TDGP LLC	0.17	124	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-250	TDGP LLC	0.22	125	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-260	TDGP LLC	0.06	126	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-270	TDGP LLC	0.06	127	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-280	TDGP LLC	0.06	128	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-290	TDGP LLC	0.08	129	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-300	TDGP LLC	0.08	130	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-310	TDGP LLC	0.06	131	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-320	TDGP LLC	0.06	132	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-330	TDGP LLC	0.06	133	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-340	TDGP LLC	0.13	134	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-350	TDGP LLC	0.15	135	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-360	TDGP LLC	0.13	136	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-370	TDGP LLC	0.13	137	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-380	TDGP LLC	0.13	138	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-390	TDGP LLC	0.13	139	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-400	TDGP LLC	0.13	140	45	Laureate Park South (N-2) Phase 2		1		\$20,315	\$1,412.44	\$1,471.30
36-24-30-4992-01-410	ICI HOMES OF TAMPA LLC	0.15	141	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-420	ICI HOMES OF TAMPA LLC	0.15	142	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-430	ICI HOMES OF TAMPA LLC	0.15	143	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-440	ICI HOMES OF TAMPA LLC	0.20	144	50	Laureate Park South (N-2) Phase 2		1		\$21,878	\$1,521.09	\$1,584.47
36-24-30-4992-01-450	ICI HOMES OF TAMPA LLC	0.18	145	40	Laureate Park South (N-2) Phase 2		1		\$18,752	\$1,303.79	\$1,358.12
36-24-30-4992-01-460	TDGP LLC	0.08	146	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-470	TDGP LLC	0.08	147	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-480	TDGP LLC	0.08	148	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-490	TDGP LLC	0.08	149	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-500	TDGP LLC	0.08	150	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-510	TDGP LLC	0.08	151	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-520	TDGP LLC	0.08	152	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-530	TDGP LLC	0.08	153	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-540	TDGP LLC	0.08	154	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-550	TDGP LLC	0.08	155	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-560	TDGP LLC	0.08	156	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-570	TDGP LLC	0.08	157	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-580	TDGP LLC	0.08	158	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53
36-24-30-4992-01-590	TDGP LLC	0.12	159	30	Laureate Park South (N-2) Phase 2		1		\$17,971	\$1,249.47	\$1,301.53



Parcel ID	NAME1	ACREAGE	LotNum	Lot Type	Neighborhood	Units or Acres	Notes	Principal Per Acre	Series 2025 Principal	Series 2025 Annual Assessment (net)	Series 2025 Annual Assessment (gross))
36-24-30-4992-01-600	TDCP LLC	0.17	160	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-610	TDCP LLC	0.06	161	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-620	TDCP LLC	0.06	162	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-630	TDCP LLC	0.06	163	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-640	TDCP LLC	0.06	164	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-650	TDCP LLC	0.09	165	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-660	TDCP LLC	0.10	166	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-670	TDCP LLC	0.06	167	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-680	TDCP LLC	0.06	168	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-690	TDCP LLC	0.06	169	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-700	TDCP LLC	0.06	170	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-710	TDCP LLC	0.06	171	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-720	TDCP LLC	0.08	172	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-730	TDCP LLC	0.08	173	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-740	TDCP LLC	0.06	174	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-750	TDCP LLC	0.06	175	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-760	TDCP LLC	0.06	176	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-770	TDCP LLC	0.06	177	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-780	TDCP LLC	0.06	178	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
36-24-30-4992-01-790	TDCP LLC	0.13	179	22	Laureate Park South (N-2) Phase 2		1		\$15,627	\$1,086.50	\$1,131.77
TRACT											
36-24-30-4991-15-001	TDCP LLC	0.34	500	TRACT	Laureate Park N-2 Phase 2		Common Area - No Assessment				
36-24-30-4992-01-001	TDCP LLC	0.43	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-01-002	TDCP LLC	0.44	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-01-003	TDCP LLC	0.41	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-01-004	TDCP LLC	0.40	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-01-005	TDCP LLC	0.34	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-01-006	TDCP LLC	0.28	100	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-15-002	TDCP LLC	0.24	500	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-15-003	TDCP LLC	0.23	500	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-16-001	TDCP LLC	1.77	600	TRACT	Laureate Park N-2 Phase 2		ROW - No Assessment				
36-24-30-4992-19-001	TDCP LLC	36.51	900	TRACT	Laureate Park N-2 Phase 2		Stormwater - No Assessment				
ALORA											
36-24-30-7794-01-000	CITY OF ORLANDO	2.50	100	LOT	Alora		City owned - No Assessment				
36-24-30-7794-02-000	TOLL SOUTHEAST LP COMPANY INC	9.20	200	LOT	Alora	125	transferred with entitlements for TH units		\$1,953,357	\$135,811.90	\$141,470.73
36-24-30-7794-19-011	TDCP LLC	3.80	TRACT S-1A	TRACT	Alora		Stormwater - No Assessment				
36-24-30-7794-19-012	TDCP LLC	10.51	TRACT S-1B	TRACT	Alora		Stormwater - No Assessment				
OTHER											
31-24-31-5161-18-000	CITY OF ORLANDO	10.06	TRACT R	TRACT	N/A		City owned - No Assessment				
31-24-31-0000-00-005	SCHOOL BOARD OF ORANGE COUNTY FLORIDA	19.75	0	School Board of Orange County	N/A		School - No Assessment				
31-24-31-0000-00-032	SCHOOL BOARD OF ORANGE COUNTY FLORIDA	10.25	3	School Board of Orange County	N/A		School - No Assessment				
31-24-31-0000-00-001	TDCP LLC	113.43	TRACT OS-1	TRACT	See Legal Decription - Exhibit B	113.43	Future Development (N1) and component of mixed-use	\$30,415	\$3,450,091	\$239,875.96	\$249,870.80
36-24-30-1851-16-001	CITY OF ORLANDO	14.20	PARK	PARK	N/A		City of Orlando Park - No Assessment				
36-24-30-4992-06-001	TDCP LLC	11.88	TRACT FD-1	FUTURE DEVELOPEMENT	N/A	11.88	Potential future mixed-use development	\$30,415	\$361,299	\$25,120.22	\$26,166.89
TOTAL									\$9,205,000	\$640,000	\$666,667



