

Postras East Community Development District

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

<http://poitrasedcdd.com/>

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Postras East Community Development District ("District"), scheduled to be held at **4:00 p.m. on Tuesday, November 18, 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 October 21, 2025, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Revised FY 2025 Audit Engagement Letter with Grau**
3. **Presentation and Review of District Infrastructure Assessment Report**
4. **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**
5. **Consideration of Temporary Access Easement by and between the District and LN DAS, LLC**
6. **Consideration of Cooperation Agreement by and between the District, TDCP, LLC and SBA Towers XI, LLC**
7. **Ratification of Promissory Note for Centerline Drive Segment H-2 with TDCP, LLC**
8. **Ratification of Bill of Sale for Postras East Parcel N-2 Lift Station G**
9. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$13,207.14**
10. **Ratification of Series 2025 Requisition No. 1 Paid in October 2025 in an amount totaling \$29,587.08**
11. **Recommendation of Work Authorization/Proposed Services (if applicable)**
12. **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



Poitras East Community Development District

**Minutes of the October 21, 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, October 21, 2025, at 4:01 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Frank Paris	Assistant Secretary
Brent Schademan	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)
Jim Nugent	Donald W. McIntosh Associates	(via phone @ 4:02 p.m.)
Tucker Mackie	Kutak Rock	(via phone)
DJ Batten	Berman	
Carlos Negron	Berman	
Pete Fussell	Berman	
Dan Young	Tavistock	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there was no one present with the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
September 16, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the September 16, 2025, Board of Supervisors' Meeting.

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 Minutes of the September 16, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Finance**

Ms. Mackie explained that this is one of the final documents that follows the District's issuance of the Series 2025 Bonds, and its preparation and recording is a requirement under Chapter 190. This Disclosure

includes information relative to the District, its Board, the District's Bond issuances, and the public improvements financed by the Bonds. It additionally provides basic information concerning the District's Operations and Maintenance Assessments. For additional information, individuals are encouraged to visit the District's website, and the contact information of the District Manager is provided.

On motion by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the Disclosure of Public Finance.

FIFTH ORDER OF BUSINESS

Ratification of Egis Insurance Package for FY 2026

Ms. Walden explained that the Chair signed this outside of a meeting to ensure there was no lapse in coverage. She added that the cost came in under budget.

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 Egis Insurance Package for FY 2026.

SIXTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement for FY 2026

Ms. Walden noted that this is the standard Agreement the District enters into each year with the Property Appraiser and as the Chair signed it outside of a meeting it needs to be ratified by the Board.

On motion by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Non-Ad Valorem Assessment Administration Agreement for FY 2026.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$108,363.30

The Board reviewed O&M Expenditures paid in September 2025. Ms. Walden noted that these have been approved and need to be ratified by the Board.

On motion by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$108,363.30.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition No. 21 Paid in September 2025 in an amount totaling \$5,697.50

The Board reviewed Series 2023 Requisition No. 21. Ms. Walden noted that this has been approved and needs to be ratified by the Board.

On motion by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Series 2023 Requisition No. 21 Paid in September 2025 in an amount totaling \$5,697.50.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden explained there is one Work Authorization from Berman for holiday decorations in the amount of \$750.00 which falls within the budget. She noted that Berman is working on an additional proposal to add holiday decorations to the new roundabouts. There was brief discussion concerning locations and costs.

On motion by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the Work Authorization with Berman for holiday decorations in the amount of \$750.00 and gave authority to the Chairman to finalize the Work Authorization with additional holiday decorations at a not-to-exceed \$3,000.00.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials have been updated through September 2025. The District has spent approximately 55% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is on Tuesday, November 18, 2025.

District Engineer – Mr. Nugent reviewed the Construction Contract Status Memo (Minutes Exhibit A).

For Lift Station G, startup was successful, and the team is working on the final close out.

For Centerline Drive Segment H-1, the first lift of asphalt has been installed, with the final lift scheduled for mid-December. The hold harmless survey is being done to close out the project, and the project will be

transferred to the City of Orlando either by way of a replat or deed, depending on the City's position on the matter. He noted there is a Change Order for revised landscaping requested by the Developer, electrical modifications, and change in trail materials requested by the Developer in an amount of \$360,567.50 and an additional five days to the contract.

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 Change Order #3 in the additive amount of \$360,567.50 and an additional five days to the contract.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Batten noted he walked the area with Cepra and needs to get with Will regarding redoing some of the beds that were affected by the irrigation issues.

Irrigation Supervisor – No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Schademan, seconded by Mr. Paris, with all in favor, the October 21, 2025, Meeting of the Board of Supervisors for the Poitras East Community Development District was adjourned.

Secretary / Assistant Secretary

Chair / Vice Chair

MEMORANDUM

DATE: October 21, 2025

TO: Poitras East Community Development District
Board of Supervisors

FROM: McIntosh Associates, an LJA company
District Engineer

RE: Construction Contract Status

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: The lift station startup was successful, and final close-out is underway.

Change Order (C.O.) Status: None

Recommended Motion: None

Centerline Drive Segment H1 – Jr. Davis Construction Company

Construction Status: The first lift of asphalt has been installed, and the final lift is scheduled for mid-December. Roundabout wall and pavers are underway. A hold harmless survey will be done upon completion of construction to close-out the project. Upon completion, improvements are to be transferred to the City of Orlando either by way of a replat of the existing right-of-way tract or by deed, depending on the City's position on the matter.

Change Order (C.O.) Status:

- Change Order #3 in the amount of \$360,567.50 for Revised Landscaping as directed by Developer (RCO -14-1); Electrical Conduit Modifications (RCO-15); and Change in Trail Material per request of Developer and Add 5 Days to contract (RCO-16-1).

Recommended Motion: Approve RCO #3 in the additive amount of \$360,567.50 and add 5 days to contract as described above.

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			
1	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	
2	1/15/2025	Landscape & Irrigation	0	\$ 369,461.00		\$ 3,728,127.26	1/21/2025	3/10/2025	
3	10/3/2025	Revised Landscaping, Relocation of Trees, Electrical Conduit Modifications, Change in Trail Material	5	\$ 360,567.50		\$ 4,088,694.76	10/21/2025		
Days to Substantial Completion			215	Revised Contract Amount		\$ 4,088,694.76			
Days to Contract Completion			245						
NOC Date			7/16/2024						
Substantial Completion Date			2/16/2025						
Contract Completion Date			3/18/2025						

Postras East Community Development District

CONTRACT CHANGE ORDER

Change Order No. 3

Project: Centerline Drive Segment H-1

Date 10/3/2025

Engineer: McIntosh Associates, an LJA Company

Contractor: Jr. Davis Construction Company, Inc.

ITEM NO.	WORK PERFORMED	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	JDC 2206RCO-14-1 - Revised Landscaping as directed by the Developer and for Relocation of Trees	ADD	\$ 252,720.00
2	JDC 2206RCO-15 - Electrical Conduit Modifications due to Misalignment with Existing Stub-Outs in Luminary Boulevard Phase 1C	ADD	\$ 32,055.00
3	JDC 2206RCO-16-1 - Change in Trail Material from Asphalt to Concrete per request of Developer and Add 5 Days	ADD	\$ 75,792.50

Net Change Order Amount \$ 360,567.50

Contract Amount Prior to Change Order \$ 3,728,127.26

Revised Contract Amount \$ 4,088,694.76

COMMENTS:

See attached backup.

Acceptable To:


Jr. Davis Construction Company, Inc.

Date:

10/6/25

Approved By:

Date:

Postras East Community Development District

Centerline Segment H Landscape & Irrigation REV



JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Alex Borgmeier

Phone: 321-697-8258

Email: Alex.Borgmeier@jr-davis.com

Quote To:

Tarek Fahmy

Company:

LJA

Phone:

407-644-4068

Email:

tfahmy@lja.com

Proposal Date:

9/16/25

Date of Plans:

6/4/25

Revision Date:

Addendums:

HCSS#:

2206RCO-14-1

Breakout Provided on Landscape Items

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONDITIONS					
1020	Add Payment & Performance Bond (110%)	1.00	LS	2,800.00	2,800.00
1040	Add Construction Stakeout	1.00	LS	2,150.00	2,150.00
1050	Survey and City ESM Compliant As-Builts	1.00	LS	1,500.00	1,500.00
1060	Add 2-Year City & CDD Maintenance Bond (15%)	1.00	LS	1,200.00	1,200.00
GENERAL CONDITIONS TOTAL					7,650.00
IRRIGATION SLEEVES					
7020	6" Sleeve (w/Fittings)	5.00	EA	1,325.00	6,625.00
7040	4" Sleeves (w/Fittings)	9.00	EA	905.00	8,145.00
IRRIGATION SLEEVES TOTAL					14,770.00
LANDSCAPE & IRRIGATION					
8020	Sod	1.00	LS	23,000.00	23,000.00
8030	Trees	1.00	LS	-3,925.00	-3,925.00
8031	Relocates	1.00	LS	21,500.00	21,500.00
8032	Shrub Areas	1.00	LS	12,525.00	12,525.00
8033	Ground Cover (Plants)	1.00	LS	48,900.00	48,900.00
8050	Ground Cover (Mulch)	1.00	LS	8,050.00	8,050.00
8060	Irrigation	1.00	LS	58,250.00	58,250.00
8070	Soil Amendments	1.00	LS	17,000.00	17,000.00
8080	Maintenance	12.00	MO	3,750.00	45,000.00
LANDSCAPE & IRRIGATION TOTAL					230,300.00

GRAND TOTAL

\$252,720.00

NOTES:

- 1.) Proposal is based on any dewatering being discharged offsite.
- 2.) Any other Bonds, Permits or Fees are not included.
- 3.) Irrigation sleeves are based on the size of the mainline and lateral line and is assumed. Should it be any different than what we quoted the price will be adjusted accordingly.
- 4.) Tree staking is included.
- 5.) Root barriers of any kind are not included.

- 6.) Relocates Includes 2EA Senegal Date Palms and 1EA Floss Silk Tree
- 7.) Irrigation System to connect to the existing irrigation mainline and controller.
- 8.) All hardscape, planter pots, and artificial turf by others
- 9.) Plant Material substitution may be required at time of install due to industry availability and site applicability.
- 10.) No Irrigation wells/pumps included
- 11.) Above Ground Staking to be used for Trees
- 12.) 1 Year Maintenance included per specifications.
- 13.) Tree Change: -3EA Slash Pine, +2EA Hong Kong Orchid, -2EA Pink Trumpet Tree, +2EA Crape Myrtle

Centerline Segment H Electrical Revision



JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Alex Borgmeier

Phone: 321-697-8258

Email: Alex.Borgmeier@jr-davis.com

Quote To:

Tarek Fahmy

Proposal Date:

9/16/25

Company:

LJA

Date of Plans:

2/24/25

Phone:

407-644-4068

Revision Date:

Email:

tfahmy@lja.com

Addendums:

HCSS#:

2206RCO-15

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
ELECTRICAL					
7010	Demo Conduit	1.00	LS	2,500.00	2,500.00
7020	H: 6" 2-way primary conduit	420.00	LF	62.75	26,355.00
7040	H: 6" Cores and Tie In	4.00	EA	800.00	3,200.00
ELECTRICAL TOTAL					32,055.00

GRAND TOTAL

\$32,055.00

NOTES:

- 1.) Proposal is based on any dewatering being discharged offsite.
- 2.) Any other Bonds, Permits or Fees are not included.

Centerline Segment H Trail Change REV



JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Alex Borgmeier

Phone: 321-697-8258

Email: Alex.Borgmeier@jr-davis.com

Quote To: Tarek Fahmy
Company: LJA
Phone: 407-644-4068
Email: tfahmy@lja.com

Proposal Date: 10/2/25
HCSS#: 2206RCO16-1
ADDED Time: 5 Days

Sheet C2.11 Revised Trail Spec
Plan Recieved after potion of work was completed

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
20	10' Concrete Trail (multi-use trail) (4" Thicknes	1,627.00	SY	55.00	89,485.00
30	H: 1" Asphalt SP 9.5 (multi-use trail)	-1,627.00	SY	12.50	-20,337.50
40	H: 4" Recycled Concrete Base (LBR=150)	-857.00	SY	15.00	-12,855.00
50	H: Demo/Regrade Trail Area for Concrete Sidewalk	1.00	LS	19,500.00	19,500.00

GRAND TOTAL

\$75,792.50

NOTES:

All items shown on this proposal were not included in the original contract.

ACCEPTANCE OF PROPOSAL:

Through affixing of signature the executing party represents that as agent or representative of the contracting party/owner, he/she is duly empowered to request and authorize Jr. Davis Construction to perform Change Order / Extra Work. The signer further attests that through executing this document it is willfully and knowingly binding the party it represents to the pricing and all notes and clarifications stated herein.



Postras East Community Development District

**Revised FY 2025 Audit Engagement Letter
with Grau**



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

October 22, 2025

To Board of Supervisors
Poitras East Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Poitras East Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund (general, debt service, capital projects, and special revenue funds), including the related notes to the financial statements, which collectively comprise the basic financial statements of Poitras East Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC., 3501 QUADRANGLE BLVD., STE. 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$8,300 for the September 30, 2025, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than May 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than January 15, 2026, in order for us to deliver a draft audit to the District no later than May 1, 2026. If the draft is timely reviewed by management, the final audit will be provided no later than June 1, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Poitras East Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Poitras East Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Postras East Community Development District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

SEPTEMBER 30, 2025

for:

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT
ORLANDO, FLORIDA**



by:

**McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Postras East Community Development District

September 30, 2025

Introduction

In accordance with Postras East Community Development District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Roundabouts

The District owns and maintains the roundabout truck apron/pavers within the community development district boundary. During our inspection, we observed chipped, cracked and broken pavers, worn/discolored decorative crosswalks, deteriorated thermoplastic striping, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Neighborhood Alleys

The District owns and maintains all alleys within the community development district boundary. During our inspection, we observed several areas of ponding water, damaged asphalt, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Wastewater Facilities

The District owns and maintains one (1) lift station. The lift station is routinely inspected and maintained by Wind River Environmental. See Appendix B for FY2025 inspection reports.

Conclusion

The annual inspection of the Poitras East Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



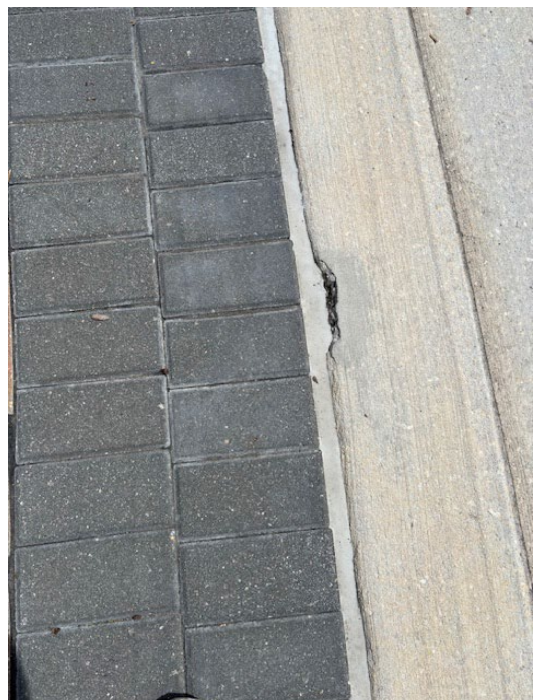
POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT PHOTO KEY MAP



AERIAL PHOTO
Roundabout at Centerline Drive and Luminary Boulevard



Photo 1 - Damage to Concrete Curb Along Truck Apron



Photos 2 & 3 - Damage to the Concrete Curb Along Truck Apron



Photo 4 – Deterioration of Thermoplastic and Worn Coloration



Photo 5 - Deteriorating Thermoplastic and Worn Coloration



AERIAL PHOTO
Roundabout at Luminary Boulevard and Pearson Avenue



Photo 6 - Chipped Concrete Pavers on Truck Apron

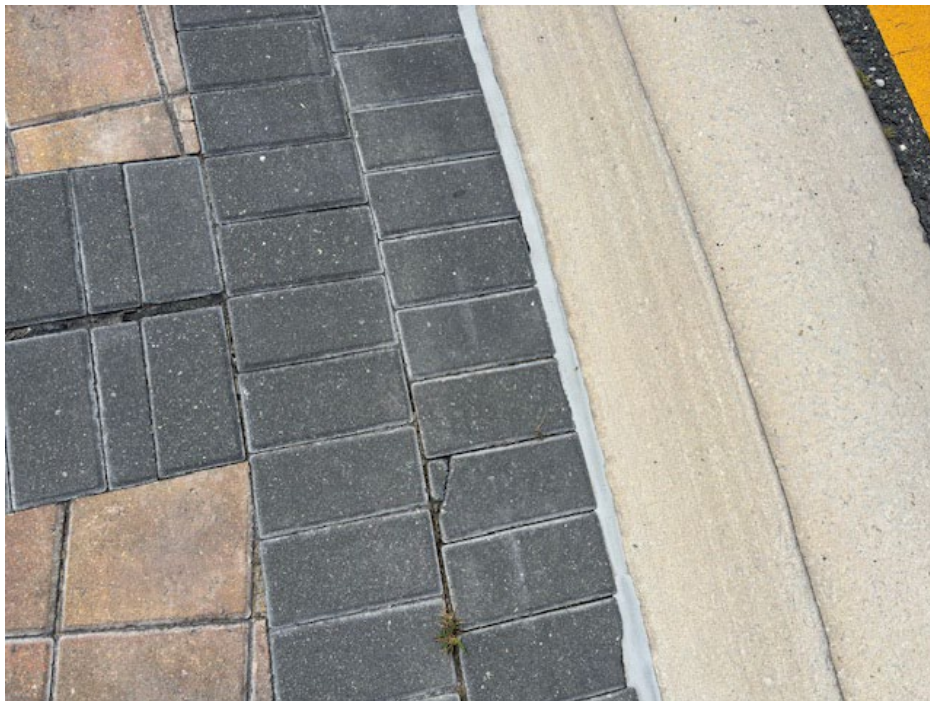


Photo 7 - Broken Concrete Pavers on Truck Apron



Photo 8 - Broken Concrete Pavers on Truck Apron



Photo 9 - Chipped Concrete Pavers on Truck Apron



Photo 10 - Deteriorating Thermoplastic and Worn Coloration



Photo 11 - Deteriorating Thermoplastic and Worn Coloration



Photo 12 - Deteriorating Thermoplastic and Worn Coloration



Photos 13 - Deteriorating Thermoplastic and Worn Coloration



AERIAL PHOTO
Roundabout at Luminary Boulevard and Selten Way



Photos 14 & 15 - Deteriorating Thermoplastic and Worn Coloration



Photos 16 & 17 - Deteriorating Thermoplastic and Worn Coloration



Photo 18 - Uneven Concrete Pavers on Truck Apron



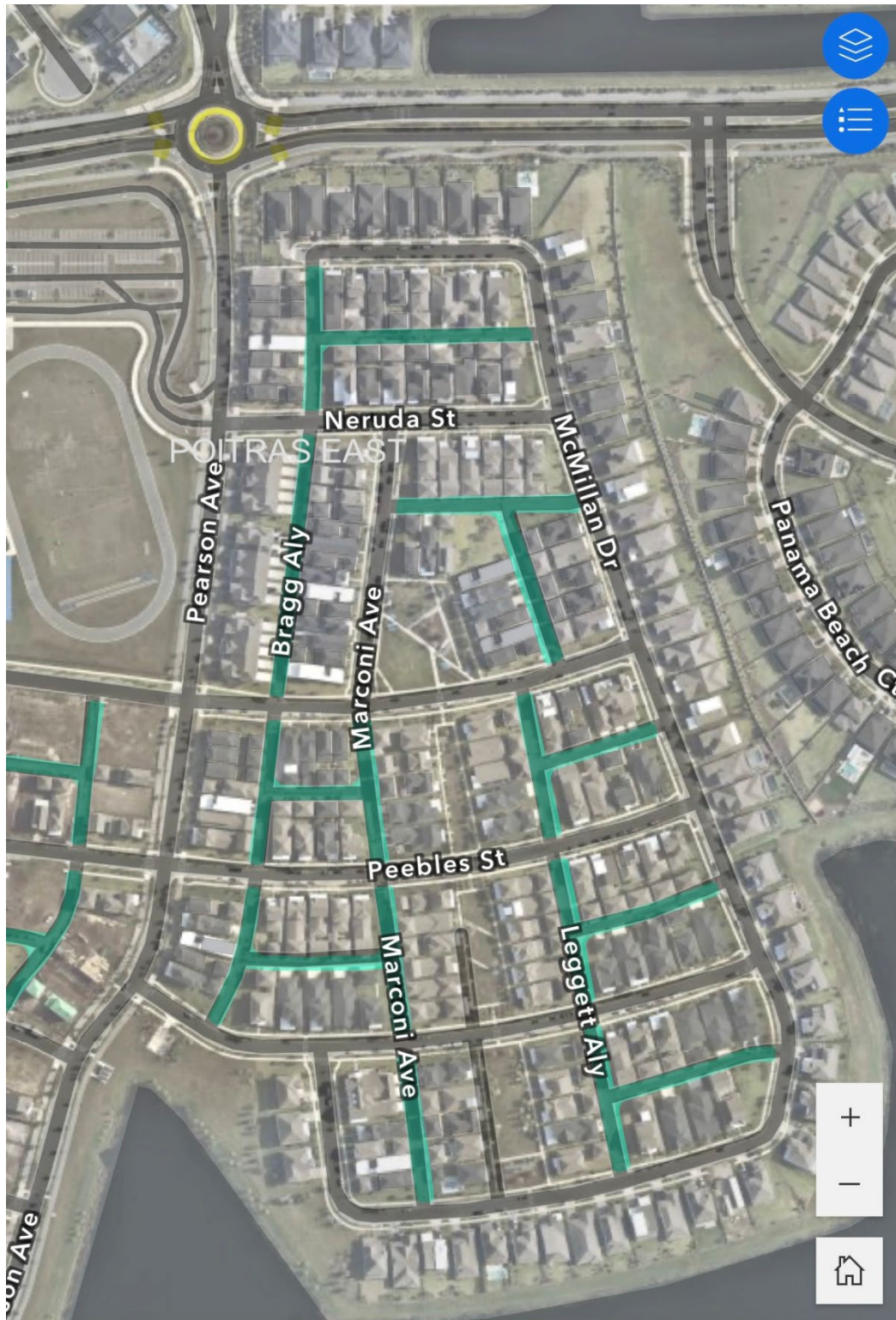
Photo 19 - Deteriorating Thermoplastic and Worn Coloration



Photo 20 - Deteriorating Thermoplastic and Worn Coloration



Photo 21 - Deteriorating Thermoplastic and Worn Coloration



AERIAL PHOTO
Laureate Park South – Alleys



Photo 22 - Markowitz Alley – Ponding Water



Photo 23 - Markowitz Alley – Ponding Water



Photos 24 & 25 - Laggett Alley – Asphalt Damage



Photos 26 & 27 - Laggett Alley – Asphalt Damage



Photo 28 – Laggett Alley–Asphalt Damage

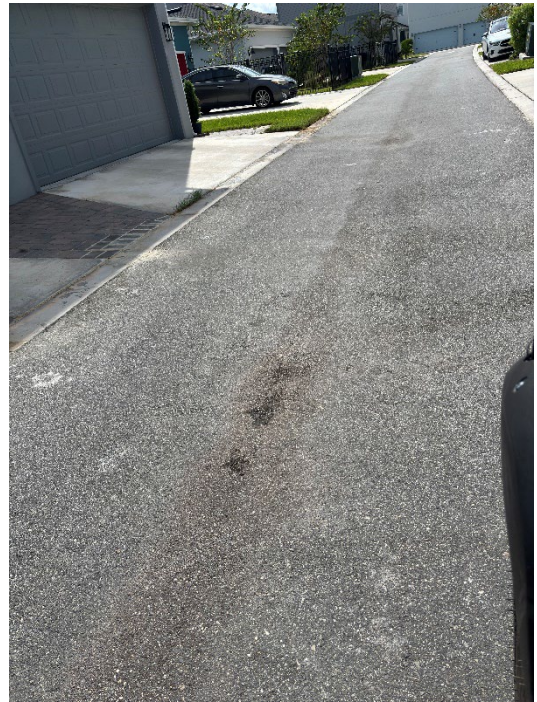


Photo 29 - Laggett Alley–Asphalt Damage



Photo 30 - Marconi Alley – Deterioration of Thermoplastic and Gouged Asphalt



Photo 31 - Bragg Alley – Overgrowth on Inlet Top



Photos 32 & 33 - Bragg Alley – Water Valve Cover

APPENDIX B

Wind River Environmental Inspection Reports

Customer Service Report

Schedule Now For Service

November 2024

Call 407-957-5558

Work Order # 8487037837

Customer Since: 2023

System Owner		System Location	
Poitras East Community District 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817 407-723-5925		LS - Lake Nona Greenwood 14068 Hesse Road Orlando, FL 32827 Jeff/OFC : 407-644-4068	
Service Date:	Oct 10/29/2024 12:00 AM	Frequency:	
Service Type:	Lift Station	Previous Service:	09/25/2024
Approx. Gals.:	0	System Treatment:	
Depth Below:	0	Custom Clean:	
Cust Home:	NO	Filter	
Township:		Inspection/T5:	
County:	Orange	Build Up:	
Description		Qty	Unit Price
Energy Charge		1.00	\$25.0000
Inspect-C-Service Call-Lift Station (Eval 1st hour)		1.00	\$150.0000
			Subtotal:
			Tax:
			Total:
☐ System Normal		Keep your system healthy by following these 3 steps: • Regular Service • Use WRE Septic System Treatment • Use a Filter	
☐ Excessive Solids		Use WRE Septic System Treatment	
☐ Heavy Sludge		Use WRE Septic System Treatment	
☐ Tee Missing/Broken		Repair/Replace Tee	
☐ High Liquid Level		Possible system failure. Call for evaluation or customer cleaning.	
☐ Distribution Box Issue		See notes below for details.	
		X Customer Signature	

Technician: Shane Wilson Arrived at: 3:53 PM Left at: 4:11 PM

Tech Notes:
Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Inspection. None.



THIS IS NOT AN INVOICE.

DATE: 10/29/24 TIME: 3:55 LOCATION: LIFT STATION #1
 CUSTODIAN: [Signature]

SAFETY
 Emergency Services Contact (Signal Present & Within 500 Yds): ☒ If Other Contact Location: _____
 Shock Access to Station: ☒ Lockout/Tagout Procedures Present: ☒ Isolation Plan for Safe Work Completion: ☒
 Safety Lock on Power: ☒ Lockout: 4449 Safety Lock on Main Bus: ☒ Lockout: _____
 Safety Lock on Panel: ☒ Lockout: _____ Safety Lock on Drive Bus: ☒ Lockout: _____

PANELS
 Incoming Voltage to Control Panel: 487 Incoming Main Power Shut Off for Panel Functionality: ☒
 Pump 1 Amperage: 52.4 Pump 1 Hours: 430 Pump 2 Amperage: 51.3 Pump 2 Hours: 644
 Condition of Belays: ☒ Condition of Phase Monitor: ☒
 Condition of Fuses: ☒ Condition of Alternator: ☒
 Battery Back Up Present for Emergency Alarm & Beacon: ☒ Condition: ☒ Voltage: 13.4
 Emergency Flashing Light Beacon Present: ☒ No: Condition: ☒ Beacon Visible from a Pedestrian Area: ☒ No
 Emergency High Decibel Alarm Present: ☒ No: Condition: ☒ Heard from a Pedestrian Area: ☒ No

WST WELLS
 Interior of the Wet Well Clean: ☒ No: Issues Found: Gravel Mat on Surface Wet Well Water Accumulation: ☒ Photo: ☒
 Float Switch 1: ☒ Float Switch 2: ☒ Float Switch 3: ☒ Float Switch 4: ☒
 Turn On All Pumps, Drain UR Station Well & Check MEGGER Value for All Pumps: _____
 Is "Blowby" Present: ☒ Yes: ☒ No: Was Any Evidence of "Cavitation" Found: ☒ Yes: ☒ No: All Pumps Operating Normally: ☒ No
 Guide Rail System Present & in Good Condition: ☒ Yes: ☒ No: Comments: _____
 Hoisting System Present: ☒ Yes: ☒ No: Hoist Type: ☒ Chain ☒ Cable ☒ Rings ☒ Handles or Other "Hooking" Mechanism on Pumps: ☒ Yes: ☒ No

VALVES
 Valve System Pipe Material: ☒ Ductile Iron ☒ Schedule 40 ☒ Schedule 40 ☒ M.D.P.E. Valve System Pipe Diameter: 4"
 Check Valves & Condition of Check Valves: ☒ Material: ☒ Plastic ☒ Iron Type: ☒ Flange ☒ Glue Threaded
 Isolation Valves & Condition of Isolation Valves: ☒ Material: ☒ Plastic ☒ Iron Type: ☒ Flange ☒ Glue Threaded
 Bypass Port Present: ☒ Yes: ☒ No: Diameter: 4" Connection Type: ☒ Camlock ☒ Bolt ☒ Flange ☒ Main Thread ☒ Female Thread

("linecount":1,"0": "Shot with my Galaxy
 Tab A7 Lite")
 October 29, 2024



("linecount":1,"0": "Shot with my Galaxy
 Tab A7 Lite")
 October 29, 2024



["linecount":1,"0": "Shot with my Galaxy
Tab A7 Lite"]
October 29, 2024



["linecount":1,"0": "Shot with my Galaxy
Tab A7 Lite"]
October 29, 2024

Customer Service Report

Schedule Now For Service

December 2024

Call 407-957-5558

Work Order # 8487041590

Customer Since: 2023

System Owner		System Location	
Poitras East Community District 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817 407-723-5925		LS - Lake Nona Greenwood 14068 Hesse Road Orlando, FL 32827 Jeff/OFC : 407-644-4068	
Service Date: Nov 11/05/2024 12:00 AM		Frequency:	
Service Type: Lift Station		Previous Service: 10/29/2024	
Approx. Gals.: 0		System Treatment:	
Depth Below: 0		Custom Clean:	
Cust Home: NO		Filter	
Township:		Inspection/T5:	
County: Orange		Build Up:	
Description		Qty	Unit Price
Energy Charge		1.00	\$25.0000
Inspect-C-Service Call-Lift Station (Eval 1st hour)		1.00	\$150.0000
			Subtotal:
			Tax:
			Total:
☐ System Normal		Keep your system healthy by following these 3 steps: • Regular Service • Use WRE Septic System Treatment • Use a Filter	
☐ Excessive Solids		Use WRE Septic System Treatment	
☐ Heavy Sludge		Use WRE Septic System Treatment	
☐ Tee Missing/Broken		Repair/Replace Tee	
☐ High Liquid Level		Possible system failure. Call for evaluation or customer cleaning.	
☐ Distribution Box Issue		See notes below for details.	
		X Customer Signature	

Technician: Rocky Reeves Sr Arrived at: 9:44 AM Left at: 10:01 AM

Tech Notes:
Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel. Ran station through a complete cycle to insure the station is working as it should. None.

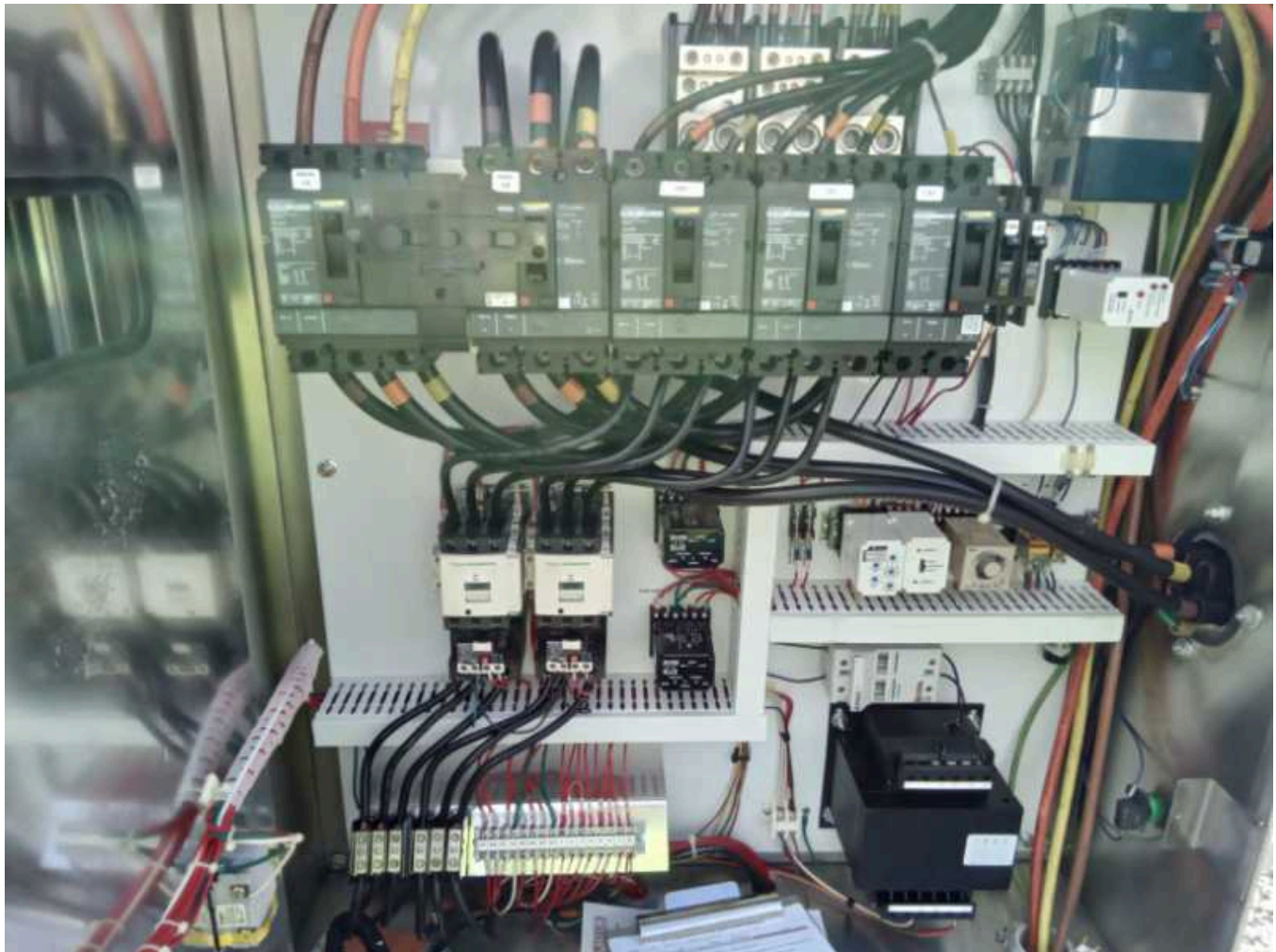
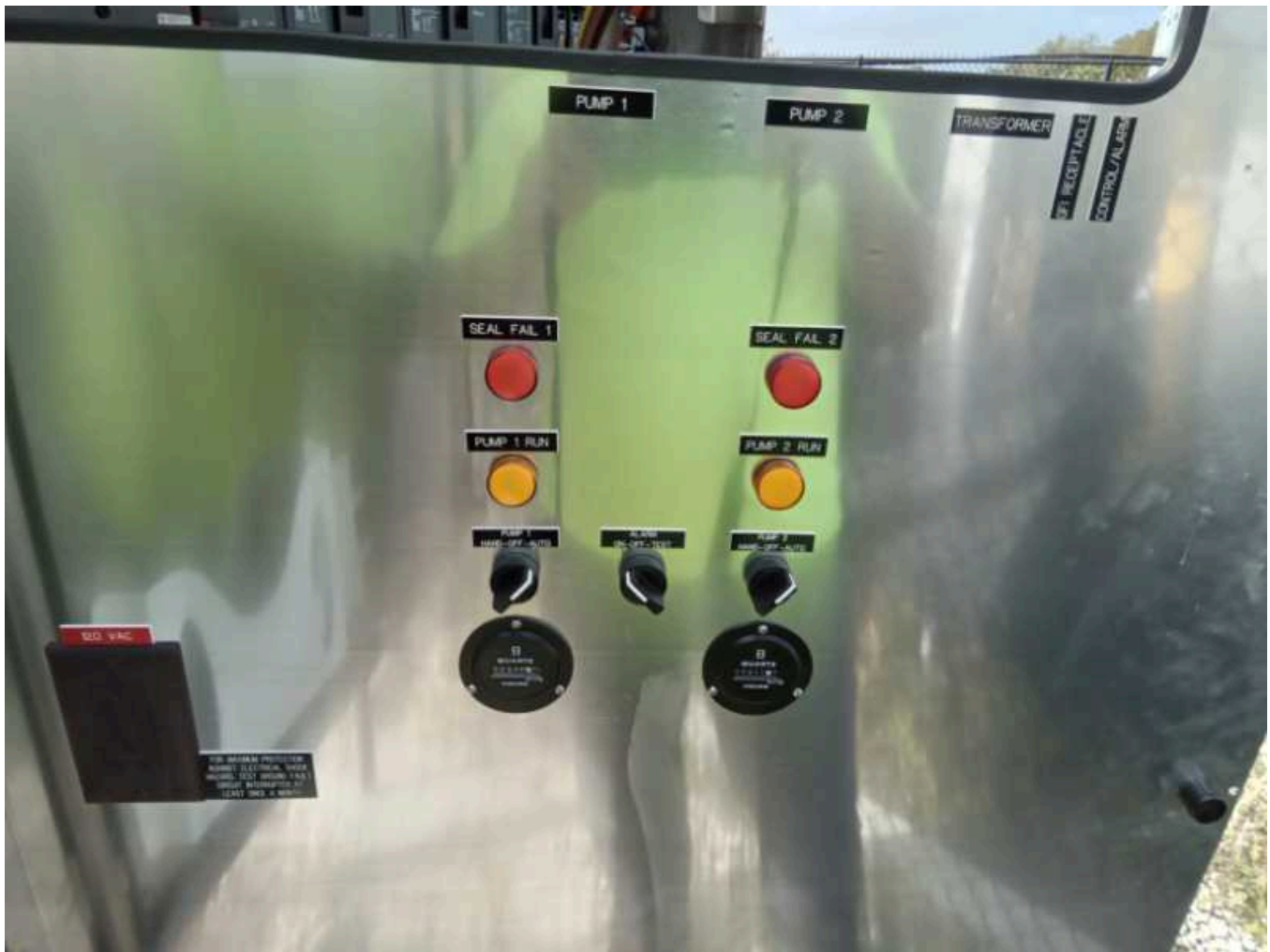
Schedule Now for Service
December 2024
Call 407-957-5558

Payment Detail:
Invoice
Net 45

Customer not on site



THIS IS NOT AN INVOICE.