**Exhibit B**  
**Legal Description**

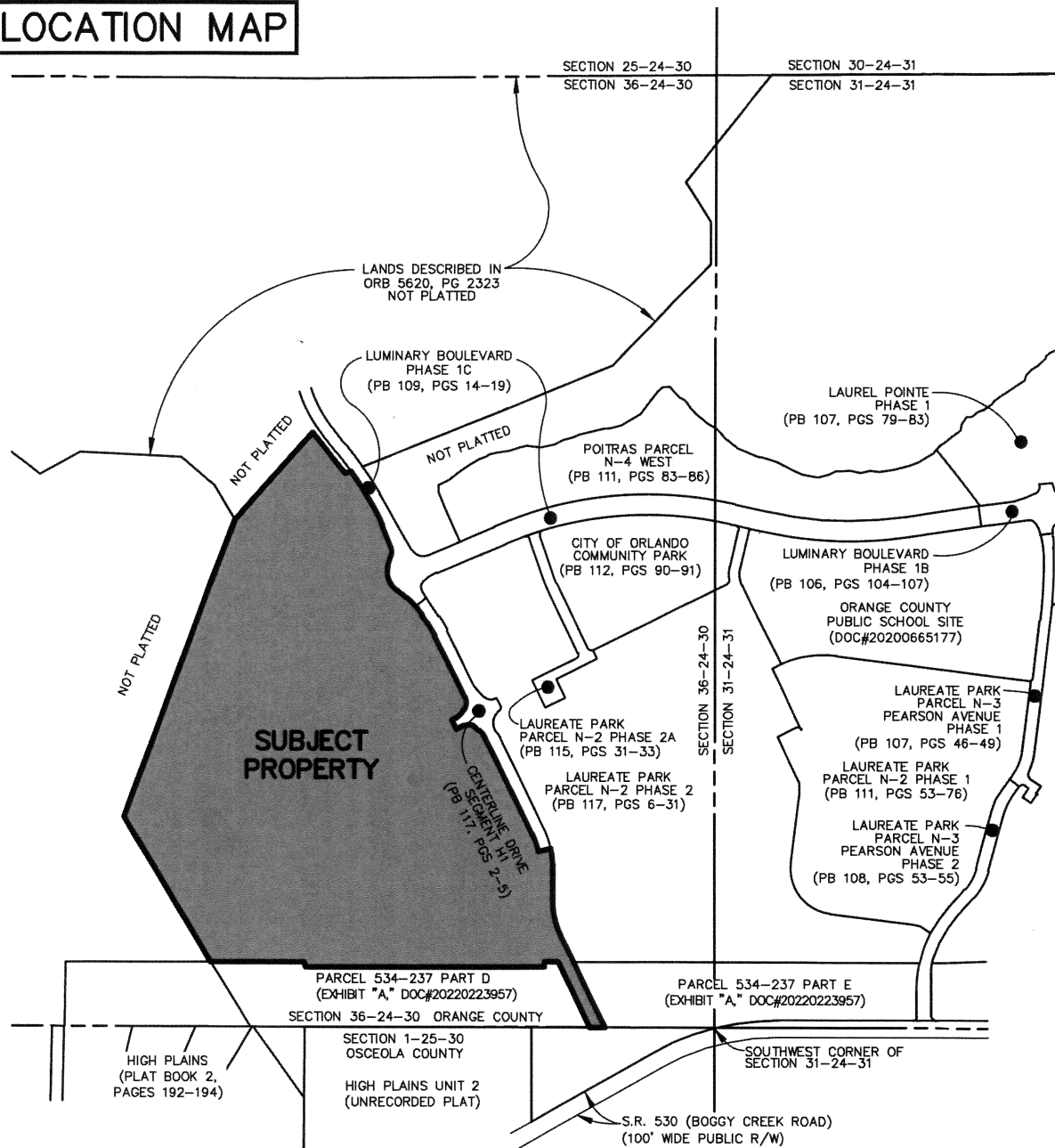
# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LOCATION MAP  
SEE SHEETS 2 AND 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES  
SEE SHEET 5 FOR NOTES AND LEGEND  
SEE SHEETS 6 AND 7 FOR LEGAL DESCRIPTION



1000' 0 1000'  
Scale 1"=1000'

## LOCATION MAP



PREPARED FOR:

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

A PORTION OF POITRAS EAST CDD



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BMW  
DATE: 7/2025

CHECKED BY: RTS  
DATE: 7/2025

JOB NO.  
18124.004

SCALE  
1"=1000'

SHEET 1  
OF 7

DATE BY DESCRIPTION

REVISIONS

**ROBERT TYLER SEARS**  
DONALD W. MCINTOSH ASSOCIATES, INC.  
LICENSED SURVEYOR  
License Number: LS6050  
July 18, 2025  
Florida Registered Professional Surveyor and Mapper  
Certificate No. 6981  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEET 1 FOR LOCATION MAP  
SEE SHEETS 2 AND 3 FOR SKETCH  
SEE SHEET 4 FOR LINE AND CURVE TABLES  
SEE SHEET 5 FOR NOTES AND LEGEND  
SEE SHEETS 6 AND 7 FOR LEGAL DESCRIPTION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS                      PLANNERS                      SURVEYORS

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BMW  
DATE: 7/2025

CHECKED BY: RTS  
DATE: 7/2025

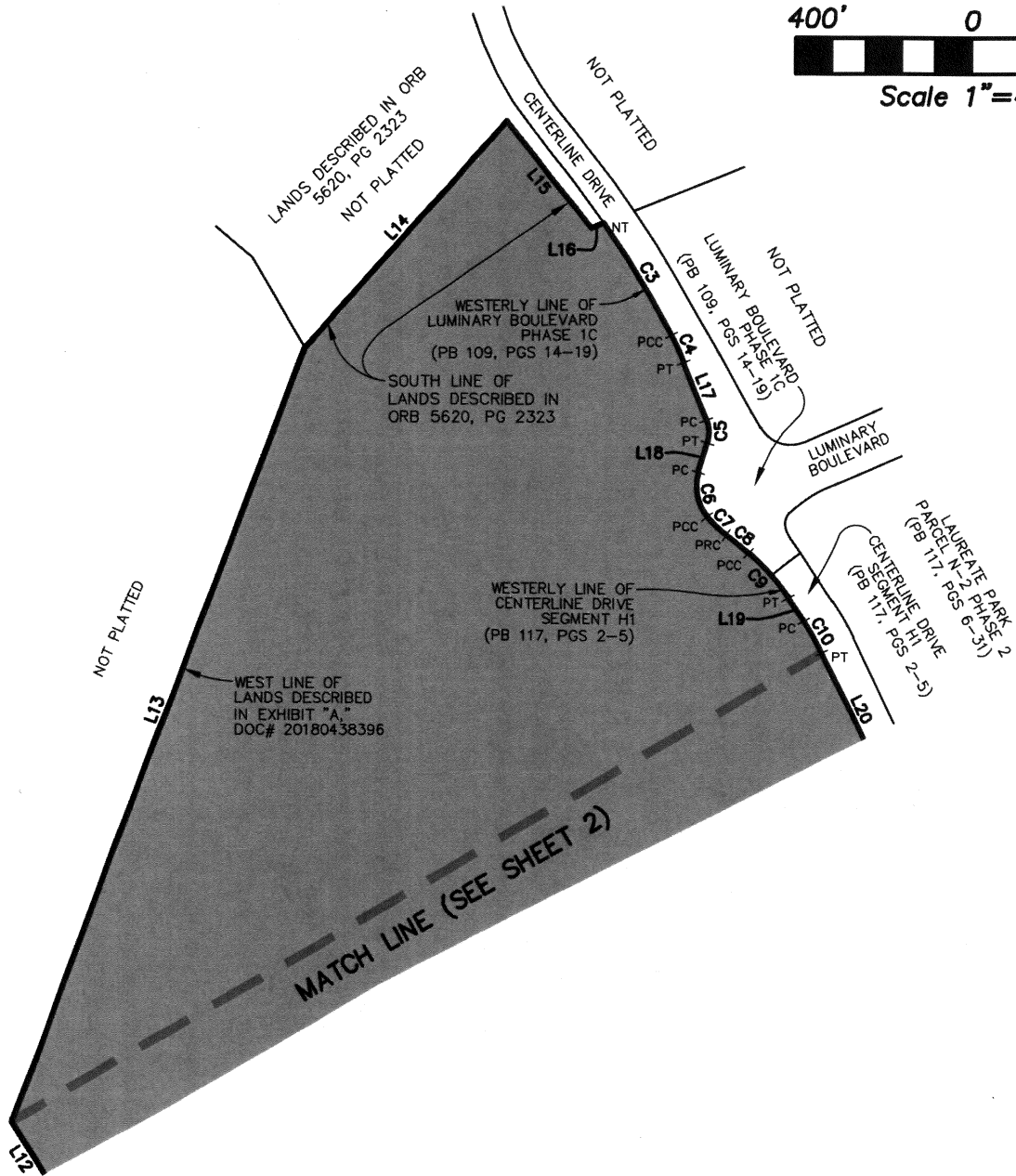
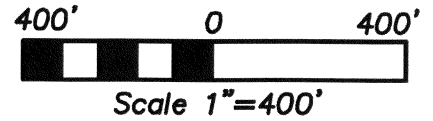
JOB NO.  
**18124.004**

SCALE  
1"=400'

SHEET 2  
OF 7

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LOCATION MAP  
 SEE SHEETS 2 AND 3 FOR SKETCH  
 SEE SHEET 4 FOR LINE AND CURVE TABLES  
 SEE SHEET 5 FOR NOTES AND LEGEND  
 SEE SHEETS 6 AND 7 FOR LEGAL DESCRIPTION



PREPARED FOR:  
**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
 A PORTION OF POITRAS EAST CDD



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18124.004</u>	SCALE <u>1"=400'</u>	SHEET <u>3</u>
DATE: <u>7/2025</u>	DATE: <u>7/2025</u>			OF <u>7</u>

# SKETCH OF DESCRIPTION

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N77°14'49"E	79.00'
L2	S00°14'24"E	192.13'
L3	S26°11'46"E	170.49'
L4	S26°11'46"E	424.65'
L5	N89°53'32"W	88.12'
L6	N26°11'46"W	424.52'
L7	N89°58'02"W	84.74'
L8	S00°01'58"W	30.00'
L9	N89°58'02"W	1399.44'
L10	N18°24'04"W	31.62'
L11	N89°58'02"W	546.63'
L12	N31°21'13"W	993.84'
L13	N20°38'58"E	1859.82'
L14	N41°57'03"E	684.96'
L15	S38°30'26"E	305.98'
L16	N68°04'58"E	30.94'
L17	S21°38'46"E	138.99'
L18	S16°40'11"W	69.45'
L19	S33°54'33"E	61.94'
L20	S26°15'00"E	399.39'
L21	S36°26'23"W	7.60'
L22	S63°58'57"W	30.30'
L23	S26°01'03"E	59.91'
L24	N65°44'16"E	44.79'
L25	N78°39'36"E	23.78'
L26	S47°38'12"E	29.72'
L27	S26°15'00"E	630.43'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	539.50'	12°30'47"	117.82'	117.59'	S06°29'47"E
C2	460.50'	25°57'23"	208.62'	206.84'	S13°13'05"E
C3	2214.50'	07°37'13"	294.53'	294.31'	S30°54'17"E
C4	700.00'	05°26'55"	66.57'	66.54'	S24°22'13"E
C5	78.50'	38°18'57"	52.50'	51.52'	S02°29'17"E
C6	109.00'	55°28'33"	105.54'	101.46'	S11°04'05"E
C7	221.50'	15°22'36"	59.45'	59.27'	S46°29'40"E
C8	778.50'	04°50'26"	65.77'	65.75'	S51°45'45"E
C9	500.00'	15°26'00"	134.68'	134.27'	S41°37'32"E
C10	621.00'	07°39'33"	83.01'	82.95'	S30°04'46"E
C11	70.00'	62°41'23"	76.59'	72.83'	S05°05'42"W
C15	182.00'	17°07'31"	54.40'	54.20'	S45°00'09"W
C16	52.00'	53°42'12"	48.74'	46.98'	S74°29'18"E
C17	282.00'	06°27'50"	31.81'	31.80'	S44°24'18"E
C18	88.00'	14°55'23"	22.92'	22.86'	S33°42'41"E
C19	460.50'	13°29'49"	108.48'	108.23'	S19°30'05"E

PREPARED FOR:  
**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
A PORTION OF POITRAS EAST CDD



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18124.004</u>	SCALE <u>N/A</u>	SHEET <u>4</u>
DATE: <u>7/2025</u>	DATE: <u>7/2025</u>			OF <u>7</u>

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LOCATION MAP  
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## NOTES:

1. This is not a survey.
2. Bearings based on the South line of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2 through 5, of the Public Records of Orange, County, Florida, as being N77°14'49"E, Per Plat.
3. The features and linework shown hereon are in grid position relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment.
4. All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
6. This sketch does not reflect or determine ownership.
7. No title opinion or abstract of matters affecting title or boundary to the subject property or those adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.
8. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

## LEGEND

DB DEED BOOK  
S.R. STATE ROAD  
SECTION 32, TOWNSHIP 24 SOUTH,  
32-24-31 RANGE 31 EAST  
ORB OFFICIAL RECORDS BOOK  
DOC# OFFICIAL RECORDS DOCUMENT NUMBER  
PG(S) PAGE(S)  
PB PLAT BOOK  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PCC POINT OF COMPOUND CURVATURE  
PRC POINT OF REVERSE CURVATURE  
P-C POINT OF CUSP  
NT NON-TANGENT  
(NR) NON-RADIAL

## PREPARED FOR:

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
A PORTION OF POITRAS EAST CDD



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO.	SCALE	SHEET <u>5</u>
DATE: <u>7/2025</u>	DATE: <u>7/2025</u>	<u>18124.004</u>	<u>N/A</u>	OF <u>7</u>

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LOCATION MAP  
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## DESCRIPTION:

That part of Section 36, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the Southernmost corner of CENTERLINE DRIVE SEGMENT H1, according to the plat thereof, as recorded in Plat Book 117, Pages 2 through 5, of the Public Records of Orange County, Florida; thence N77°14'49"E along the South line of said plat of CENTERLINE DRIVE SEGMENT H1, for a distance of 79.00 feet to the West line of LAUREATE PARK PARCEL N-2 PHASE 2, according to the plat thereof, as recorded in Plat Book 117, Pages 6 through 31, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 539.50 feet, a chord bearing of S06°29'47"E, and a chord distance of 117.59 feet; thence departing said South line, run Southerly along said West line and the arc of said curve through a central angle of 12°30'47" for a distance of 117.82 feet to the point of tangency; thence S00°14'24"E along said West line, 192.13 feet to the point of curvature of a curve concave Easterly having a radius of 460.50 feet, a chord bearing of S13°13'05"E, and a chord distance of 206.84 feet; thence Southerly along said West line and the arc of said curve through a central angle of 25°57'23" for a distance of 208.62 feet to the point of tangency; thence S26°11'46"E along said West line, 170.49 feet to the Northwest corner of Parcel 534-237 Part E, as described in Exhibit "A" of Official Records Document Number 20220223957, of the Public Records of Orange County, Florida; thence departing said West line, continue S26°11'46"E along the West line of said Parcel 534-237 Part E, for a distance of 424.65 feet to the Southwest corner of said Parcel 534-237 Part E and the South line of the Southeast 1/4 of said Section 36; thence departing said West line, run N89°53'32"W along said South line, 88.12 feet to the Southeast corner of Parcel 534-237 Part D, as described in Exhibit "A" of Official Records Document Number 20220223957, of the Public Records of Orange County, Florida; thence departing said South line, run N26°11'46"W along the East line of said Parcel 534-237 Part D, 424.52 feet to the Northeast corner of said Parcel 534-237 Part D; thence run the following courses and distances along the North line of said Parcel 534-237 Part D: N89°58'02"W, 84.74 feet; S00°01'58"W, 30.00 feet; N89°58'02"W, 1399.44 feet; N18°24'04"W, 31.62 feet; N89°58'02"W, 546.63 feet to the West line of lands described in Exhibit A of Official Records Document Number 20180438396, of the Public Records of Orange County, Florida; thence departing said North line, run N31°21'13"W along said West line, 993.84 feet; thence N20°38'58"E along said West line, 1859.82 feet to the South line of lands described in Official Records Book 5620, Page 2323, of the Public Records of Orange County, Florida; thence departing said West line, run N41°57'03"E along said South line, 684.96 feet; thence S38°30'26"E along said South line, 305.98 feet; thence N68°04'58"E along said South line, 30.94 feet to the Westerly line of LUMINARY BOULEVARD PHASE 1C, according to the plat thereof, as recorded in Plat Book 109, Pages 14 through 19, of the Public Records of Orange County, Florida and a non-tangent curve concave Southwesterly having a radius of 2214.50 feet, a chord bearing of S30°54'17"E and a chord distance of 294.31; thence departing said South line, run the following courses and distances along said Westerly line of LUMINARY BOULEVARD PHASE 1C: Southeasterly along the arc of said curve through a central angle of 07°37'13" for a distance of 294.53 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 700.00 feet, a chord bearing of S24°22'13"E and a chord distance of 66.54 feet; thence Southeasterly along the arc of said curve through a central angle of 05°26'55" for a distance of 66.57 feet to the point of tangency; S21°38'46"E, 138.99 feet to the point of curvature of a curve concave Westerly having a radius of 78.50 feet, a chord bearing of S02°29'17"E and a chord distance of 51.52 feet; thence Southerly along the arc of said curve through a central angle of 38°18'57" for a distance of 52.50 feet to the point of tangency; S16°40'11"W, 69.45 feet to the point of curvature of a curve concave Easterly having a radius of 109.00 feet, a chord bearing of S11°04'05"E and a chord distance of 101.46 feet; thence Southerly along the arc of said curve through a central angle of 55°28'33" for a distance of 105.54 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 221.50 feet, a chord bearing of S46°29'40"E and a chord