LIFT STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

CUSTOMER: Lake Nona Greenwood DATE: 11-5-24 TIME: _____ MECHANIC: Rockey STATION #: _____

EXTENSION: _____ CHECKED ON/GOOD AT THIS TIME: _____ CAUTION - MAY REQUIRE FUTURE ATTENTION **URGENT - REQUIRES IMMEDIATE ATTENTION**

☒ Emergency Services Contacted Signs Present & Visible ☒ No ☐ If Other Service Provider: _____

☒ Crane Access to Station: ☒ No ☐ Vehicles/Other Obstructions Present: Yes ☒ No Vegetation Clear for Safe Crane Operation: Yes ☒ No

☒ Safety Lock on Fence: Yes ☒ No Combination: 4949 Safety Lock on Wet Well: Yes ☒ No Combination: _____

☒ Safety Lock on Panel: Yes ☒ No Combination: _____ Safety Lock on Valve Box: Yes ☒ No Combination: _____

PANEL: _____ Incoming Voltage to Control Panel: 486 Incoming Main Power Shut Off for Panel Function: Yes ☒ No

☒ Pump 1 Amperage: 50 Pump 1 Hours: 6336 Pump 2 Amperage: 55 Pump 2 Hours: 651

☒ Condition of Relays: OK Condition of Phase Monitor: OK

☒ Condition of Fuses: OK Condition of Alternator: OK Voltage: _____

☒ Battery Back Up Present for Emergency Alarm & Beacon: Yes ☒ No Condition: _____

☒ Emergency Flashing Light Beacon Present: Yes ☒ No Condition: good Beacon Visible from a Pedestrian Area: Yes ☒ No

☒ Emergency High Decibel Alarm Present: Yes ☒ No Condition: good Heard from a Pedestrian Area: Yes ☒ No

☒ Interior of the Wet Well Clean: Yes ☒ No Issues Found: Grease Mat on Surface Wet Wipe Mass Accumulation Plastic Products

☒ Float Switch 1: good Float Switch 2: good Float Switch 3: good Float Switch 4: good

☒ Turn On All Pumps, Drain Lift Station Well & Check MEGGER Value for All Pumps: _____

☒ Is "Blowby" Present: Yes ☒ No Was Any Evidence of "Cavitation" Found: Yes ☒ No All Pumps Operating Normally: Yes ☒ No

☒ Guide Rail System Present: Yes ☒ No In Good Condition: Yes ☒ No Comments: _____

☒ Noisiting System Present: Yes ☒ No Hoiat Type: Chains Cables: _____ Rings: _____ Handles or Other "Hooking" Mechanism on Pumps: Yes ☒ No

☒ Valve System Pipe Material: Ductile Iron Schedule 80 Schedule 40 H.D.P.E. Valve System Pipe Diameter: 4"

☒ Check Valves & Condition of Check Valves: good Material: Plastic Type: Flange Glue: Threaded

☒ Isolation Valves & Condition of Isolation Valves: good Material: Plastic Type: Flange Glue: Threaded

☒ Bypass Port Present: Yes ☒ No Diameter: 4" Connection Type: Camlock/Bauer Flange: Male-Thread Female-Thread

RECOMMENDATIONS: _____

BROWNIE'S SEPTIC & PLUMBING **ALL-FLORIDA SEPTIC**

Station is Running as it should





A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District
Customer Id: 2643477
Email: LaneA@pfm.com
Phone: 407-723-5925
Payment Type: Invoice

Service Information

WO #: 8487045266
Service Type: Inspections
Service Date: 12/31/2024
Service Time: 8:35 AM - 8:41 AM
Tech Name: Juan Centeno

Location Information

Site Name: LS - Lake Nona
Greenwood
Address:
14068 Hesse Road
Orlando, FL 32827
Name: Jeff/OFC
Email: LaneA@pfm.com
jjnewton@dwma.com
Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Tech Notes

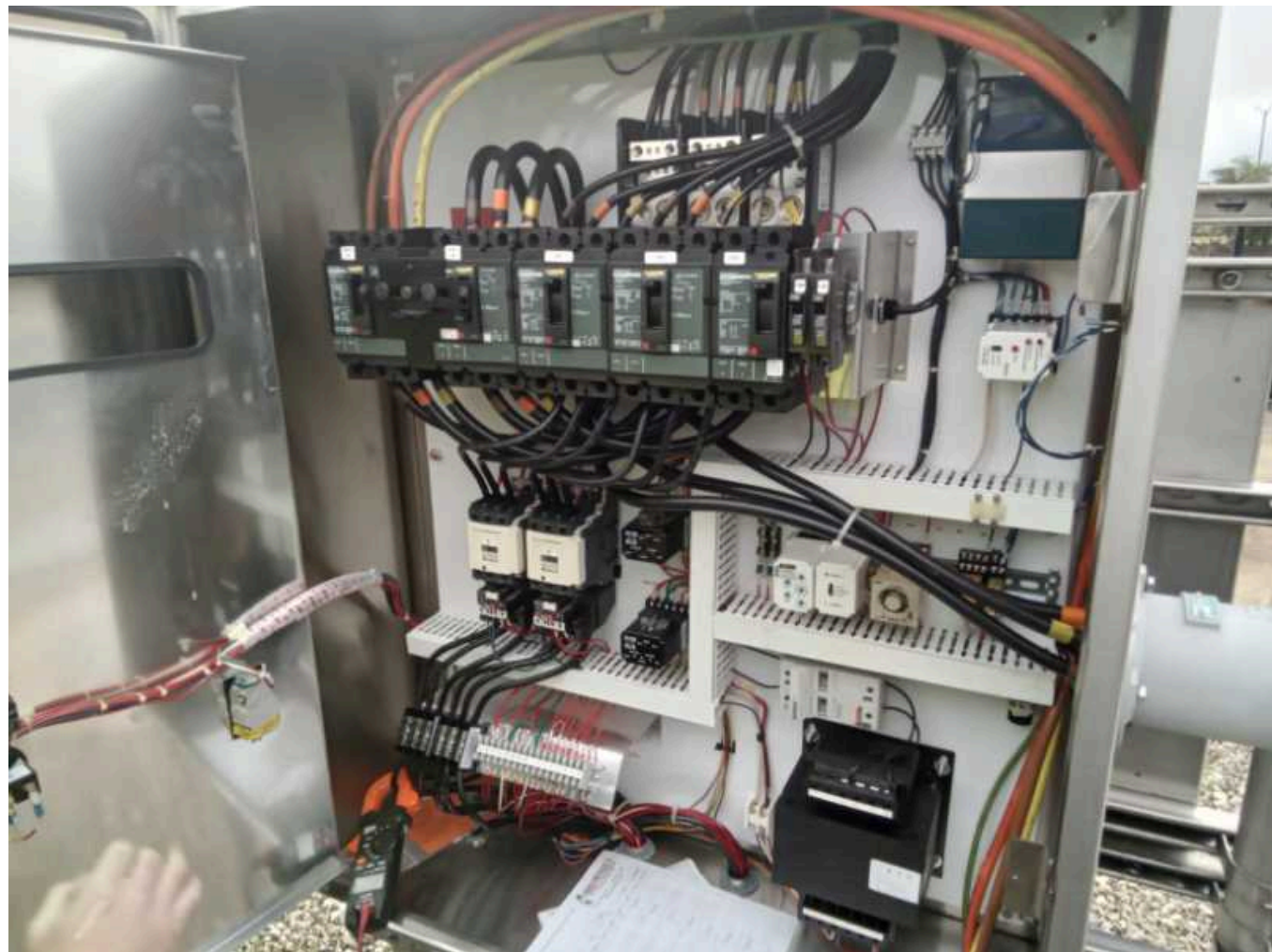
Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Performed monthly maintenance Pump 1 amps 49 Pump 2 amps 52 Control panel ok Control floats ok Wet well ok.

Customer not on site

X

Customer Signature







A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487049172

Service Type: Inspections

Service Date: 01/07/2025

Service Time: 11:25 AM - 11:41 AM

Tech Name: Rocky Reeves Sr

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

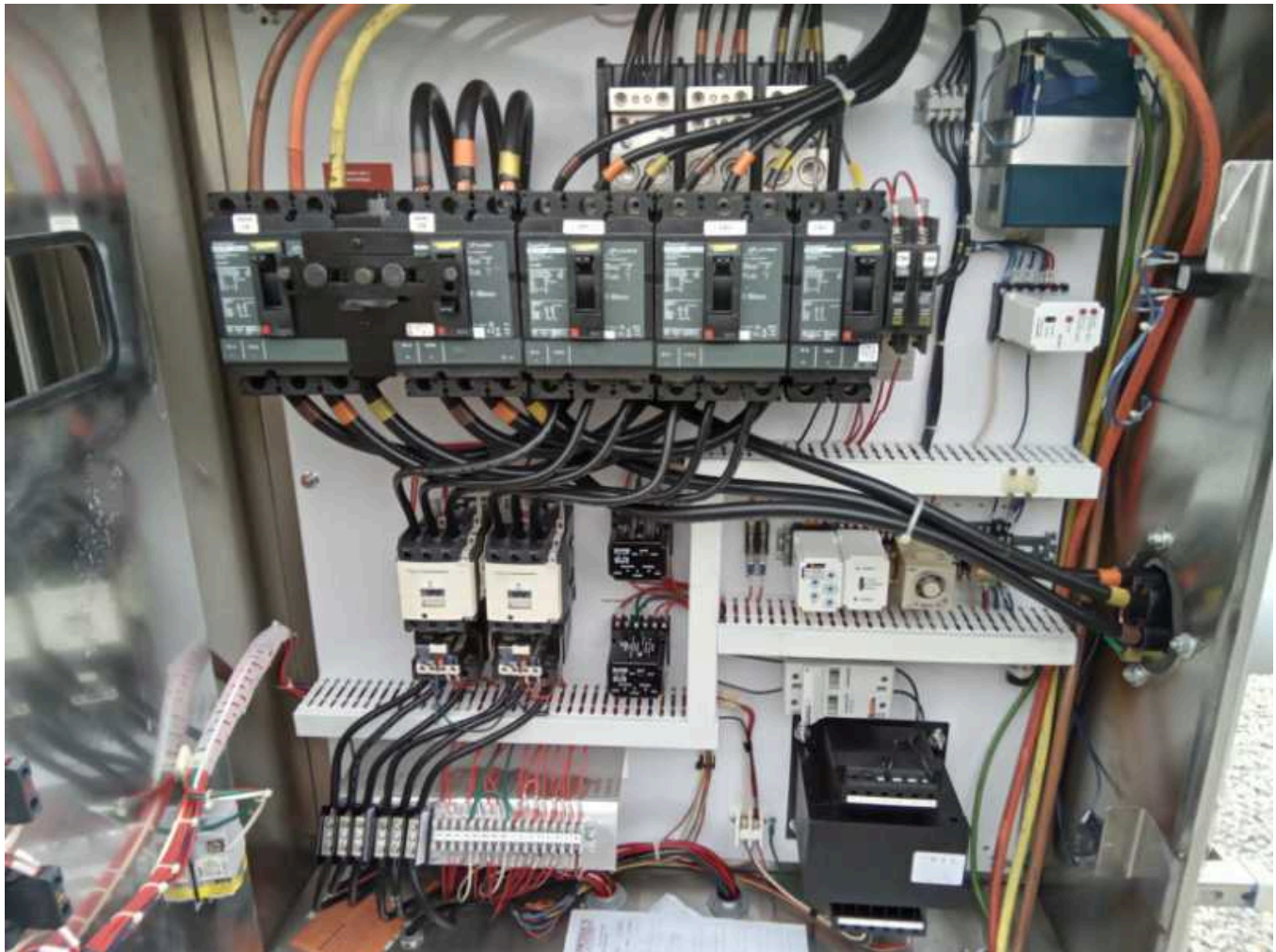
Tech Notes

Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel and ran station through a complete cycle to insure the station is working as it should. Battery for the battery backup is weak and needs to be replaced (1=12v).

Customer not on site

X

Customer Signature







LIFT STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

CUSTOMER: Lake Nona Greenwood WFLA

DATE: 1-7-25 YEAR: 2025 SERVICE: Protek SECTION: 1

PERFORMED ON: 0100G AT THIS TIME CAUTION - MAY REQUIRE FUTURE ATTENTION URGENT or REPAIRS IMMEDIATE ATTENTION

EMERGENCY SERVICES CONTACT SIGNAGE PRESENT & VISIBLE: Yes If Other Service Provider:

CRANE ACCESS TO STATION: Yes No: Yes Vehicles/Obstructions Present: Yes No: Yes Vegetation Clear for Safe Crane Operations: Yes No: Yes

SAFETY LOCK ON FENCE: Yes No: Yes Combination: 192261 9 100 4 Safety Lock on Work Well: Yes No: Yes Combination:

SAFETY LOCK ON PANEL: Yes No: Yes Combination: 192261 9 100 4 Safety Lock on Valve Box: Yes No: Yes Combination:

INCUMBING VOLTAGE TO CONTROL PANEL: 496 Incoming Main Breaker Shut Off for Panel Functional: Yes No: Yes

PUMP 1 AMPERAGE: 53 Pump 1 Hours: 696 Pump 2 Amperage: 36.5 Pump 2 Hours: 710

CONDITION OF RELAYS: good Condition of Phase Monitor: good

CONDITION OF FUSES: good Condition of Alternator: good

BATTERY BACK UP PRESENT FOR EMERGENCY ALARM & REASON: Yes No: Yes Condition: weak Voltage: 11

EMERGENCY FLASHING LIGHT REASON PRESENT: Yes No: Yes Condition: good Reason Visible from a Predominant Area: Yes No: Yes

EMERGENCY HIGH DIBLED ALARM PRESENT: Yes No: Yes Condition: good Reason Visible from a Predominant Area: Yes No: Yes

INTERIOR OF THE WELL CLEAN: Yes No: Yes Grease Mat on Surface: Yes No: Yes Plastic Products:

FLOAT SWITCH 1: good Float Switch 2: good Float Switch 3: good Float Switch 4: good

TURN ON ALL PUMPS, DRAIN LIFT STATION WELL & CHECK MEGGER VALUE FOR ALL PUMPS:

IS "BLINDING" PRESENT: Yes No: Yes Was Any Evidence of "Cavitation" Found: Yes No: Yes All Pumps Operating Normally: Yes No: Yes

GUIDE RAIL SYSTEM PRESENT & IN GOOD CONDITION: Yes No: Yes Comments:

HOLDING SYSTEM PRESENT: Yes No: Yes Material Type: Orange Cables: Ring Handles or Other "Hooking" Mechanism on Pumps: Yes No: Yes

VALVE SYSTEM PIPE MATERIAL: Castile Iron Schedule 80: Yes H.D.P.E. Valve System Pipe Diameter: 4"

CHECK VALVES & CONDITION OF CHECK VALVES: good Material: Plastic Type: Flange Glue Threaded

ISOLATION VALVES & CONDITION OF ISOLATION VALVES: good Material: Plastic Type: Flange Glue Threaded

BYPASS PUMP PRESENT: Yes No: Yes Diameter: 4" Connection Type: Conical Flange: Male-Thread Female-Thread

RECOMMENDATIONS: Battery is weak and needs to be replaced (var)

BROWNIE'S SEPTIC & PLUMBING SERVING THE NEW ORLEANS AREA

ALL FLORIDA SEPTIC



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Customer Service Report

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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487053097