**LEGAL DESCRIPTION CONTINUES ON SHEET 7**

## PREPARED FOR:

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
A PORTION OF POITRAS EAST CDD



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

1950 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18124.004</u>	SCALE <u>N/A</u>	SHEET <u>6</u>
DATE: <u>7/2025</u>	DATE: <u>7/2025</u>			OF <u>7</u>



# SKETCH OF DESCRIPTION

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## LEGAL DESCRIPTION CONTINUED FROM SHEET 6

distance of 59.27 feet; thence Southeasterly along the arc of said curve through a central angle of 15°22'36" for a distance of 59.45 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 778.50 feet, a chord bearing of S51°45'45"E, and a chord distance of 65.75 feet; thence Southeasterly along the arc of said curve through a central angle of 04°50'26" for a distance of 65.77 feet to the Westerly line of aforesaid plat of CENTERLINE DRIVE SEGMENT H1, and the point of compound curvature of a curve concave Southwesterly having a radius of 500.00 feet, a chord bearing of S41°37'32"E, and a chord distance of 134.27 feet; thence departing said Westerly line of the plat of LUMINARY BOULEVARD PHASE 1C, run the following courses and distances along said Westerly line of the plat of CENTERLINE DRIVE SEGMENT H1: Southeasterly along the arc of said curve through a central angle of 15°26'00" for a distance of 134.68 feet to the point of tangency; S33°54'33"E, 61.94 feet to the point of curvature of a curve concave Southwesterly having a radius of 621.00 feet, a chord bearing of S30°04'46"E, and a chord distance of 82.95 feet; thence Southeasterly along the arc of said curve through a central angle of 07°39'33" for a distance of 83.01 feet to the point of tangency; S26°15'00"E, 399.39 feet to the point of curvature of a curve concave Westerly having a radius of 70.00 feet, a chord bearing of S05°05'42"W, and a chord distance of 72.83 feet; thence Southerly along the arc of said curve through a central angle of 62°41'23" for a distance of 76.59 feet to the point of tangency; thence S36°26'23"W, 7.60 feet to the point of curvature of a curve concave Northwesterly having a radius of 182.00 feet, a chord bearing of S45°00'09"W, and a chord distance of 54.20 feet; thence Southwesterly along the arc of said curve through a central angle of 17°07'31" for a distance of 54.40 feet to a non-tangent line; S63°58'57"W, 30.30 feet; S26°01'03"E, 59.91 feet; N65°44'16"E, 44.79 feet; N78°39'36"E, 23.78 feet to the point of curvature of a curve concave Southerly having a radius of 52.00 feet, a chord bearing of S74°29'18"E, and a chord distance of 46.98 feet; thence Easterly along the arc of said curve through a central angle of 53°42'12" for a distance of 48.74 feet to the point of tangency; S47°38'12"E, 29.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 282.00 feet, a chord bearing of S44°24'18"E, and a chord distance of 31.80 feet; thence Southeasterly along the arc of said curve through a central angle of 06°27'50" for a distance of 31.81 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 88.00 feet, a chord bearing of S33°42'41"E, and a chord distance of 22.86 feet; thence Southeasterly along the arc of said curve through a central angle of 14°55'23" for a distance of 22.92 feet to the point of tangency; S26°15'00"E, 630.43 feet to the point of curvature of a curve concave Westerly having a radius of 460.50 feet, a chord bearing of S19°30'05"E, and a chord distance of 108.23 feet; thence Southerly along the arc of said curve through a central angle of 13°29'49" for a distance of 108.48 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 113.434 acres more or less when measured in ground dimensions and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:  
**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**  
A PORTION OF POITRAS EAST CDD



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

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CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO.	SCALE	SHEET <u>7</u>
DATE: <u>7/2025</u>	DATE: <u>7/2025</u>	<u>18124.004</u>	<u>N/A</u>	OF <u>7</u>



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# **Postras East Community Development District**

**Responses Received in Response to Request for  
Qualifications for Construction Services**

**BOGGY CREEK IMPROVEMENT DISTRICT  
GREENEWAY IMPROVEMENT DISTRICT  
MIDTOWN IMPROVEMENT DISTRICT  
MYRTLE CREEK IMPROVEMENT DISTRICT  
POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**PRE-QUALIFIED CONTRACTORS**

**August 2025**

- Carr & Collier, Inc.
- Cathcart Construction Company
- Garney Companies, Inc.
- Gibbs and Register
- Granite Construction Company
- Hubbard Construction Company
- JMHC, Inc.
- Jon M Hall Company
- Jr. Davis Construction Company, Inc.
- Prime Construction Group, Inc.
- Southern Development & Construction
- The Middlesex Corporation
- Watson Civil Construction, Inc.





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# **Poitras East Community Development District**

**Resolution 2025-08,  
Designating a Public Depository**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Poitras East Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board desires to designate a public depository for the District funds.

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

**1. DESIGNATION OF PUBLIC DEPOSITORY.** \_\_\_\_\_  
is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District's Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District's official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District's Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

**2. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of July 2025.

ATTEST:

**POITRAS EAST COMMUNITY DEVELOPMENT  
DISTRICT**

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

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



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# **Poitras East Community Development District**

**Operation and Maintenance Expenditures Paid in  
June 2025 in an amount totaling \$61,185.78**

**POITRAS EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817

PHONE: (407) 723-5900 • FAX: (407) 723-5901

**Operation and Maintenance Expenditures**  
**For Board Approval**

Attached please find the check register listing Operations and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$61,185.78**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

**Poitras East CDD**  
AP Check Register (Current by Bank)  
Check Dates: 6/1/2025 to 6/30/2025

check No.	ate	tatus*	Vendor ID	Payee Name	Amount
<b>BANK ID: OM1705 - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
1840	06/04/25	P	BERMAN	Berman Construction	\$1,200.00
1841	06/04/25	P	CEPRA	Cepra Landscape	\$17,667.91
1842	06/04/25	P	DONMC	Donald W McIntosh Associates	\$947.30
1843	06/04/25	P	PFMGC	PFM Group Consulting	\$3,221.26
1844	06/04/25	P	RLEVEY	Richard Levey	\$200.00
1845	06/13/25	P	CEPRA	Cepra Landscape	\$3,027.50
1846	06/13/25	P	ORLSEN	Orlando Sentinel	\$219.50
1847	06/13/25	P	PFMGC	PFM Group Consulting	\$3,208.33
1848	06/13/25	P	USIC	USIC Locating Services	\$965.36
1849	06/13/25	P	VGLOBA	VGlobalTech	\$135.00
1850	06/20/25	P	KUTAK	Kutak Rock	\$2,147.15
1851	06/20/25	P	TRUSTE	US Bank as Trustee for Poitras	\$31,856.09
1852	06/30/25	P	BERMAN	Berman Construction	\$1,200.00
1853	06/30/25	P	CEPRA	Cepra Landscape	\$23,667.91
1854	06/30/25	P	RLEVEY	Richard Levey	\$200.00
<b>BANK OM1705 REGISTER TOTAL:</b>					<b>\$89,863.31</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70022	06/13/25	M	WRE	Wind River Environmental	\$175.00
70023	06/18/25	M	OUC	Orlando Utilities Commission	\$2,828.56
70024	06/20/25	M	WRE	Wind River Environmental	\$175.00
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$3,178.56</b>
<b>GRAND TOTAL :</b>					<b>\$93,041.87</b>

58,007.22	Checks 1840-1850, 1852-1854
31,856.09	Debt Service Check 1851
2,828.56	PA 289 - OUC paid online
175.00	PA 289 - WRE paid online
175.00	PA 290 - WRE paid online
93,041.87	Total cash spent
61,185.78	O&M cash spent

\* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void ( Void Date ); "A" - Application; "E" - EFT  
\*\* Denotes broken check sequence.

**Postras East CDD**  
June 2025 AP Remittance Report

BANK:	OM1705	CHECK:	1840	AMOUNT:	\$1,200.00	DATE:	06/04/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/01/25	53766	PA 285 - May administrator agr				\$0.00		\$500.00	
05/01/25	53766	PA 285 - May irrigation specia				\$0.00		\$500.00	
05/01/25	53903	PA 285 - May lift station main				\$0.00		\$200.00	
TOTALS:						\$0.00		\$1,200.00	
BANK:	OM1705	CHECK:	1841	AMOUNT:	\$17,667.91	DATE:	06/04/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/01/25	O-S8001	PA 285 - May landscape maint,				\$0.00		\$15,267.91	
05/01/25	O-S8001	PA 285 - May irrigation				\$0.00		\$2,400.00	
TOTALS:						\$0.00		\$17,667.91	
BANK:	OM1705	CHECK:	1842	AMOUNT:	\$947.30	DATE:	06/04/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/16/25	47279	PA 287 - Eng. srvs. thru 04/25				\$0.00		\$947.30	
TOTALS:						\$0.00		\$947.30	
BANK:	OM1705	CHECK:	1843	AMOUNT:	\$3,221.26	DATE:	06/04/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/05/25	DM-05-2025-50	PA 287 - DM fee: May 2025				\$0.00		\$3,208.33	
05/09/25	OE-EXP-05-2025-46	PA 287 - Apr. postage				\$0.00		\$0.69	
05/09/25	OE-EXP-05-2025-46	PA 287 - Apr. FedEx				\$0.00		\$12.24	
TOTALS:						\$0.00		\$3,221.26	
BANK:	OM1705	CHECK:	1844	AMOUNT:	\$200.00	DATE:	06/04/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/20/25	2025.05.20	PA 288 - Supervisor fee 2025.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM-ACH	CHECK:	70022	AMOUNT:	\$175.00	DATE:	06/13/25	VEND ID:	WRE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/30/25	6885084	PA 289 - Lift station maint. o				\$0.00		\$175.00	
TOTALS:						\$0.00		\$175.00	
BANK:	OM1705	CHECK:	1845	AMOUNT:	\$3,027.50	DATE:	06/13/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/31/24	O-S7385	PA 289 - Hurricane damage tree				\$0.00		\$1,600.00	
05/29/25	O-S8138	PA 285 - May valve replacement				\$0.00		\$520.00	
05/29/25	O-S8141	PA 285 - May Pearson irrigatio				\$0.00		\$271.50	
05/29/25	O-S8142	PA 285 - May Luminary A MI rep				\$0.00		\$368.50	
05/29/25	O-S8143	PA 285 - May Luminary B MI rep				\$0.00		\$267.50	
TOTALS:						\$0.00		\$3,027.50	
BANK:	OM1705	CHECK:	1846	AMOUNT:	\$219.50	DATE:	06/13/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
05/18/25	OSC116969371	PA 289 - Ad: 7795371 ; CU80003				\$0.00		\$219.50	
TOTALS:						\$0.00		\$219.50	
BANK:	OM1705	CHECK:	1847	AMOUNT:	\$3,208.33	DATE:	06/13/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/02/25	DM-06-2025-51	PA 289 - DM fee: Jun. 2025				\$0.00		\$3,208.33	
TOTALS:						\$0.00		\$3,208.33	

**Postras East CDD**  
June 2025 AP Remittance Report

BANK:	OM1705	CHECK:	1848	AMOUNT:	\$965.36	DATE:	06/13/25	VEND ID:	USIC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
04/30/25	731809	PA 289 - Ticket and service fe				\$0.00		\$482.68	
05/31/25	738077	PA 289 - Ticket and service fe				\$0.00		\$482.68	
TOTALS:						\$0.00		\$965.36	
BANK:	OM1705	CHECK:	1849	AMOUNT:	\$135.00	DATE:	06/13/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/01/25	7353	PA 289 - Jun. website maint.				\$0.00		\$135.00	
TOTALS:						\$0.00		\$135.00	
BANK:	OM-ACH	CHECK:	70023	AMOUNT:	\$2,828.56	DATE:	06/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/02/25	10986-060225	PA 289 - OUC 2025.06.02 Electr				\$0.00		\$223.05	
06/02/25	10986-060225	PA 289 - OUC 2025.06.02 Reclai				\$0.00		\$971.10	
06/02/25	10986-060225	PA 289 - OUC 2025.06.02 Street				\$0.00		\$1,628.45	
06/02/25	10986-060225	PA 289 - OUC 2025.06.02 Taxes				\$0.00		\$5.96	
TOTALS:						\$0.00		\$2,828.56	
BANK:	OM-ACH	CHECK:	70024	AMOUNT:	\$175.00	DATE:	06/20/25	VEND ID:	WRE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/12/25	6903789	PA 290 - Lift station maint. o				\$0.00		\$175.00	
TOTALS:						\$0.00		\$175.00	
BANK:	OM1705	CHECK:	1850	AMOUNT:	\$2,147.15	DATE:	06/20/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/06/25	3579951	PA 290 - Gen. legal thru 04/30				\$0.00		\$2,147.15	
TOTALS:						\$0.00		\$2,147.15	
BANK:	OM1705	CHECK:	1851	AMOUNT:	\$31,856.09	DATE:	06/20/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/14/25	2025.06.13	S2023 FY25 DS (239115000) Dist				\$0.00		\$31,856.09	
TOTALS:						\$0.00		\$31,856.09	
BANK:	OM1705	CHECK:	1852	AMOUNT:	\$1,200.00	DATE:	06/30/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/01/25	270	PA 290 - Jun. irrigation speci				\$0.00		\$500.00	
06/01/25	270	PA 290 - Jun. administrator ag				\$0.00		\$500.00	
06/01/25	386	PA 290 - Jun. lift station mai				\$0.00		\$200.00	
TOTALS:						\$0.00		\$1,200.00	
BANK:	OM1705	CHECK:	1853	AMOUNT:	\$23,667.91	DATE:	06/30/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
02/28/25	O-S7608	PA 291 - Feb. Luminary B irrig				\$0.00		\$6,000.00	
06/01/25	O-S8184	PA 289 - Jun. irrigation				\$0.00		\$2,400.00	
06/01/25	O-S8184	PA 289 - Jun. landscape maint,				\$0.00		\$15,267.91	
TOTALS:						\$0.00		\$23,667.91	
BANK:	OM1705	CHECK:	1854	AMOUNT:	\$200.00	DATE:	06/30/25	VEND ID:	RLEVY
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/17/25	2025.06.17	PA 291 - Supervisor fee 2025.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	