Service Type: Inspections

Service Date: 02/03/2025

Service Time: 2:19 PM - 2:42 PM

Tech Name: Rocky Reeves Sr

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

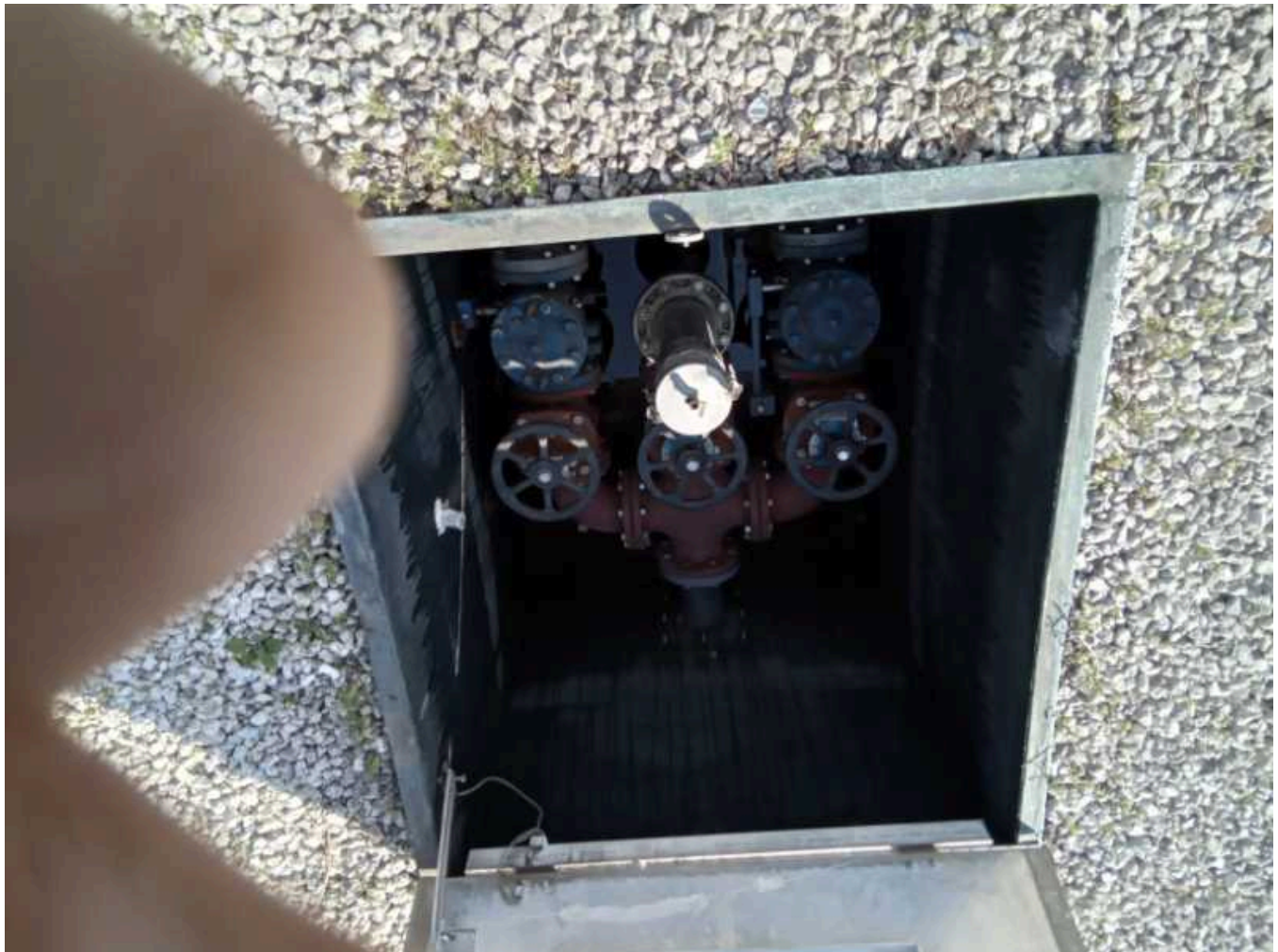
Tech Notes

Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel and ran station through a complete cycle to insure the station is working as it should. Recommend new float switches 4, 50 foot chords, new check valves Due to swing arm leaking, needs alarm beacon looked at,.

Customer not on site

X

Customer Signature









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Customer Service Report

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800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487056542

Service Type: Inspections

Service Date: 03/12/2025

Service Time: 9:27 AM - 9:59 AM

Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Tech Notes

Performed a Lift Station inspection. Work performed today included: Performed lift station inspection.

Customer not on site

X
Customer Signature

PRIVATE SANITARY SEWER PUMP STATION

In case of emergency contact the
following numbers:

Facility Owned by:

Name: Poitras East Community Development
District C/O PFM Group Consulting, LLC

Phone: 407-723-5900

Facility Maintained by:

Name: Poitras East Community Development
District C/O PFM Group Consulting, LLC

Phone: 407-723-5900

Station Number: 11090





LIFT STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

CUSTOMER: LAURENCE ONTARIO ADDRESS: LAURENCE

DATE: 5-12-05 TIME: 10:00 AM MECHANIC: MOSES R STATION #: 1100000000

CHECKED OK/GOOD AT THIS TIME CAUTION - MAY REQUIRE FUTURE ATTENTION DAMAGE OR REPAIRS, IMMEDIATE ACTION

EXTENSION

Emergency Services Contact Signage Present & Visible: Yes No If Other Service Provider: NO

Crane Access to Station: Yes No Vehicles/Other Obstructions Present: Yes No Vegetation Clear for Safe Crane Operation: Yes No

Safety Lock on Panel: Yes No Combination: 4949 Safety Lock on Wet Well: Yes No Combination: NO

Safety Lock on Valve Box: Yes No Combination: NO Safety Lock on Valve Box: Yes No Combination: NO

PANEL

Incoming Voltage to Control Panel: 491 Incoming Main Power Shut Off for Panel Function: Yes No

Pump 1 Amperage: 54.2 Pump 1 Hours: 09:50 Pump 2 Amperage: 51.2 Pump 2 Hours: 09:50

Condition of Relays: N/A Condition of Phase Monitor: N/A

Condition of Fuses: Good Condition of Alternator: Good

Battery Back Up Present for Emergency Alarm & Beacon: Yes No Condition: Good Voltage: 12.0

Emergency Flashing Light Beacon Present: Yes No Condition: Good Beacon Visible from a Pedestrian Area: Yes No

Emergency High Decibel Alarm Present: Yes No Condition: Good Heard from a Pedestrian Area: Yes No

WET WELL

Interior of the Wet Well Clean: Yes No Issues Found: Grosse Mat on Surface Wet Wipe Mass Accumulation Plastic Products

Float Switch 1: Good Float Switch 2: Good Float Switch 3: Good Float Switch 4: Good

Turn On All Pumps, Drain Lift Station Well & Check MESSENGER Valve for All Pumps: NO

Is "Slowly" Present: Yes No Was Any Evidence of "Cavitation" Found: Yes No All Pumps Operating Normally: Yes No

Guide Rail System Present & in Good Condition: Yes No Comments: NO

Isolating System Present: Yes No Islet Type: Chain Cables Rings Handles or Other "hooking" Mechanism on Pumps: Yes No

VALVES

Valve System Pipe Material: Ductile Iron Schedule 80 Schedule 40 H.D.P.E. Valve System Pipe Diameter: 4"

Check Valves & Condition of Check Valves: Good Material: Plastic Iron Type: Flange Blue Threaded

Isolation Valves & Condition of Isolation Valves: Good Material: Plastic Iron Type: Flange Blue Threaded

Bypass Port Present: Yes No Diameter: 4" Connection Type: Camlock Buser Flange Male-Thread Female-Thread

RECOMMENDATIONS:





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Customer Service Report

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800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487060092

Service Type: Inspections

Service Date: 04/10/2025

Service Time: 7:48 AM - 8:25 AM

Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

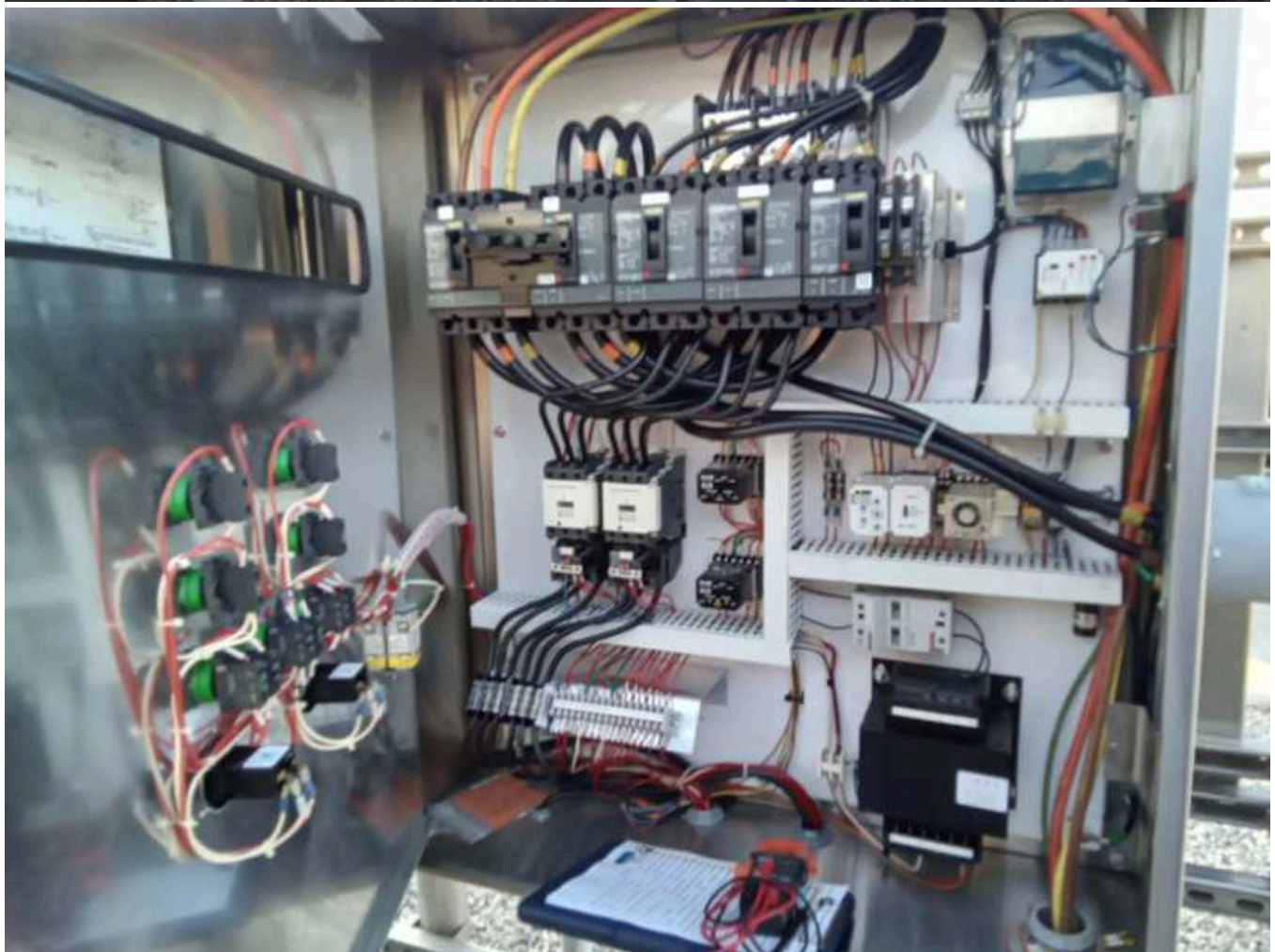
No system recommendations

Tech Notes

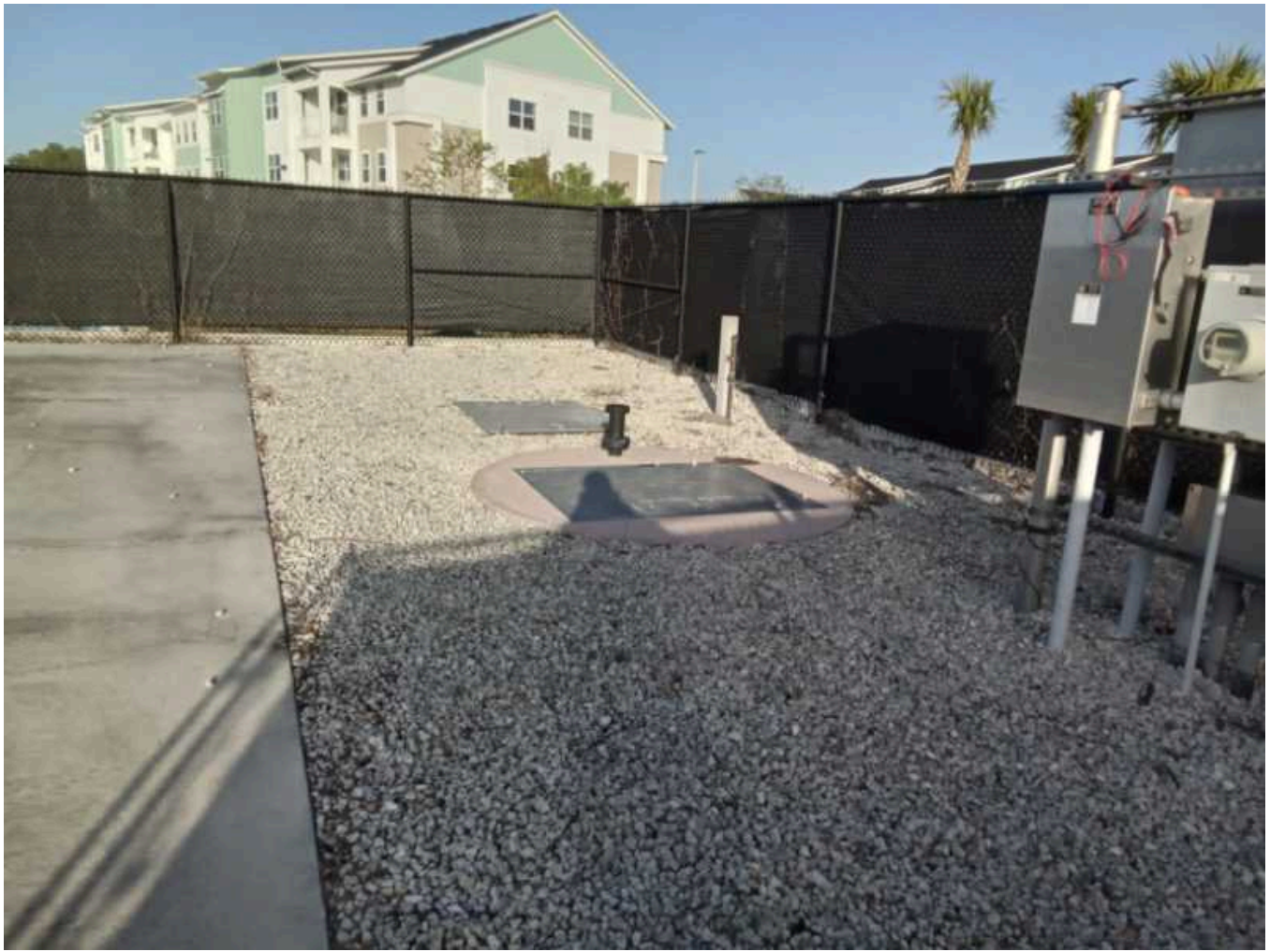
Performed a Lift Station inspection. Work performed today included: Performed lift station inspection.

Customer not on site

X
Customer Signature







LIFT STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

DATE: 05-10-2020 TIME: 10:00 AM TECHNICIAN: J. BROWN

CHECKED OK/GOOD AT THIS TIME CAUTION - MAY REQUIRE FUTURE ATTENTION URGENT - MAY REQUIRE IMMEDIATE ATTENTION

SECTION 1: GENERAL

Emergency Services Contact Signs Present & Visible: ☒ Yes ☐ No If Other Service Provider: _____

Crane Access to Station: ☒ Yes ☐ No Vehicles/Other Obstructions Present: ☒ Yes ☐ No Vegetation Clear for Safe Crane Operation: ☒ Yes ☐ No

Safety Lock on Panel: ☒ Yes ☐ No Combination: 4444 Safety Lock on Wet Well: ☒ Yes ☐ No Combination: _____

Safety Lock on Valve Box: ☒ Yes ☐ No Combination: _____

SECTION 2: ELECTRICAL

Incoming Voltage to Control Panel: 480 Incoming Main Power Shut Off for Panel Positional: ☒ Yes ☐ No

Pump 1 Amperage: 5.5 Pump 1 Hours: 0.93 Pump 2 Amperage: 0.4 Pump 2 Hours: 0.95

Condition of Relay: 11A Condition of Phase Monitor: 0.5

Condition of Fuse: 0.5 Condition of Alarm: 0.5

Battery Back-Up Present for Emergency Alarm & Beacon: ☒ Yes ☐ No Condition: _____ Voltage: _____

Emergency Flashing Light Beacon Present: ☒ Yes ☐ No Condition: 0.5 Beacon Visible from a Pedestrian Area: ☒ Yes ☐ No

Emergency High Swirl Alarm Present: ☒ Yes ☐ No Condition: 0.5 Heard from a Pedestrian Area: ☒ Yes ☐ No

SECTION 3: MECHANICAL

Interior of the Wet Well Clean: ☒ Yes ☐ No Issues Found: Grease Mat on Surface Wet Algae Mass Accumulation Plastic Products

Float Switch 1: 0.5 Float Switch 2: 0.5 Float Switch 3: 0.5 Float Switch 4: 0.5

Turn On All Pumps, Drain Lift Station Well & Check MGD25 Value for All Pumps:

Is "Blowby" Present: ☒ Yes ☐ No Was Any Evidence of "Cavitation" Found: ☒ Yes ☐ No All Pumps Operating Normally: ☒ Yes ☐ No

Guide Rail System Present & in Good Condition: ☒ Yes ☐ No Examination: _____

Routing System Present: ☒ Yes ☐ No Water Type: 0.5 Color: 0.5 Sludge: 0.5 Handover or Other "Routing" Mechanism on Pumps: ☒ Yes ☐ No

SECTION 4: VALVES

Valve System Pipe Material: Schedule 40 Schedule 80 Schedule 10 Schedule 12 Valve System Pipe Diameter: 12"

Check Valves & Condition of Check Valves: Material: Plastic Type: 0.5 Size: 0.5 Thread: 0.5

Isolation Valves & Condition of Isolation Valves: Material: Plastic Type: 0.5 Size: 0.5 Thread: 0.5

Pressure Port Present: ☒ Yes ☐ No Diameter: 1/2" Connection Type: 0.5 Flange: 0.5 Male Thread: 0.5 Female Thread: 0.5

RECOMMENDATIONS:

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ALL ABOUT SEPTIC



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Customer Service Report

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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487063194