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# **Poitras East Community Development District**

**Requisition Nos. 2020-408 – 2020-411 Paid in  
June 2025 in an amount totaling \$345,343.17**



**POITRAS EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817

PHONE: (407) 723-5900 • FAX: (407) 723-5901

**Requisition Recap**  
**For Board Approval**

Attached please find the listing of requisitions approved to be paid from bond funds from June 1, 2025 through June 30, 2025. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
S2020-408	Boggy Creek Improvement District	\$124.56
S2020-409	Jr. Davis Construction Co.	\$332,539.52
S2020-410	Kutak Rock	\$234.50
S2020-411	City of Orlando	\$12,444.59
	<b>TOTAL</b>	<b>\$345,343.17</b>

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
2020 NOTE ACQUISITION AND CONSTRUCTION ACCOUNT

DATE:	June 13, 2025	REQUISITION NO:	408
PAYEE:	Boggy Creek Improvement District	AMOUNT DUE:	\$124.56
ADDRESS:	c/o PFM Group Consulting 3501 Quadrangle Boulevard, Ste. 270 Orlando, FL 32817	FUND:	<u>Acquisition/Construction</u>
ITEM:	Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2013 Construction Funds Requisition 485 (Reference OSC117407761 ; Ads: 7795542, 7811336)		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2020 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2020 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.


The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Board of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

All invoice(s) are on file with the District from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

POITRAS EAST COMMUNITY  
DEVELOPMENT DISTRICT

  
BY: \_\_\_\_\_  
CHAIRMAN or VICE CHAIRMAN

**DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES**

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer, as such report shall have been amended or modified as of the date hereof.

  
BY: \_\_\_\_\_  
DISTRICT ENGINEER Jeffrey J. Newton, PE

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
2020 NOTE ACQUISITION AND CONSTRUCTION ACCOUNT

DATE:	June 13, 2025	REQUISITION NO:	409
PAYEE:	Jr. Davis Construction Co., Inc.	AMOUNT DUE:	\$332,539.52
ADDRESS:	210 Hangar Road Kissimmee, FL 34741	FUND:	<u>Acquisition/Construction</u>
ITEM:	<ul style="list-style-type: none"><li>• Invoice 130883 (Pay Application #10) for Project 2196 (Poitras East N-2 Lift Station G) Through 05/25/2025 – <b>\$59,042.50</b></li><li>• Invoice 130885 (Pay Application #8) for Project 2206 (Centerline Dr Seg H-1) Through 05/25/2025 – <b>\$273,497.02</b></li></ul>		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2020 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2020 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.


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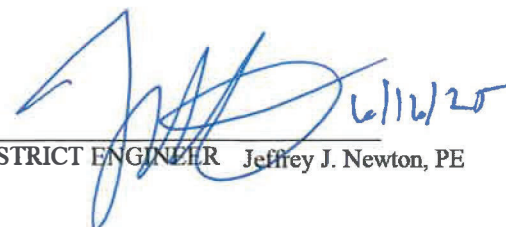
All invoice(s) are on file with the District from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

POITRAS EAST COMMUNITY  
DEVELOPMENT DISTRICT

  
BY: \_\_\_\_\_  
CHAIRMAN or VICE CHAIRMAN

**DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPEND TURES**

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer, as such report shall have been amended or modified as of the date hereof.

  
BY: \_\_\_\_\_  
DISTRICT ENGINEER Jeffrey J. Newton, PE

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
2020 NOTE ACQUISITION AND CONSTRUCTION ACCOUNT

DATE:	June 13, 2025	REQUISITION NO:	410
PAYEE:	Kutak Rock	AMOUNT DUE:	\$234.50
ADDRESS:	PO Box 30057 Omaha, NE 68103-1157	FUND:	<u>Acquisition/Construction</u>
ITEM:	Invoice 3579952 for Project 15623-2 (Project Construction) Through 04/30/2025		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2020 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2020 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.


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All invoice(s) are on file with the District from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

POITRAS EAST COMMUNITY  
DEVELOPMENT DISTRICT

BY:   
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer, as such report shall have been amended or modified as of the date hereof.

BY:  6/16/25  
DISTRICT ENGINEER Jeffrey J. Newton, PE

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
REQUISITION FOR PAYMENT  
2020 NOTE ACQUISITION AND CONSTRUCTION ACCOUNT

DATE:	June 18, 2025	REQUISITION NO:	411
PAYEE:	City of Orlando	AMOUNT DUE:	\$12,444.59
ADDRESS:	c/o Donald W McIntosh Associates 1950 Summit Park Drive, 6 <sup>th</sup> Floor Orlando, FL 32810	FUND:	<u>Acquisition/Construction</u>
ITEM:	Laureate Park N-1 Phase 1 Lift Station D Building Fees		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2020 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2020 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Board of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

All invoice(s) are on file with the District from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

POITRAS EAST COMMUNITY  
DEVELOPMENT DISTRICT



BY: \_\_\_\_\_  
CHAIRMAN or VICE CHAIRMAN

**DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES**

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer, as such report shall have been amended or modified as of the date hereof.

  
BY: \_\_\_\_\_  
DISTRICT ENGINEER  
Jeffrey J. Newton, PE



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# **Postras East Community Development District**

**Work Authorizations/Proposed Services**  
*(if applicable)*



## Proposal

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

PROPERTY
Poitras East CDD 10105 Selten Way Orlando, FL 32832

PROPOSAL #	DATE	
42713	06/17/2025	

DESCRIPTION	
<p>Sabal Palm Removal/Replacement Proposal Poitras East CDD</p> <p>Proposal to remove and/or replace dead Sabal Palms throughout the district. There's currently 15 dead sable palms and 1 pine tree that need to be removed. Some will be removed and some will be replaced.</p> <p>Large Loader 1 @ \$500 = \$500 Labor 60 @ \$55 = \$3300 10'-15' CT REGEN Sabal Palms 6 @ \$540 = \$3240 Freight 1 @ \$700 = \$700 Refuse 1 @ \$700 = \$650 Palm Batton Kits 6 @ \$100 = \$600</p> <p>Total = \$8990.00</p>	\$8,990.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
ENHANCEMENT	1	\$8,990.00	\$8,990.00	\$8,990.00
<b>TOTAL:</b>			<b>\$8,990.00</b>	<b>\$8,990.00</b>



## Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

\_\_\_\_\_  
Customer Printed Name

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

WORK ORDER #42713



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**CEPRA**  
LANDSCAPE

## Proposal

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

PROPERTY
Poitras East CDD 10105 Selden Way Orlando, FL 32832

PROPOSAL #	DATE	
49527	07/10/2025	

DESCRIPTION	
The following proposal is for 3" Mainline Repair on Luminary A by entrance of Laurel Pointe Wy.  3" Mainline Repair 4LF @\$125.00=\$500.00  Total:\$500.00	\$500.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$500.00	\$500.00	\$500.00
<b>TOTAL:</b>			<b>\$500.00</b>	<b>\$500.00</b>

## Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
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4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
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11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

\_\_\_\_\_  
Customer Printed Name

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

WORK ORDER #49527

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## Proposal

PO Box 865  
Oakland, FL 34760  
407-287-5622  
CepraLandscape.com

PROPERTY
Poitras East CDD 10105 Selten Way Orlando, FL 32832

PROPOSAL #	DATE	
49525	07/10/2025	

DESCRIPTION	
The following proposal is for a 3" Mainline repair on Luminary A.  3" Mainline Repair 6LF @\$125.00=\$750.00  Total:\$750.00	\$750.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$750.00	\$750.00	\$750.00
<b>TOTAL:</b>			<b>\$750.00</b>	<b>\$750.00</b>

## Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

\_\_\_\_\_  
Customer Printed Name

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

WORK ORDER #49525



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# **Poitras East Community Development District**

**District's Financial Position and Budget to Actual YTD**



# Postras East Community Development District

## June 2025 Financial Package

June 30, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817-8329  
(407) 723-5900





**Poitras East CDD**  
Statement of Financial Position  
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 861,921.72				\$ 861,921.72
Alleyway & Infrastructure Capital Res.	160,317.89				160,317.89
Assessments Receivable	64,522.95				64,522.95
Prepaid Expenses	3,240.90				3,240.90
Assessments Receivable		\$ 181,088.16			181,088.16
Due From Other Funds		31,856.09			31,856.09
Series 2020 Debt Service Reserve		642,260.15			642,260.15
Series 2023 Debt Service Reserve		814,046.25			814,046.25
Series 2023 Revenue		519,715.88			519,715.88
Series 2023 Prepayment		322.50			322.50
Series 2023 Acquisition/Construction			\$ 24,332.92		24,332.92
Total Current Assets	<u>\$ 1,090,003.46</u>	<u>\$ 2,189,289.03</u>	<u>\$ 24,332.92</u>	<u>\$ -</u>	<u>\$ 3,303,625.41</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,976,344.78	\$ 1,976,344.78
Amount To Be Provided				21,828,655.22	21,828,655.22
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,805,000.00</u>	<u>\$ 23,805,000.00</u>
<b>Total Assets</b>	<u><u>\$ 1,090,003.46</u></u>	<u><u>\$ 2,189,289.03</u></u>	<u><u>\$ 24,332.92</u></u>	<u><u>\$ 23,805,000.00</u></u>	<u><u>\$ 27,108,625.41</u></u>



**Poitras East CDD**  
Statement of Financial Position  
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 2,724.70				\$ 2,724.70
Deferred Revenue	64,522.95				64,522.95
Deferred Revenue		\$ 181,088.16			181,088.16
Accounts Payable			\$ 40,683.75		40,683.75
Retainage Payable			234,136.25		234,136.25
Total Current Liabilities	<u>\$ 67,247.65</u>	<u>\$ 181,088.16</u>	<u>\$ 274,820.00</u>	<u>\$ -</u>	<u>\$ 523,155.81</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 23,805,000.00	\$ 23,805,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,805,000.00</u>	<u>\$ 23,805,000.00</u>
<b>Total Liabilities</b>	<u><b>\$ 67,247.65</b></u>	<u><b>\$ 181,088.16</b></u>	<u><b>\$ 274,820.00</b></u>	<u><b>\$ 23,805,000.00</b></u>	<u><b>\$ 24,328,155.81</b></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ (63,275.11)				\$ (63,275.11)
Net Assets - General Government	751,124.39				751,124.39
Current Year Net Assets - General Government	334,906.53				334,906.53
Net Assets, Unrestricted		\$ 1,827,599.59			1,827,599.59
Current Year Net Assets, Unrestricted		180,601.28			180,601.28
Net Assets, Unrestricted			\$ (330,737.53)		(330,737.53)
Current Year Net Assets, Unrestricted			80,250.45		80,250.45
<b>Total Net Assets</b>	<u><b>\$ 1,022,755.81</b></u>	<u><b>\$ 2,008,200.87</b></u>	<u><b>\$ (250,487.08)</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 2,780,469.60</b></u>
<b>Total Liabilities and Net Assets</b>	<u><b>\$ 1,090,003.46</b></u>	<u><b>\$ 2,189,289.03</b></u>	<u><b>\$ 24,332.92</b></u>	<u><b>\$ 23,805,000.00</b></u>	<u><b>\$ 27,108,625.41</b></u>



**Poitras East CDD**  
**Statement of Activities**  
**As of 6/30/2025**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Long-Term Debt Fund</b>	<b>Total</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 513,313.57				\$ 513,313.57
Off-Roll Assessments	144,620.05				144,620.05
On-Roll Assessments		\$ 1,440,650.40			1,440,650.40
Inter-Fund Group Transfers In		(0.30)			(0.30)
Debt Proceeds		511,264.16			511,264.16
Other Income & Other Financing Sources			\$ 10,250.00		10,250.00
Inter-Fund Transfers In			0.30		0.30
Debt Proceeds			3,592,362.31		3,592,362.31
Total Revenues	<u>\$ 657,933.62</u>	<u>\$ 1,951,914.26</u>	<u>\$ 3,602,612.61</u>	<u>\$ -</u>	<u>\$ 6,212,460.49</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 1,200.00				\$ 1,200.00
D&O Insurance	2,983.00				2,983.00
Trustee Services	13,514.21				13,514.21
Management	28,874.97				28,874.97
Engineering	8,472.32				8,472.32
Disclosure	2,500.00				2,500.00
District Counsel	13,243.50				13,243.50
Assessment Administration	7,500.00				7,500.00
Audit	7,200.00				7,200.00
Travel and Per Diem	17.96				17.96
Postage & Shipping	85.29				85.29
Legal Advertising	2,590.45				2,590.45
Bank Fees	20.00				20.00
Web Site Maintenance	1,815.00				1,815.00
Holiday Decorations	750.00				750.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,866.47				1,866.47
Water Reclaimed	8,015.32				8,015.32
General Insurance	3,648.00				3,648.00
Property & Casualty	15,099.00				15,099.00
Irrigation Parts	38,697.00				38,697.00



**Poitras East CDD**  
Statement of Activities  
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Landscaping Maintenance & Material	\$ 137,411.19				\$ 137,411.19
Contingency	13,566.19				13,566.19
Pest Control	1,190.00				1,190.00
Entry and Wall Maintenance	750.00				750.00
Streetlights	13,004.28				13,004.28
Liftstation Maintenance	7,263.16				7,263.16
Personnel Leasing Agreement	9,000.00				9,000.00
Principal Payments (Series 2023)		\$ 430,000.00			430,000.00
Interest Payments (Series 2020)		182,973.82			182,973.82
Interest Payments (Series 2023)		1,200,337.50			1,200,337.50
Engineering			\$ 184,864.20		184,864.20
District Counsel			6,601.50		6,601.50
Legal Advertising			468.60		468.60
Property & Casualty			10,360.00		10,360.00
Contingency			3,321,251.62		3,321,251.62
Total Expenses	\$ 340,452.31	\$ 1,813,311.32	\$ 3,523,545.92	\$ -	\$ 5,677,309.55
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 17,425.22				\$ 17,425.22
Dividend Income		\$ 41,998.34			41,998.34
Dividend Income			\$ 1,183.76		1,183.76
Total Other Revenues (Expenses) & Gains (Losses)	\$ 17,425.22	\$ 41,998.34	\$ 1,183.76	\$ -	\$ 60,607.32
<b>Change In Net Assets</b>	\$ 334,906.53	\$ 180,601.28	\$ 80,250.45	\$ -	\$ 595,758.26
<b>Net Assets At Beginning Of Year</b>	\$ 687,849.28	\$ 1,827,599.59	\$ (330,737.53)	\$ -	\$ 2,184,711.34
<b>Net Assets At End Of Year</b>	\$ 1,022,755.81	\$ 2,008,200.87	\$ (250,487.08)	\$ -	\$ 2,780,469.60