Service Type: Inspections

Service Date: 05/29/2025

Service Time: 8:17 AM - 8:33 AM

Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

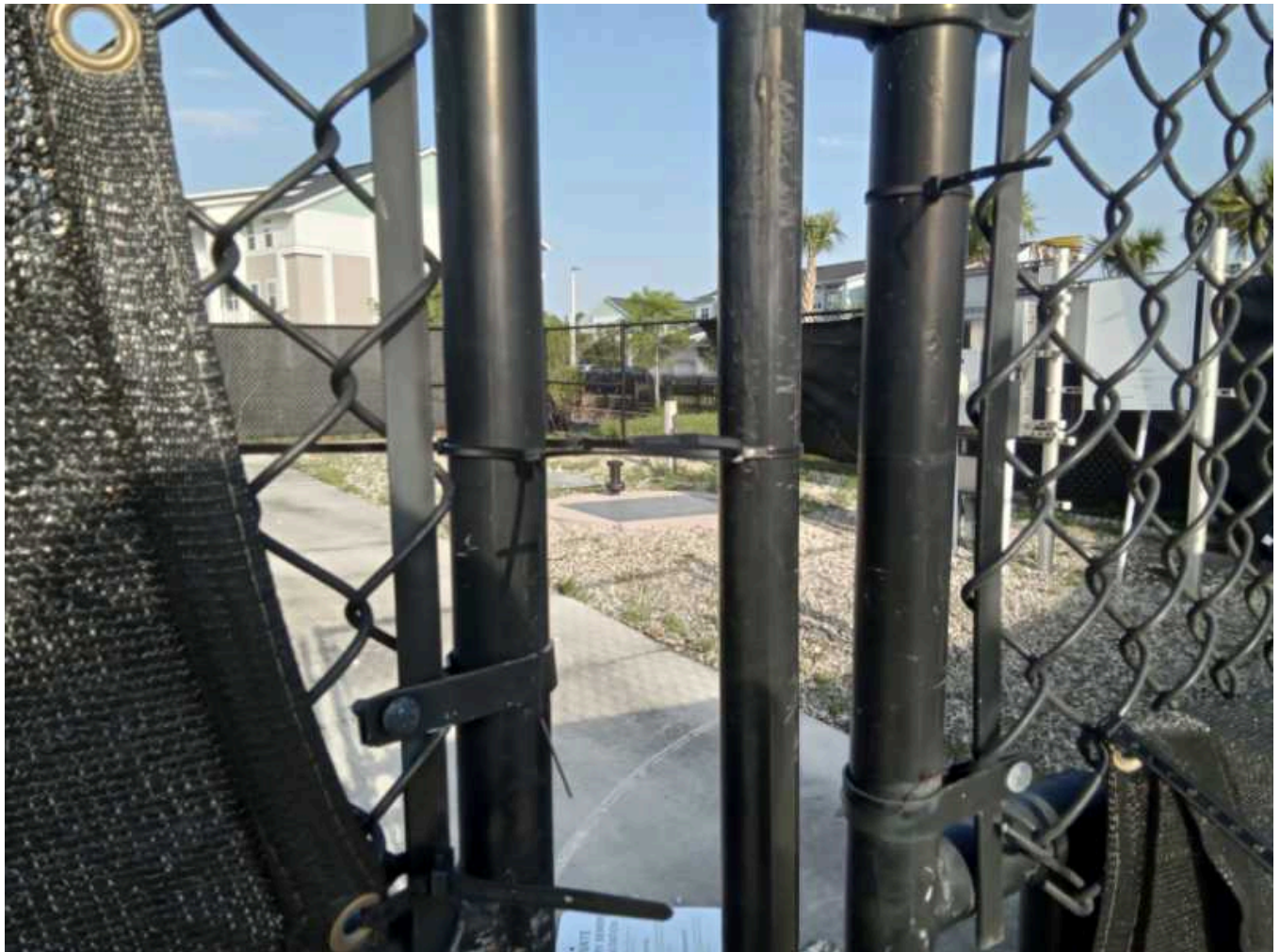
Tech Notes

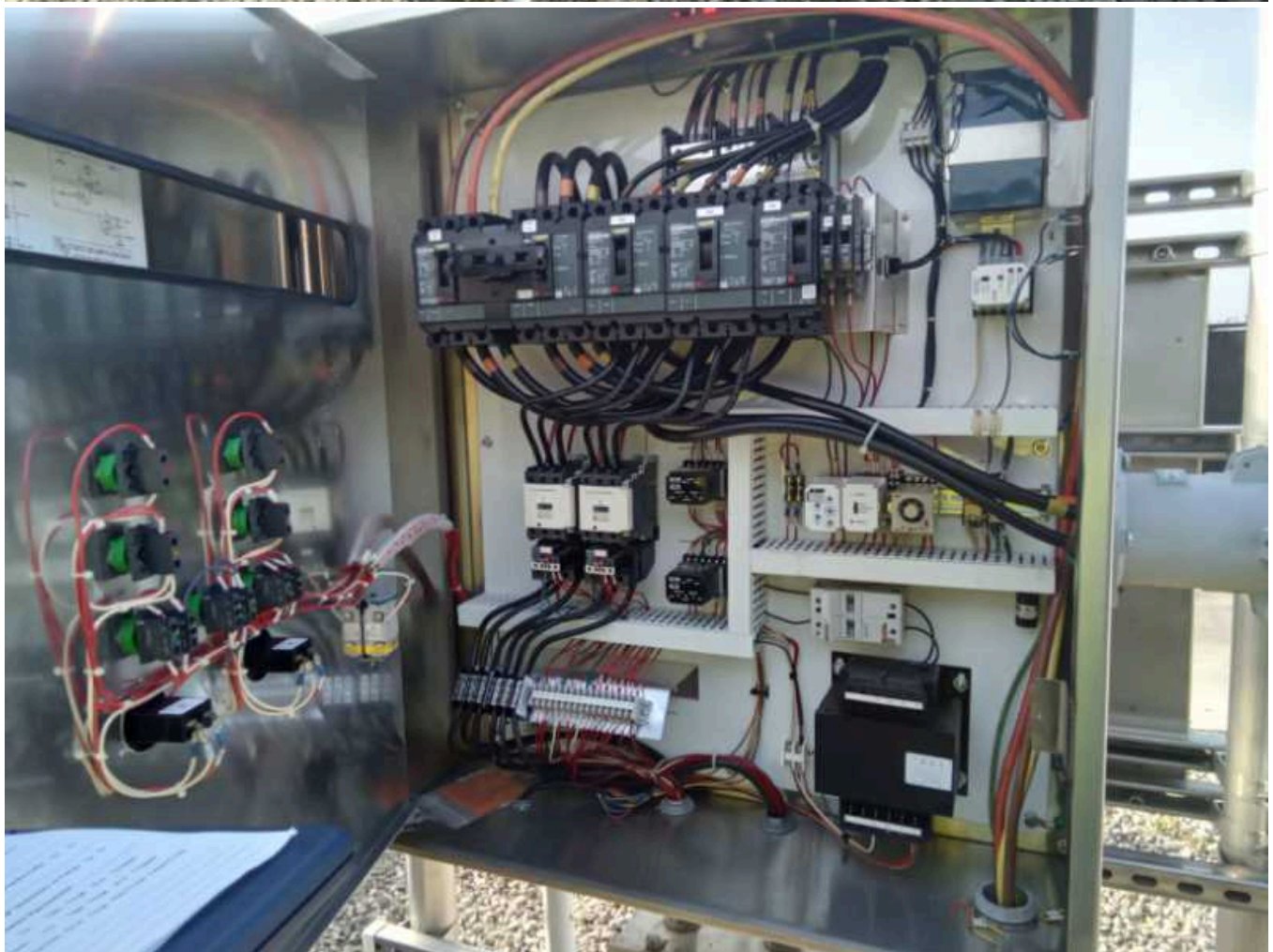
Performed a Lift Station inspection. Work performed today included: Performed lift station inspection.

Customer not on site

X

Customer Signature







CUSTOMER: LAKEVIEW STATION PREVENTATIVE MAINTENANCE REPORT
DATE: 5-24-25 TIME: 1:45 METER: 148 WORK: 21870-104

CHECKS OK/GOOD AT THIS TIME CAUTION - MAY REQUIRE FUTURE ATTENTION DAMAGE OR REQUIRED IMMEDIATE ATTENTION

EXTERIOR
☒ Emergency Services Contact Signage Present & Visible: Yes No: _____ If Other Service Provided: _____
☒ Crane Access to Station: Yes No: _____ Vehicles/Other Obstructions Present: Yes No: _____ Vegetation Clear for Safe Crane Operation: Yes No: _____
☒ Safety Lock on Fence: Yes No: _____ Combination: 123456 Safety Lock on Wat Wall: Yes No: _____ Combination: _____
☒ Safety Lock on Panel: Yes No: _____ Combination: _____ Safety Lock on Valve Box: Yes No: _____ Combination: _____

PANEL
☒ Incoming Voltage to Control Panel: 148V Incoming Main Power Shut Off for Panel Functional: Yes No: _____
☒ Pump 1 Amperage: 20.1 Pump 1 Hours: 14855 Pump 2 Amperage: 17.5 Pump 2 Hours: 14855
☒ Condition of Relays: OK Condition of Phase Monitor: OK
☒ Condition of Fuses: OK Condition of Alarm: OK
☒ Battery Back Up Present for Emergency Alarm & Beacon: Yes No: _____ Condition: OK Voltage: _____
☒ Emergency Flashing Light Beacon Present: Yes No: _____ Condition: OK Beacon Visible from a Pedestrian Area: Yes No: _____
☒ Emergency High Decibel Alarm Present: Yes No: _____ Condition: OK Heard from a Pedestrian Area: Yes No: _____

WET WELL
☒ Interior of the Wet Well Clean: Yes No: _____ Sewer Found: _____ Grease Mat on Surface: _____ Wet Well Mass Accumulation: _____ Plastic Products: _____
☒ Float Switch 1: OK Float Switch 2: OK Float Switch 3: OK Float Switch 4: OK
☒ Turn On All Pumps, Drain Lift Station Well & Check MEGGER Value for All Pumps: _____

☒ Is "Blowby" Present: Yes No: _____ Was Any Evidence of "Cavitation" Found: Yes No: _____ All Pumps Operating Normally: Yes No: _____
☒ Guide Rail System Present & in Good Condition: Yes No: _____ Comments: _____
☒ Hoisting System Present: Yes No: _____ Hoist Type: Chain Cable: _____ Rings: _____ Handles or Other "Hoisting" Mechanism on Pumps: Yes No: _____

VALVES
☒ Valve System Pipe Material: Ductile Iron Schedule 40 Schedule 40 W.D.P.S. Valve System Pipe Diameter: 4
☒ Check Valves & Condition of Check Valves: OK Material: Plastic Type: Flange Size: Threaded
☒ Isolation Valves & Condition of Isolation Valves: OK Material: Plastic Type: Flange Size: Threaded
☒ Bypass Port Present: Yes No: _____ Diameter: 4 Connection Type: Controll Blow Flange Male Thread Female Thread



RECOMMENDATIONS: _____



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Customer Service Report

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800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District
Customer Id: 2643477
Email: LaneA@pfm.com
Phone: 407-723-5925
Payment Type: Invoice

Service Information

WO #: 8487066325
Service Type: Inspections
Service Date: 06/11/2025
Service Time: 12:19 PM - 12:44 PM
Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona
Greenwood
Address:
14068 Hesse Road
Orlando, FL 32827
Name: Jeff/OFC
Email: LaneA@pfm.com
jjnewton@dwma.com
Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Tech Notes

Performed a Lift Station inspection. Work performed today included: Performed lift station inspection.

Customer not on site

X

Customer Signature







STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

CUSTOMER: LAKY LIMA ADDRESS: 10000 N.W. 11th Ave, Miami, FL 33127 DATE: 12-11-19 TIME: 10:00 METERS: 100 STATION: 100

CHECKED ON/GOOD AT THIS TIME: CAUTION - MAY REQUIRE FUTURE ATTENTION URGENT - MAY REQUIRE IMMEDIATE ATTENTION

EXTERIOR

☒ Emergency Services Contact Signage Present & Visible: Yes No: Other Service Provider

☒ Crane Access to Station: Yes No: Vehicles/Other Obstructions Present Yes No: Vegetation Clear for Safe Crane Operation Yes No: Yes

☒ Safety Lock on Fence: Yes No: Combination 42119 Safety Lock on Wet Well: Yes No: Combination

☒ Safety Lock on Panel: Yes No: Combination Safety Lock on Valve Box: Yes No: Combination

PANEL

☒ Incoming Voltage to Control Panel: 120V Incoming Main Power Shut (Off for Panel Functional): Yes No: No

☒ Pump 1 Amperage: 4.1A Pump 1 Hours: 0.00H Pump 2 Amperage: 4.5 Pump 2 Hours: 0.00H

☒ Condition of Relays: OK Condition of Phase Monitor: OK

☒ Condition of Fuses: OK Condition of Alternator: OK

☒ Battery Back Up Present for Emergency Alarm & Beacon: Yes No: Condition OK Voltage: 12V

☒ Emergency Flashing Light Beacon Present: Yes No: Condition OK Beacon Visible from a Pedestrian Area: Yes No: No

☒ Emergency High Decibel Alarm Present: Yes No: Condition OK Heard from a Pedestrian Area: Yes No: No

WET WELL

☒ Interior of the Wet Well Clean: Yes No: Issues Found Gross Mat on Surface Wet Well Mass Accumulation Plastic Products

☒ Float Switch 1: OK Float Switch 2: OK Float Switch 3: OK Float Switch 4: OK

☒ Turn On All Pumps, Drain Lift Station Well & Check MSDGR Value for All Pumps:

☒ Is "Blowby" Present: Yes No: Was Any Evidence of "Ceilation" Found Yes No: All Pumps Operating Normally Yes No: No

☒ Guide Rail System Present & in Good Condition: Yes No: Comments

☒ Hoisting System Present: Yes No: Hoist Type Chain Cable Rings Handles or Other "Hooking" Mechanism on Pumps Yes No: No

VALVES

☒ Valve System Pipe Material: Castile Iron Schedule 80 Schedule 40 H.D.P.E. Valve System Pipe (Diameter): 12"

☒ Check Valves & Condition of Check Valves: OK Material: Plastic Iron Type: Flange Glee Threaded

☒ Isolation Valves & Condition of Isolation Valves: OK Material: Plastic Iron Type: Flange Glee Threaded

☒ Bypass Port Present: Yes No: Diameter 12" Connection Type: Connect Bevel Flange Main Thread Female Thread

RECOMMENDATIONS:

BROWNIE'S SEPTIC & PLUMBING
SETTING THE NEW STANDARD
ALL FLORIDA SEPTIC



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Customer Service Report

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800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487069999

Service Type: Inspections

Service Date: 07/09/2025

Service Time: 2:52 PM - 3:19 PM

Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
Energy Charge	1.00	\$25.0000	\$25.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Location Comments

No location comments

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Performed lift station inspection.

Customer not on site

X

Customer Signature



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Generated on : 07/09/2025 03:01 PM



Generated on : 07/09/2025 03:04 PM



Generated on : 07/09/2025 03:05 PM

UNIVERSITY OF FLORIDA FACILITY MAINTENANCE & INSPECTION REPORT

CUSTOMER: LAVERNA (SEPTIC) 1424 S. STATE RD. 31812 WORK: BE 53/999

DATE: 7.9.25 TIME: _____ MECHANIC: A. L. STATION: _____

CHECKED OK/GOOD AT THIS TIME CAUTION - MAY REQUIRE FUTURE ATTENTION UNSAFE or REQUIRES IMMEDIATE ATTENTION

EXTENSION

Emergency Services Contact Signage Present & Visible: ☒ Yes ☐ No If Other Service Provider: _____

Crane Access to Station: ☒ Yes ☐ No Vehicles/Other Obstructions Present: ☒ Yes ☐ No Vegetation Clear for Safe Crane Operation: ☒ Yes ☐ No

Safety Lock on Fence: ☒ Yes ☐ No Combination: 4999 Safety Lock on Wet Well: ☒ Yes ☐ No Combination: _____

Safety Lock on Panel: ☒ Yes ☐ No Combination: _____ Safety Lock on Valve Box: ☒ Yes ☐ No Combination: _____

PANES

Incoming Voltage to Control Panel: 185 Incoming Main Power Shut Off for Panel Functional: ☒ Yes ☐ No

Pump 1 Amperage: 47 Pump 1 Hours: 0859 Pump 2 Amperage: 46.5 Pump 3 Hours: 0274

Condition of Relays: OK Condition of Phase Monitor: OK

Condition of Fuses: OK Condition of Alternator: OK

Battery Back Up Present for Emergency Alarm & Beacon: ☒ Yes ☐ No Condition: OK Voltage: _____

Emergency Flashing Light Beacon Present: ☒ Yes ☐ No Condition: OK Beacon Visible from a Pedestrian Area: ☒ Yes ☐ No

Emergency High Decibel Alarm Present: ☒ Yes ☐ No Condition: OK Heard from a Pedestrian Area: ☒ Yes ☐ No

WET WELL

Interior of the Wet Well Clean: ☒ Yes ☐ No Issues Found: Grease Mat on Surface Wet Wipe Mass Accumulation Plastic Products

Float Switch 1: FAIL Float Switch 2: FAIL Float Switch 3: FAIL Float Switch 4: FAIL

Turn On All Pumps, Drain Lift Station Well & Check MEGGER Value for All Pumps: _____

Is "Blowby" Present: ☒ Yes ☐ No Was Any Evidence of "Cavitation" Found: ☒ Yes ☐ No All Pumps Operating Normally: ☒ Yes ☐ No

Guide Rail System Present & In Good Condition: ☒ Yes ☐ No Comments: _____

Hoisting System Present: ☒ Yes ☐ No Hoist Type: Chain Cables Rings Handles or Other "Hooking" Mechanism on Pumps: ☒ Yes ☐ No

VALVES

Valve System Pipe Material: Ductile Iron Schedule 80 Schedule 40 H.D.P.E. Valve System Pipe Diameter: 4

Check Valves & Condition of Check Valves: OK Material: Plastic Iron Type: Flange Glue Threaded

Isolation Valves & Condition of Isolation Valves: OK Material: Plastic Iron Type: Flange Glue Threaded

Bypass Port Present: ☒ Yes ☐ No Diameter: _____ Connection Type: Camlock Bauer Flange Male-Thread Female-Thread

RECOMMENDATIONS: NEXT TIME WELL GETS CLEANED... MAKE SURE TO ALSO CLEAN FLOATS! THEY'RE COVERED IN GREASE.