**Poitras East CDD**  
Budget to Actual  
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
Assessments	\$ 657,933.62	\$ 541,837.50	\$ 116,096.12	\$ 722,450.00	99.68%
Carryforward Revenue	62,225.33	62,225.33	-	82,967.10	75.00%
<b>Net Revenues</b>	<b>\$ 720,158.95</b>	<b>\$ 604,062.83</b>	<b>\$ 116,096.12</b>	<b>\$ 805,417.10</b>	<b>89.41%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 1,200.00	\$ 5,400.00	\$ (4,200.00)	\$ 7,200.00	16.67%
D&O Insurance	2,983.00	2,404.65	578.35	3,206.20	93.04%
Trustee Services	13,514.21	10,088.73	3,425.48	13,451.64	100.47%
Management	28,874.97	28,875.00	(0.03)	38,500.00	75.00%
Engineering	8,472.32	14,625.00	(6,152.68)	19,500.00	43.45%
Disclosure	2,500.00	3,750.00	(1,250.00)	5,000.00	50.00%
Property Appraiser	-	1,500.00	(1,500.00)	2,000.00	0.00%
District Counsel	13,243.50	22,500.00	(9,256.50)	30,000.00	44.15%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Reamortization Schedules	-	187.50	(187.50)	250.00	0.00%
Audit	7,200.00	5,400.00	1,800.00	7,200.00	100.00%
Arbitrage Calculation	-	750.00	(750.00)	1,000.00	0.00%
Travel and Per Diem	17.96	225.00	(207.04)	300.00	5.99%
Telephone	-	18.75	(18.75)	25.00	0.00%
Postage & Shipping	85.29	375.00	(289.71)	500.00	17.06%
Copies	-	750.01	(750.01)	1,000.00	0.00%
Legal Advertising	2,590.45	5,625.00	(3,034.55)	7,500.00	34.54%
Bank Fees	20.00	135.00	(115.00)	180.00	11.11%
Miscellaneous	-	5,250.00	(5,250.00)	7,000.00	0.00%
Meeting Room	-	187.50	(187.50)	250.00	0.00%
Office Supplies	-	187.50	(187.50)	250.00	0.00%
Web Site Maintenance	1,815.00	2,250.00	(435.00)	3,000.00	60.50%
Holiday Decorations	750.00	2,250.00	(1,500.00)	3,000.00	25.00%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 90,941.70</b>	<b>\$ 118,490.89</b>	<b>\$ (27,549.19)</b>	<b>\$ 157,987.84</b>	<b>57.56%</b>



**Poitras East CDD**  
Budget to Actual  
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b>Field Operations</b>					
<b>Electric Utility Services</b>					
Electric	\$ 1,866.47	\$ 3,750.00	\$ (1,883.53)	\$ 5,000.00	37.33%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	8,015.32	22,500.00	(14,484.68)	30,000.00	26.72%
<b>Other Physical Environment</b>					
General Insurance	3,648.00	2,940.26	707.74	3,920.35	93.05%
Property & Casualty Insurance	15,099.00	12,641.66	2,457.34	16,855.55	89.58%
Other Insurance	-	75.00	(75.00)	100.00	0.00%
Irrigation Repairs	38,697.00	33,750.00	4,947.00	45,000.00	85.99%
Landscaping Maintenance & Material	137,411.19	217,500.00	(80,088.81)	290,000.00	47.38%
Tree Trimming	-	15,000.00	(15,000.00)	20,000.00	0.00%
Flower & Plant Replacement	-	18,750.00	(18,750.00)	25,000.00	0.00%
Contingency	13,566.19	26,968.77	(13,402.58)	35,958.36	37.73%
Pest Control	1,190.00	446.25	743.75	595.00	
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	750.00	4,500.00	(3,750.00)	6,000.00	12.50%
Hardscape Maintenance	-	7,500.00	(7,500.00)	10,000.00	0.00%
Alleyway Maintenance	-	7,500.00	(7,500.00)	10,000.00	0.00%
Streetlights	13,004.28	31,125.00	(18,120.72)	41,500.00	31.34%
Accent Lighting	-	375.00	(375.00)	500.00	0.00%
Liftstation Maintenance	7,263.16	15,000.00	(7,736.84)	20,000.00	36.32%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	4,500.00	13,500.00	(9,000.00)	18,000.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	4,500.00	13,500.00	(9,000.00)	18,000.00	25.00%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	30,000.00	(30,000.00)	40,000.00	0.00%
Alleyway Reserve	-	11,250.00	(11,250.00)	15,000.00	0.00%
<b>Total Field Operations Expenses</b>	<b>\$ 249,510.61</b>	<b>\$ 488,571.94</b>	<b>\$ (239,061.33)</b>	<b>\$ 651,429.26</b>	<b>38.30%</b>
<b>Total Expenses</b>	<b>\$ 340,452.31</b>	<b>\$ 607,062.83</b>	<b>\$ (266,610.52)</b>	<b>\$ 809,417.10</b>	<b>42.06%</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 17,425.22	\$ 3,000.00	\$ 14,425.22	\$ 4,000.00	
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 17,425.22</b>	<b>\$ 3,000.00</b>	<b>\$ 14,425.22</b>	<b>\$ 4,000.00</b>	
<b>Net Income (Loss)</b>	<b>\$ 397,131.86</b>	<b>\$ -</b>	<b>\$ 397,131.86</b>	<b>\$ -</b>	



Poitras East CDD  
Cash Flow

	Beg. Cash	FY24 Inflows	FY24 Outflows	FY25 Inflows	FY25 Outflows	End. Cash
9/1/2024	678,798.78	22,432.45	(144,707.41)	-	(21,730.00)	534,793.82
10/1/2024	534,793.82	-	(20,847.34)	6.73	(30,760.67)	483,192.54
11/1/2024	483,192.54	-	-	91,433.20	(91,927.51)	482,698.23
12/1/2024	482,698.23	-	-	444,655.41	(263,829.67)	663,523.97
1/1/2025	663,523.97	-	-	140,016.74	(153,663.30)	649,877.41
2/1/2025	649,877.41	-	-	901,427.65	(679,940.64)	871,364.42
3/1/2025	871,364.42	-	-	203,091.25	(207,352.53)	867,103.14
4/1/2025	867,103.14	-	-	135,176.55	(136,850.43)	865,429.26
5/1/2025	865,429.26	-	-	145,650.40	(115,351.78)	895,727.88
6/1/2025	895,727.88	-	-	59,235.71	(93,041.87)	861,921.72
7/1/2025	861,921.72	-	-	-	(12,699.56)	849,222.16 as of 07/08/2025
Totals		22,432.45	(165,554.75)	2,120,693.64	(1,807,147.96)	