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SETTING THE NEW STANDARD
& **ALL FLORIDA SEPTIC**

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Wet Well Clean: ☒ Yes ☐ No Issues Found: Grease Mat on Surface Wet Wipe Mass Accumulation Plastic Products

Float Switch 1: FAIL Float Switch 2: FAIL Float Switch 3: FAIL Float Switch 4: FAIL

Turn On All Pumps, Drain Lift Station Well & Check MEGGER Value for All Pumps: _____

Is "Blowby" Present: ☒ Yes ☐ No Was Any Evidence of "Cavitation" Found: ☒ Yes ☐ No All Pumps Operating Normally: ☒ Yes ☐ No

Guide Rail System Present & In Good Condition: ☒ Yes ☐ No Comments: _____

Hoisting System Present: ☒ Yes ☐ No Hoist Type: Chain Cables Rings Handles or Other "Hooking" Mechanism on Pumps: ☒ Yes ☐ No

VALVES

Valve System Pipe Material: Ductile Iron Schedule 80 Schedule 40 H.D.P.E. Valve System Pipe Diameter: 4

Check Valves & Condition of Check Valves: OK Material: Plastic Iron Type: Flange Glue Threaded

Isolation Valves & Condition of Isolation Valves: OK Material: Plastic Iron Type: Flange Glue Threaded

Bypass Port Present: ☒ Yes ☐ No Diameter: _____ Connection Type: Camlock Bauer Flange Male-Thread Female-Thread

RECOMMENDATIONS: NEXT TIME WELL GETS CLEANED... MAKE SURE TO ALSO CLEAN FLOATS! THEY'RE COVERED IN GREASE.

BROWNIE'S SEPTIC & PLUMBING
SETTING THE NEW STANDARD
& **ALL FLORIDA SEPTIC**

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We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487073499

Service Type: Inspections

Service Date: 08/14/2025

Service Time: 12:12 PM - 12:17 PM

Tech Name: Memphis Rudisill

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
Energy Charge	1.00	\$25.0000	\$25.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Location Comments

No location comments

Tech Notes

Performed a Lift Station inspection. Work performed today included: Came to perform live station inspection. I don't know if they change the lock but regular code does not work. I tried all Florida's code. I tried partial address code. Nothing opens the lock need updated code.

Customer not on site

X

Customer Signature



Generated on : 08/14/2025 12:16 PM



Generated on : 08/14/2025 12:16 PM



A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487076644

Service Type: Inspections

Service Date: 09/10/2025

Service Time: 11:16 AM - 11:26 AM

Tech Name: Atlas Reeves

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
Energy Charge	1.00	\$25.0000	\$25.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel and ran station through a complete cycle to insure the station is working as it should. Technician found both pumps to be pulling around 53 amps.

Customer not on site

X

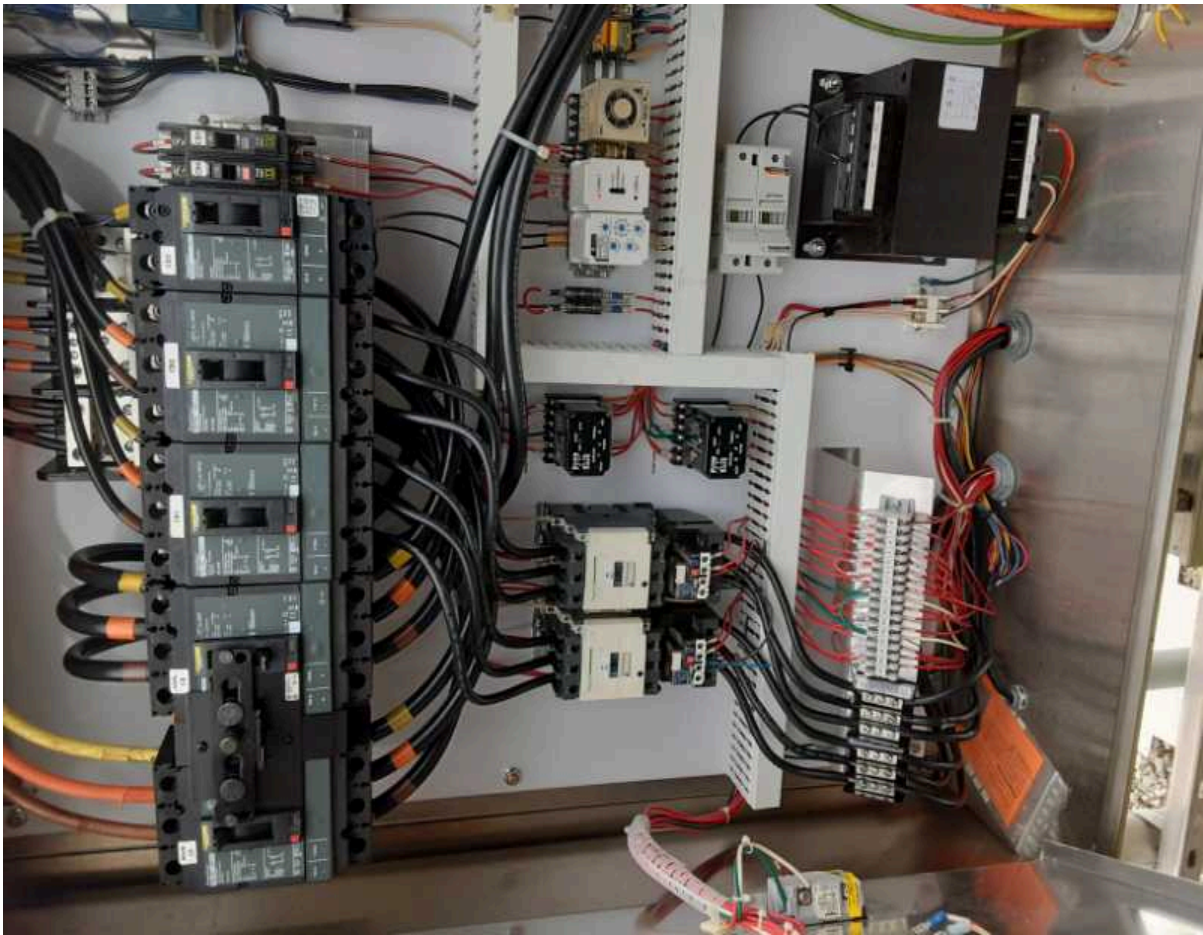
Customer Signature



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Generated on : 09/10/2025 11:19 AM



Generated on : 09/10/2025 11:19 AM



Generated on : 09/10/2025 11:21 AM



A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487076644

Service Type: Inspections

Service Date: 09/10/2025

Service Time: 11:16 AM - 11:26 AM

Tech Name: Atlas Reeves

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Hesse Road

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$150.0000	\$150.00
Energy Charge	1.00	\$25.0000	\$25.00
		Subtotal:	\$175.00
		Tax:	\$0.00
		Total:	\$175.00

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel and ran station through a complete cycle to insure the station is working as it should. Technician found both pumps to be pulling around 53 amps.

Customer not on site

X

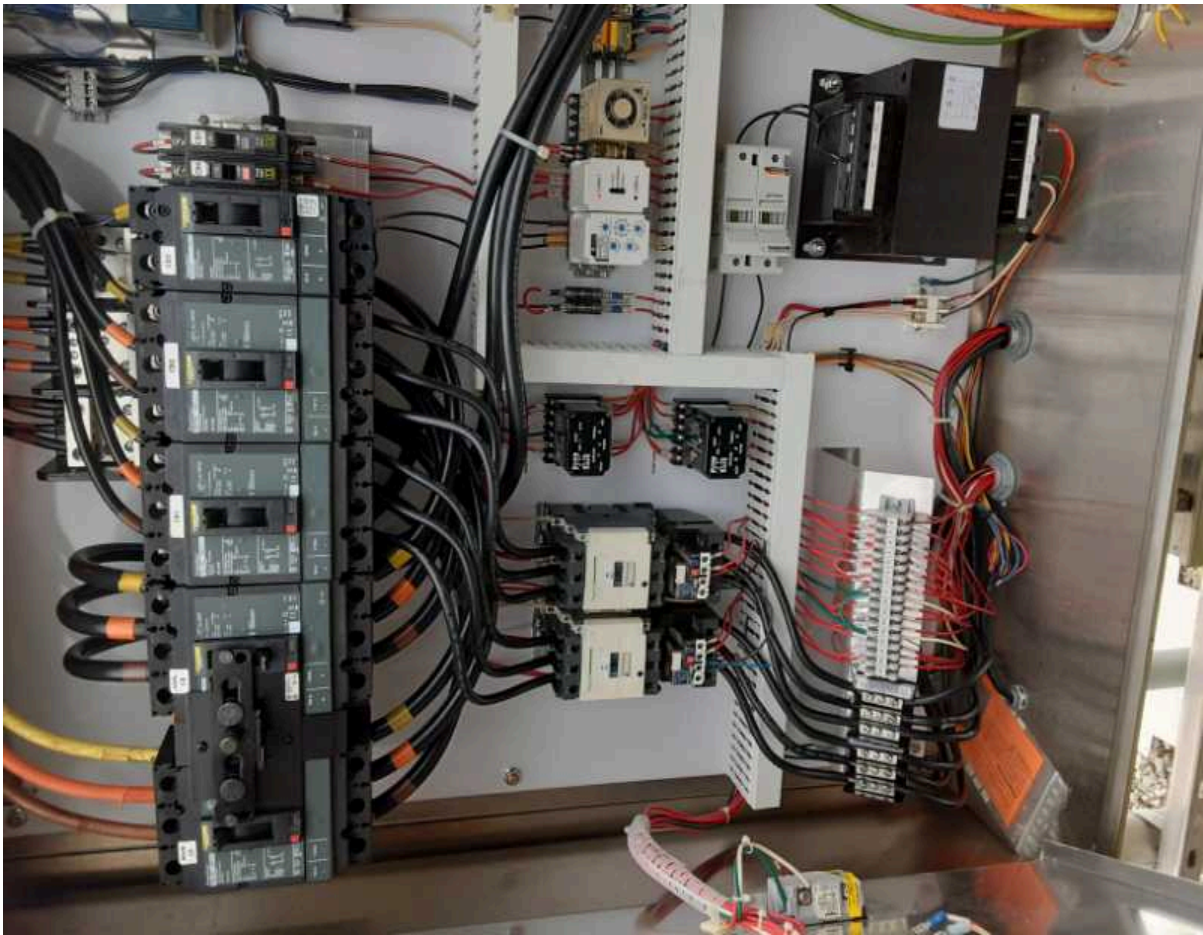
Customer Signature



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Generated on : 09/10/2025 11:21 AM



A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District
Customer Id: 2643477
Email: LaneA@pfm.com
Phone: 407-723-5925
Payment Type: Check

Service Information

WO #: 8487091343
Service Type: Repairs
Service Date: 09/26/2025
Service Time: 2:18 PM - 2:28 PM
Tech Name: Atlas Reeves

Location Information

Site Name: LS - Lake Nona
Greenwood
Address:
14068 Progression Way
Orlando, FL 32827
Name: Jeff/OFC
Email: LaneA@pfm.com
jjnewton@dwma.com
Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Repair-C-Lift Station	1.00	\$0.0000	\$0.00
		Subtotal:	\$0.00
		Tax:	\$0.00
		Total:	\$0.00

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Work performed today included: Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and panel and ran station through a complete cycle to insure the station is working as it should. Technician found both pumps to be pulling around 50 amps. Technician recommending float switches be replaced due to the age and condition of float switches. Technician recommending alarm battery backup be replaced due to low voltage.

Customer not on site

X

Customer Signature



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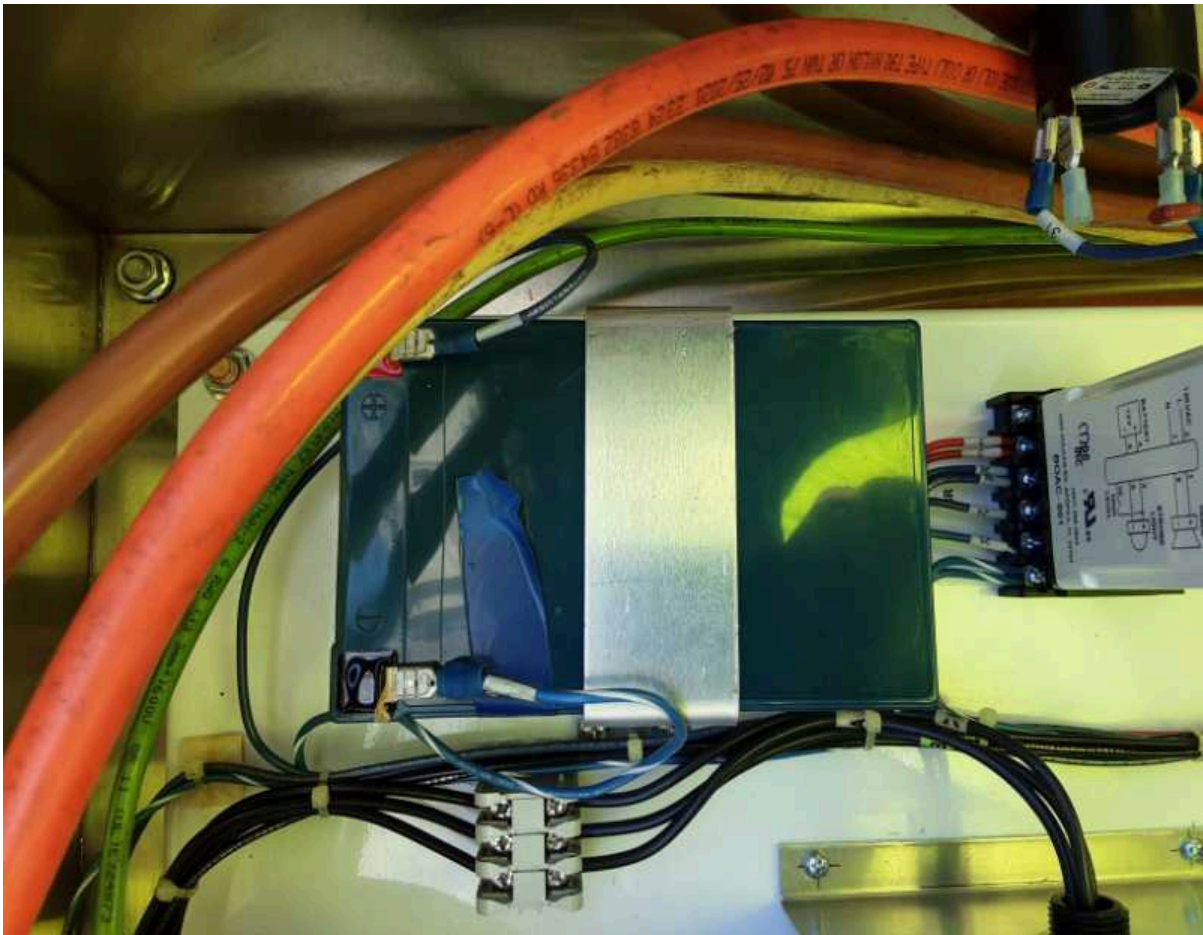
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Poitras East Community Development District

**Fiscal Year 2025 Goals, Objectives,
and Performance Measures and Standards Report**

Poitras East Community Development District
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: Jennifer L. Walden

Date: 11/17/2025

Print Name: JENNIFER L. WALDEN



Postras East Community Development District

**Temporary Access Easement
by and between the District and LN DAS, LLC**

Prepared By and Return To:

Sara W. Bernard, Esq.
Holland & Knight LLP
2600 S. Orange Ave, Suite 2600
Orlando, Florida 32801

TEMPORARY ACCESS EASEMENT AGREEMENT
(Centerline Drive Segment H2)

THIS TEMPORARY ACCESS EASEMENT AGREEMENT (the “**Agreement**”) is made this ____ day of _____, 2025 (the “**Effective Date**”) by **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o PFM Group Consulting LLC, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“**Grantor**”), and **LN DAS, LLC**, a Florida limited liability company, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827 (“**Grantee**”) (Grantor and Grantee are sometimes together referred to herein as the “**Parties**”, and separately as the “**Party**”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property located in Orange County, Florida being more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Easement Area**”); and

WHEREAS, Grantee is the owner in fee simple of certain real property located in Orange County, Florida being more particularly described in **Exhibit “B”** attached hereto and incorporated herein by this reference (the “**Benefited Property**”); and

WHEREAS, until such time as the Easement Area is conveyed, platted or otherwise dedicated to and accepted by the applicable governmental authority for public right-of-way purposes, Grantor desires to grant in favor of Grantee a temporary, non-exclusive easement on, upon, over and across the Easement Area for the sole purpose of providing pedestrian and vehicular access for ingress, egress and regress to and from the Benefited Property, which shall be subject to the terms and conditions as set forth herein.

NOW, THEREFORE, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Creation of Easement.** Grantor hereby grants to Grantee a temporary, non-exclusive easement (the “**Easement**”) on, upon, over, and across the Easement Area for the sole purpose of providing pedestrian and vehicular access for ingress, egress and regress to and from the Benefited Property. The Easement shall expressly exclude and prohibit any parking within the Easement Area.

3. **Maintenance and Repair by Grantor.** Grantor shall be responsible for maintaining, repairing and replacing the Easement Area and all improvements (including, without limitation, the existing access road) lying thereon in order to keep the same in good working order and good condition. Grantor acknowledges and agrees that all work conducted by, or on behalf of, Grantor hereunder shall be in compliance with all applicable laws, ordinances, rules, regulations, permits and approvals. In the event that Grantor, or its successors or assigns, fails to commence and diligently pursue completion of any maintenance, repair, or replacement required hereunder within forty-five (45) days after receipt by Grantor of written notice from Grantee of any required maintenance, repair, or replacement contemplated hereunder, Grantee shall have the right, but not the obligation, to maintain, repair, or replace said Easement Area (including the improvements thereon) in good working order and good condition and to thereafter obtain a reimbursement from Grantor, or its successors or assigns, as to for the cost incurred by Grantee, within fifteen (15) days after receipt of detailed invoices and bills for actual third-party out-of-pocket costs incurred thereby, which shall accrue interest calculated at the rate of seven percent (7%) from the date the payment is due until the payment is received.

4. **Repair by Grantee.** Grantee shall promptly repair any damage to the Easement Area and any other property not owned by Grantee, caused by Grantee exercising its rights under this Agreement (normal wear and tear excepted) including, without limitation, any landscaping, hardscaping, ground cover, planting, roadways, driveways, sidewalks, walkways, pedestrian trails, and signage. In the event that Grantee causes damage to the Easement Area or any other property not owned by Grantee in the exercise of the privilege granted herein, Grantee agrees to repair, restore and/or replace the Easement Area or any other property not owned by Grantee so damaged to substantially the same condition and grade existing prior to such damage. In the event that any required repair, restoration and/or replacement is not performed by Grantee hereunder, Grantor may deliver a notice to Grantee setting forth the deficiencies whereupon Grantee shall have a period of forty-five (45) days to remedy the deficiencies, or forty-eight (48) hours in the case of an emergency. In the event that the deficiencies are not remedied in a commercially reasonable fashion within such forty-five (45) day period, or forty-eight (48) hours in the case of an emergency, Grantor shall have the right to undertake all reasonably necessary repair, restoration and/or replacement itself and recover from Grantee the actual, out-of-pocket reasonable third-party fees, costs and expenses incurred in connection therewith.

5. **Insurance.** Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantor, as an additional insured, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. Grantee shall deliver or

cause to be delivered to Grantor a certificate or certificates evidencing the insurance coverage required herein.

6. **Indemnity.** Grantee agrees to defend, indemnify and hold harmless Grantor, its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialman), permitted assigns (if any), guests, invitees and licensees from and against any and all claims, suits, judgments, demands, cost and expenses, including attorney's fees of any kind or nature whatsoever related to this Agreement arising directly out of or caused by any act or omission of Grantee, its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), permitted assigns (if any), guests, invitees and licensees and shall not apply in the event of any gross negligence or willful misconduct by Grantor.

7. **Liens.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area (or any improvements located thereon) or any other property not owned by Grantee in connection with the exercise of its rights hereunder.

8. **Obligations of Grantee.** Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, codes, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

9. **Beneficiaries of Easement Rights.** The Easement set forth in this Agreement shall be for the benefit and use of Grantee and its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), guests, tenants, invitees, and licensees only and shall be binding upon the Easement Area. The Easement hereby created and granted includes the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purpose as expressly set forth herein. By way of clarification, and not limitation, any lessee or sublessee of all or any portion of the Benefited Property who has entered into a written lease agreement or other occupancy agreement which is recorded (whether in its entirety or in short form) in the Public Records of Orange County, Florida shall be deemed an express third-party beneficiary of the Easement with all rights and obligations of the Grantee hereunder during the term of such leasehold or occupancy right.

10. **Termination.** This Agreement and all rights in and to the Easement shall automatically terminate and be extinguished, without any action of the Grantor or the Grantee being required, upon the earliest of (i) the date upon which the Easement Area is conveyed, platted or otherwise dedicated to and accepted by the applicable governmental authority for future right-of-way purposes, (ii) the date upon which a permanent access easement (on substantially similar terms as those contained herein) is granted in favor of Grantee in the Easement Area, or (iii) the date upon which a permanent access easement (on substantially similar terms as those contained herein) is granted in favor of Grantee or a public dedication for roadway purposes has been effectuated for an alternative location mutually agreed upon by the Parties (the "**Term**"). Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein, provided that, if the termination is as a result of

clause (ii) or (iii) above, as applicable, a substitute permanent easement is recorded contemporaneously with the aforesaid termination of this Agreement.

11. **Amendments and Waivers.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Orange County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement.

12. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) one (1) day after depositing with a nationally recognized overnight courier service, or (ii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either party may from time to time designate by written notice in accordance with this section.

13. **Use of Easement Area.** It is acknowledged and agreed to by the Parties that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein.

14. **Attorneys' Fees.** Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, and costs of collection, all as actually incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes. Any judgment or decree rendered in any such actions or proceedings shall include the award of attorneys' fees, costs, and expenses, as just described. The terms of this section shall survive any termination of this Agreement.

15. **No Public Dedication.** Nothing contained in this Agreement shall create or shall be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever.

16. **Miscellaneous.** If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Orange County, Florida. The section headings in this

Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is the essence of this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor and Grantee caused this Agreement to be executed as of the day and year first written above.

WITNESSES:

“GRANTOR”

Signed, sealed and delivered
in the presence of:

**POITRAS EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes

Print Name:_____

By:_____

Name:_____

Title:_____

Address:_____

Print Name:_____

Address:_____

STATE OF FLORIDA)

)

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by _____, as _____ of **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.:_____

My Commission Expires:_____

LN DAS, LLC,
a Florida limited liability company

By: _____
T. Craig Collin, President

Print Name: _____
Address: _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025 by T. Craig Collin, as President of **LN DAS, LLC**, a Florida limited liability company, on behalf of said company. He ☐ is personally known to me or ☐ has produced _____ as identification (if left blank, then personally known to me).

Print Name of Notary Public _____
 Notary Public, State of Florida _____
 Commission No.: _____
 My Commission Expires: _____

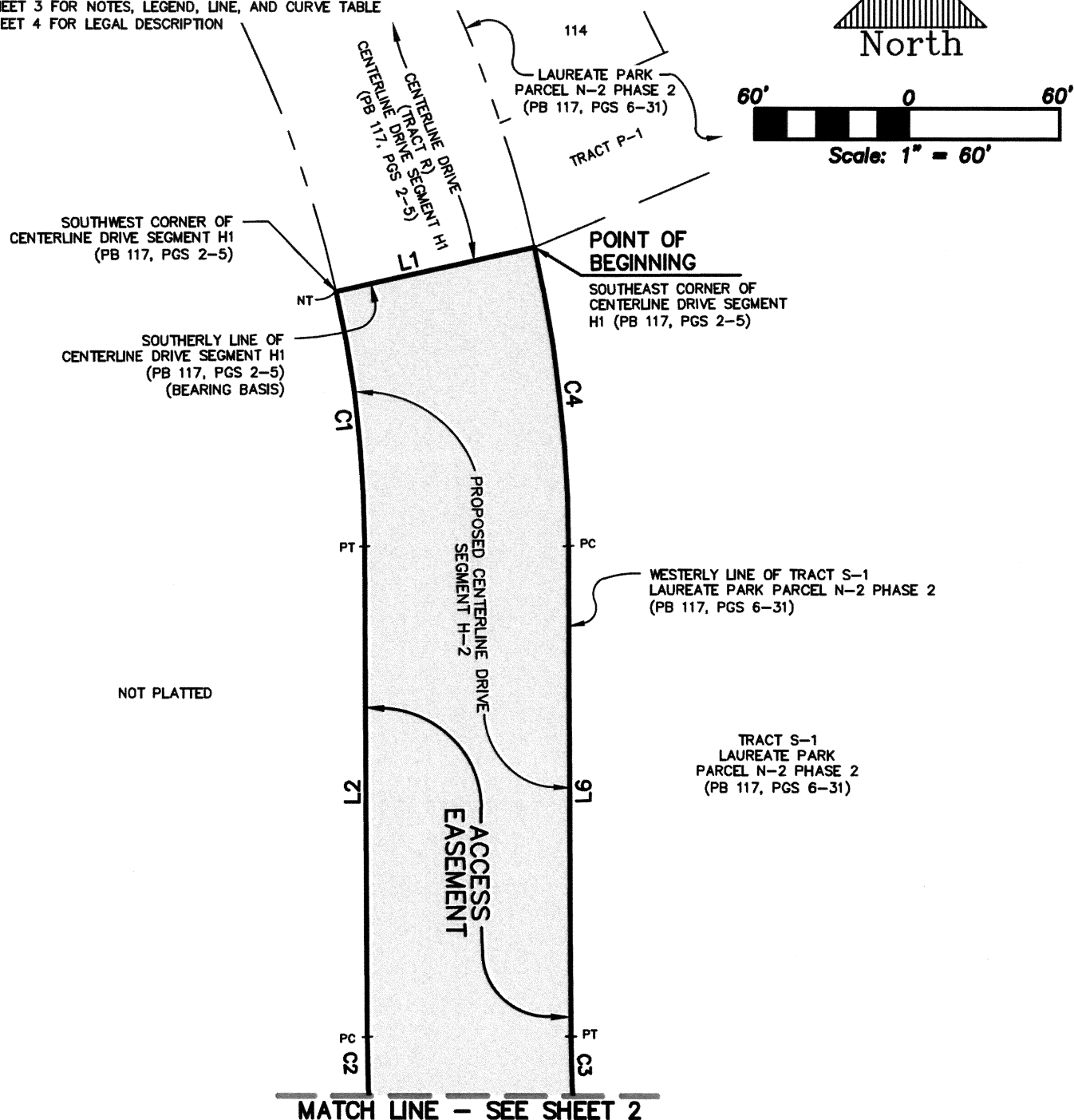
EXHIBIT “A”

Easement Area

[See Attached Sketch of Description CS# 17-133(250) – 4 Pages]

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH
SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE
SEE SHEET 4 FOR LEGAL DESCRIPTION



PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT

DATE BY

DESCRIPTION

REVISIONS



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

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert Tyler Sears March 26, 2025
Florida Professional Surveyor and Mapper
Certificate No. 6950

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL,
OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF
A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: RRL
DATE: 03/2025

CHECKED BY: RTS
DATE: 03/2025

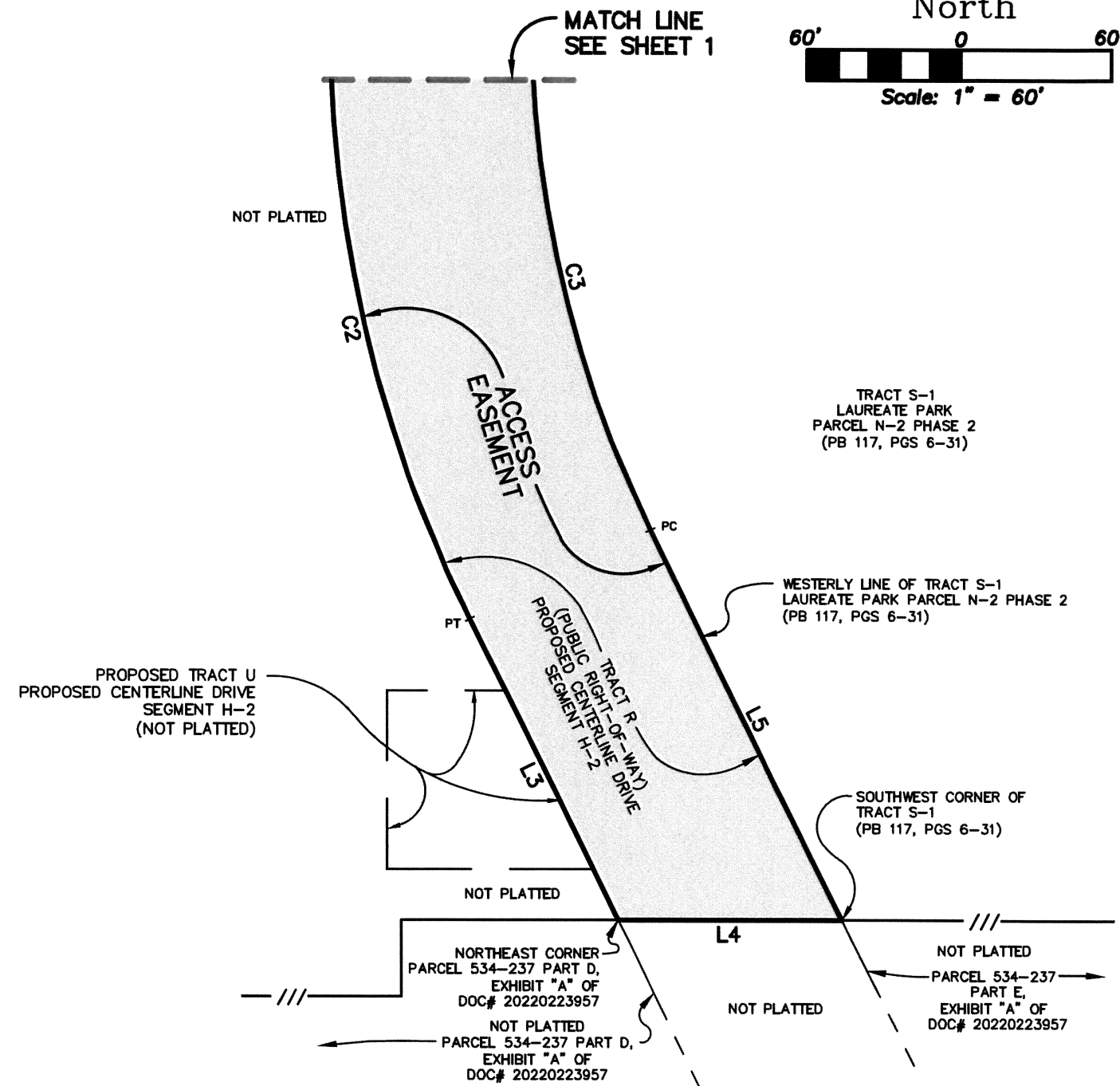
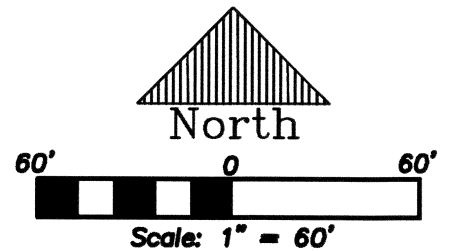
JOB NO.
23585

SCALE
1"=60'

SHEET 1
OF 4

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH
SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE
SEE SHEET 4 FOR LEGAL DESCRIPTION



PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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: RRL
DATE: 03/2025

CHECKED BY: RTS
DATE: 03/2025

JOB NO.
23585

SCALE
1"=60'

SHEET 2
OF 4

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH

SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE

SEE SHEET 4 FOR LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S77°14'49"W	79.00'
L2	S00°14'24"E	192.13'
L3	S26°11'46"E	131.57'
L4	S89°58'02"E	88.07'
L5	N26°11'46"W	170.49'
L6	N00°14'24"W	192.13'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	460.50'	12°30'47"	100.57'	100.37'	S06°29'47"E
C2	539.50'	25°57'23"	244.41'	242.32'	S13°13'05"E
C3	460.50'	25°57'23"	208.62'	206.84'	N13°13'05"W
C4	539.50'	12°30'47"	117.82'	117.59'	N06°29'47"W

NOTES:

- This is not a survey.
- Not valid without the original signature and seal of a Florida Professional Surveyor and Mapper.
- Bearings based on the Southerly line of line of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2-5, of the Public Records of Orange County, Florida, as being S77°14'49"W. (per plat)
- 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.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of 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.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- No facilities associated with this sketch of description have been field located by DWMA.
- The configuration of this sketch of description is based on information provided to DWMA.

PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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>RRL</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>23585</u>	SCALE <u>N/A</u>	SHEET <u>3</u> OF <u>4</u>
DATE: <u>03/2025</u>	DATE: <u>03/2025</u>			

LEGEND

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P-C	POINT OF CUSP
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
OCU	ORANGE COUNTY UTILITIES
DWMA	DONALD W. McINTOSH ASSOCIATES, INC
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER
SECTION 36-24-30	SECTION, TOWNSHIP, RANGE

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH

SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE

SEE SHEET 4 FOR LEGAL DESCRIPTION

DESCRIPTION:

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

BEGIN at the Southeast corner of the plat of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2 through 5, of the Public Records of Orange County, Florida; thence S77°14'49"W along the Southerly line of said plat of CENTERLINE DRIVE SEGMENT H1, for a distance of 79.00 feet to the Southwest corner of said plat of CENTERLINE DRIVE SEGMENT H1 and a non-tangent curve concave Westerly having a radius of 460.50 feet, a chord bearing of S06°29'47"E, and a chord distance of 100.37 feet; thence departing said Southerly line run, Southerly along the arc of said curve through a central angle of 12°30'47" for a distance of 100.57 feet to the point of tangency; thence S00°14'24"E, 192.13 feet to the point of curvature of a curve concave Easterly having a radius of 539.50 feet, a chord bearing of S13°13'05"E, and a chord distance of 242.32 feet; thence Southerly along the arc of said curve through a central angle of 25°57'23" for a distance of 244.41 feet to the point of tangency; thence S26°11'46"E, 131.57 feet to the Northeast 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 S89°58'02"E, 88.07 feet to the Southwest corner of Tract S-1, 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; thence run the following courses and distances along the Westerly line of said Tract S-1: N26°11'46"W, 170.49 feet to the point of curvature of a curve concave Easterly having a radius of 460.50 feet, a chord bearing of N13°13'05"W, and a chord distance of 206.84 feet; thence Northerly along 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; N00°14'24"W, 192.13 feet to the point of curvature of a curve concave Westerly having a radius of 539.50 feet, a chord bearing of N06°29'47"W, and a chord distance of 117.59 feet; thence Northerly along the arc of said curve through a central angle of 12°30'47" for a distance of 117.82 feet to the POINT OF BEGINNING.

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

PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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>RRL</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>23585</u>	SCALE <u>N/A</u>	SHEET <u>4</u>
DATE: <u>03/2025</u>	DATE: <u>03/2025</u>			OF <u>4</u>

EXHIBIT "B"

Benefited Property

Commence at the Southeast corner of the plat of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2 through 5, of the Public Records of Orange County, Florida; thence $S77^{\circ}14'49''W$ along the Southerly line of said plat of CENTERLINE DRIVE SEGMENT H1, for a distance of 79.00 feet to the Southwest corner of said plat of CENTERLINE DRIVE SEGMENT H1 and a non-tangent curve concave Westerly having a radius of 460.50 feet, a chord bearing of $S06^{\circ}29'47''E$, and a chord distance of 100.37 feet; thence departing said Southerly line run, Southerly along the arc of said curve through a central angle of $12^{\circ}30'47''$ for a distance of 100.57 feet to the point of tangency; thence $S00^{\circ}14'24''E$, 192.13 feet to the point of curvature of a curve concave Easterly having a radius of 539.50 feet, a chord bearing of $S13^{\circ}13'05''E$, and a chord distance of 242.32 feet; thence Southerly along the arc of said curve through a central angle of $25^{\circ}57'23''$ for a distance of 244.41 feet to the point of tangency; thence $S26^{\circ}11'46''E$, 31.24 feet to the POINT OF BEGINNING; thence continue $S26^{\circ}11'46''E$, 78.03 feet; thence $N89^{\circ}58'02''W$, 80.49 feet; thence $N00^{\circ}01'58''E$, 70.00 feet; thence $S89^{\circ}58'02''E$, 46.00 feet to the POINT OF BEGINNING.



Postras East Community Development District

**Cooperation Agreement by and between
the District, TDCP, LLC and SBA Towers XI, LLC**

COOPERATION AGREEMENT

THIS COOPERATION AGREEMENT (“Agreement”) is made and entered into as of the ____ day of _____, 2025 (the “**Effective Date**”) by and among **TDCP, LLC**, a Florida limited liability company (“**TDCP**”), **SBA TOWERS XI, LLC**, a Delaware limited liability company (“**SBA**”), and **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o PFM Group Consulting LLC (the “**District**”).

WITNESSETH

WHEREAS, of even date herewith, TDCP’s affiliate LN Das, LLC, as landlord, and SBA, as tenant, entered into that certain Lease Agreement (the “**Lease**”) for the lease of that certain real property located in Orange County, Florida being more particularly described in **Exhibit A** attached hereto and made a part hereof (the “**Property**”); and

WHEREAS, simultaneously with the execution hereof, the District, as grantor, and SBA, as grantee, entered into that certain Temporary Access Easement Agreement (Centerline Drive Segment H2) recorded in the Public Records of Orange County, Florida (the “**Easement**”), establishing a temporary, non-exclusive access easement over, upon, across and through that certain real property located in Orange County, Florida being more particularly described in **Exhibit B** attached hereto and made a part hereof (the “**Roadway Parcel**”) which automatically expires by its terms upon the recording of a replat of the Roadway Parcel dedicating such Roadway Parcel to the City of Orlando for public right-of-way purposes; and

WHEREAS, in connection with the lease of the Property on which SBA intends to construct a cell tower (the “**Tower**”), SBA and its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), guests, tenants, invitees, and licensees requires continuous (24 hours a day, 7 days a week) vehicular and pedestrian access to and from the Tower via stabilized roads during the construction of the Roadway Parcel, and the parties desire to cooperate with each other to provide adequate alternate vehicular access during construction of the Roadway Parcel when vehicular and pedestrian access is no longer reasonably practicable over the Roadway Parcel pursuant to the Easement, upon such terms and conditions as more specifically set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein set forth, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference.
2. **Cooperation.** The parties hereby covenant and agree that SBA and its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), guests, tenants, invitees, and licensees shall have continuous (24 hours a day, 7 days a week) vehicular and pedestrian access to and from the Tower via stabilized roads during the

construction of the Roadway Parcel. The District shall be required to grant reasonable and necessary access over the Roadway Parcel for as long as possible (even during construction of the Roadway Parcel to the extent reasonably practicable), and, if access to the Roadway Parcel is not available at any time during construction thereof, the District and TDCP shall be required to grant temporary non-exclusive access easement(s) over lands owned or controlled by the District and TDCP, respectively, which shall automatically terminate upon the completion of the Roadway Parcel. SBA hereby acknowledges and agrees to the potential alternate routes being generally depicted on **Exhibit C** attached hereto and made a part hereof (the “**Permissible Potential Alternate Routes**”).

3. **General Provisions.** No failure of any party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of any party’s right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by all parties hereto. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday (as defined herein), such time for performance shall be extended to the next business day. As used herein, the term “**Legal holiday**” shall mean any day for which federal courts are closed. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. This Agreement shall be interpreted under the laws of the State of Florida.

4. **Severability.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or enforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

5. **Attorneys’ Fees.** In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

6. **Term.** This Agreement shall automatically terminate without any action being required by the parties upon the recording of a replat of the Roadway Parcel dedicating such Roadway Parcel to the City of Orlando for public right-of-way purposes.

7. **Authority.** Each party hereto represents and warrants to the other that all necessary authorizations required for the execution and performance of this Agreement have been given and that the undersigned officer of a party is duly authorized to execute this Agreement and bind the party for which it signs.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

“TDCP”

Signed, sealed and delivered in the presence of the following witnesses:

TDCP, LLC,
a Florida limited liability company

Print Name: _____
Address: _____

By: _____
T. Craig Collin, President

Print Name: _____
Address: _____

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by T. Craig Collin, as President of **TDCP, LLC**, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or has produced _____ as identification (if left blank, then personally known).

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

“SBA”

Signed, sealed and delivered in the
presence of the following witnesses:

SBA TOWERS XI, LLC,
a Delaware limited liability company

Print Name: _____
Address: _____

By: _____
Neil Seidman, Senior Vice President

Print Name: _____
Address: _____

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this _____ day of _____, 2025, by NEIL SEIDMAN, as
Senior Vice President of **SBA TOWERS XI, LLC**, a Delaware limited liability company, on behalf
of said company. He is personally known to me.

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

WITNESSES:

“DISTRICT”

Signed, sealed and delivered
in the presence of:

**POITRAS EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes

Print Name:_____

Address:_____

Print Name:_____

Address:_____

By:_____

Name:_____

Title:_____

STATE OF FLORIDA)

)

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization, this ____ day of _____, 2025, by _____, as
_____ of **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the
district, who is personally known to me or has produced _____ as identification
(if left blank, then personally known to me).

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.:_____

My Commission Expires:_____

EXHIBIT A

Property

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

Commence at the Southeast corner of the plat of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2 through 5, of the Public Records of Orange County, Florida; thence $S77^{\circ}14'49''W$ along the Southerly line of said plat of CENTERLINE DRIVE SEGMENT H1, for a distance of 79.00 feet to the Southwest corner of said plat of CENTERLINE DRIVE SEGMENT H1 and a non-tangent curve concave Westerly having a radius of 460.50 feet, a chord bearing of $S06^{\circ}29'47''E$, and a chord distance of 100.37 feet; thence departing said Southerly line run, Southerly along the arc of said curve through a central angle of $12^{\circ}30'47''$ for a distance of 100.57 feet to the point of tangency; thence $S00^{\circ}14'24''E$, 192.13 feet to the point of curvature of a curve concave Easterly having a radius of 539.50 feet, a chord bearing of $S13^{\circ}13'05''E$, and a chord distance of 242.32 feet; thence Southerly along the arc of said curve through a central angle of $25^{\circ}57'23''$ for a distance of 244.41 feet to the point of tangency; thence $S26^{\circ}11'46''E$, 31.24 feet to the POINT OF BEGINNING; thence continue $S26^{\circ}11'46''E$, 78.03 feet; thence $N89^{\circ}58'02''W$, 80.49 feet; thence $N00^{\circ}01'58''E$, 70.00 feet; thence $S89^{\circ}58'02''E$, 46.00 feet to the POINT OF BEGINNING.

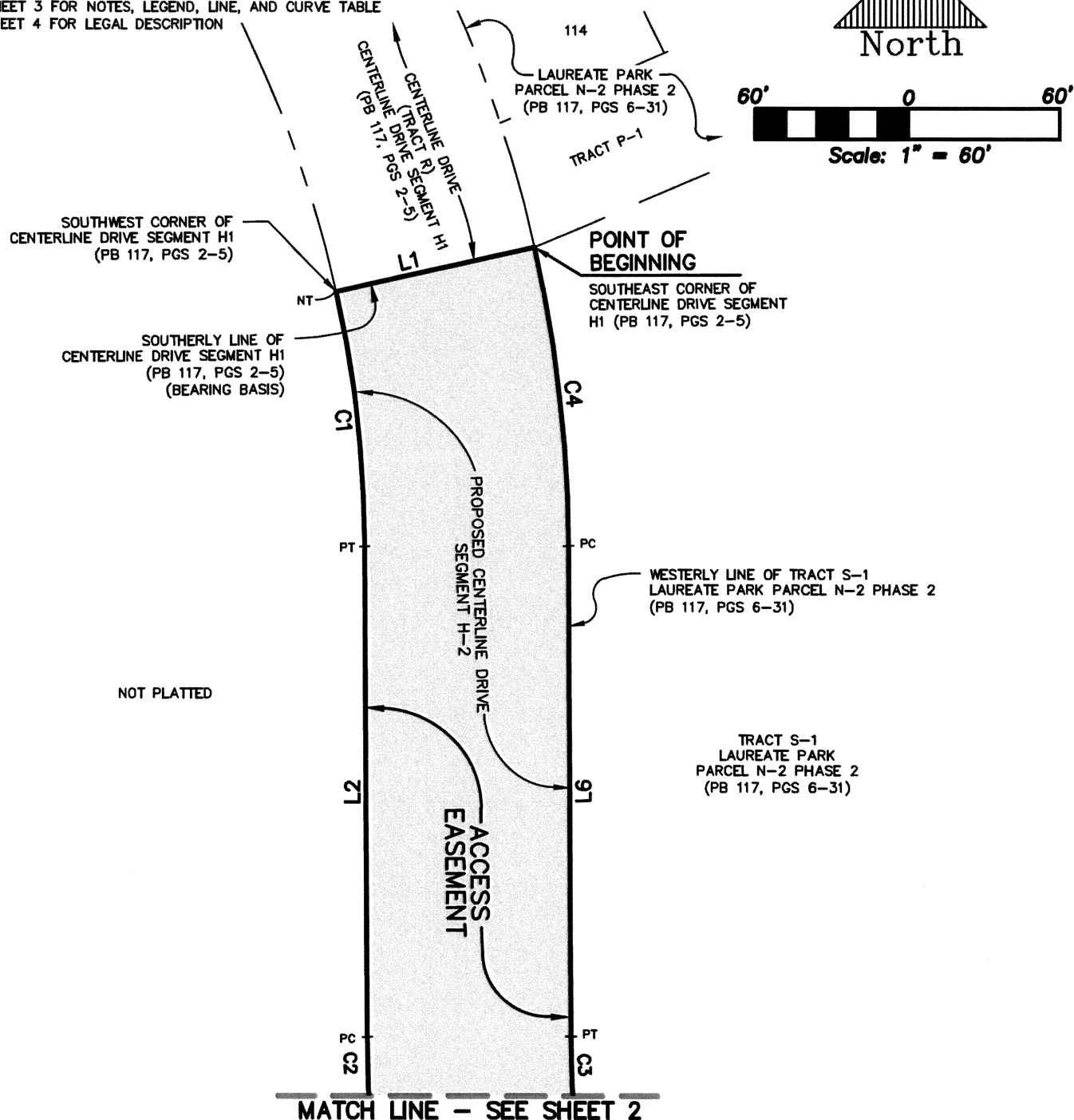
EXHIBIT B

Roadway Parcel

[See Attached Sketch of Description CS# 17-133(250) – 4 Pages]

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH
SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE
SEE SHEET 4 FOR LEGAL DESCRIPTION



PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT

DATE BY

DESCRIPTION

REVISIONS



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

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert Tyler Sears March 26, 2025
Florida Professional Surveyor and Mapper
Certificate No. 6950

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL,
OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF
A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: RRL
DATE: 03/2025

CHECKED BY: RTS
DATE: 03/2025

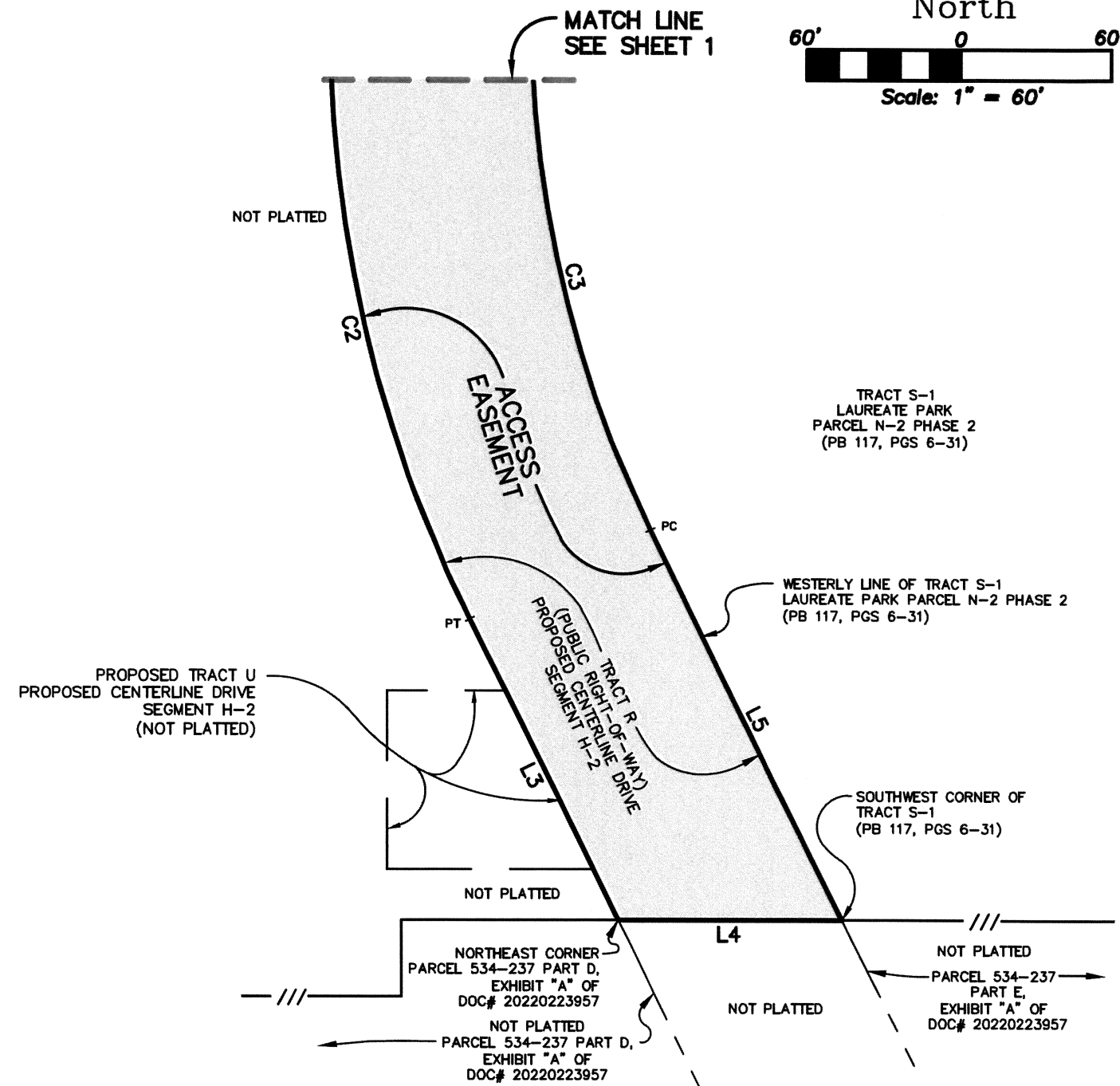
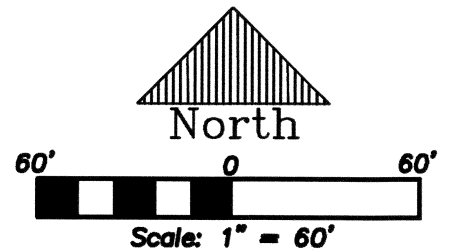
JOB NO.
23585

SCALE
1"=60'

SHEET 1
OF 4

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH
SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE
SEE SHEET 4 FOR LEGAL DESCRIPTION



PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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DATE: 03/2025

CHECKED BY: RTS
DATE: 03/2025

JOB NO.
23585

SCALE
1"=60'

SHEET 2
OF 4

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH

SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE

SEE SHEET 4 FOR LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S77°14'49"W	79.00'
L2	S00°14'24"E	192.13'
L3	S26°11'46"E	131.57'
L4	S89°58'02"E	88.07'
L5	N26°11'46"W	170.49'
L6	N00°14'24"W	192.13'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	460.50'	12°30'47"	100.57'	100.37'	S06°29'47"E
C2	539.50'	25°57'23"	244.41'	242.32'	S13°13'05"E
C3	460.50'	25°57'23"	208.62'	206.84'	N13°13'05"W
C4	539.50'	12°30'47"	117.82'	117.59'	N06°29'47"W

NOTES:

- This is not a survey.
- Not valid without the original signature and seal of a Florida Professional Surveyor and Mapper.
- Bearings based on the Southerly line of line of CENTERLINE DRIVE SEGMENT H1, as recorded in Plat Book 117, Pages 2-5, of the Public Records of Orange County, Florida, as being S77°14'49"W. (per plat)
- 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.
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- No facilities associated with this sketch of description have been field located by DWMA.
- The configuration of this sketch of description is based on information provided to DWMA.

PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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>RRL</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>23585</u>	SCALE <u>N/A</u>	SHEET <u>3</u> OF <u>4</u>
DATE: <u>03/2025</u>	DATE: <u>03/2025</u>			

LEGEND

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG(S)	PAGE(S)
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P-C	POINT OF CUSP
PRC	POINT OF REVERSE CURVATURE
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NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
OCU	ORANGE COUNTY UTILITIES
DWMA	DONALD W. McINTOSH ASSOCIATES, INC
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER
SECTION 36-24-30	SECTION, TOWNSHIP, RANGE

SKETCH OF DESCRIPTION

SEE SHEETS 1-2 FOR SKETCH

SEE SHEET 3 FOR NOTES, LEGEND, LINE, AND CURVE TABLE

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

PREPARED FOR:

TDCP, LLC

CENTERLINE DRIVE SEGMENT H-2
ACCESS EASEMENT



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: RRL
DATE: 03/2025

CHECKED BY: RTS
DATE: 03/2025

JOB NO.
23585

SCALE
N/A

SHEET 4
OF 4

EXHIBIT C

Permissible Potential Alternate Routes

[See Attached 1 Page]





Postras East Community Development District

**Promissory Note for Centerline Drive Segment H-2
with TDCP, LLC**

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT
PROMISSORY NOTE
(CENTERLINE DRIVE SEGMENT H-2)**

Owner: TDCP, LLC

Principal Amount: \$170,000.00

Date: October 30, 2025

Interest Rate: 0.00%

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**”), for value received, hereby promises to pay to the Owner set forth above, or its successors or assigns, the principal and interest as shown above, in a single installment, or multiple installments as may be designated by the Owner, which will be due and payable when and if the District, in its sole discretion, issues a future series of bonds or other indebtedness (the “**Pledged Revenues**”) the proceeds of which are legally available for the payment of such principal and interest under the terms of the indenture, loan agreement and other agreements applicable to the District’s receipt of such Pledged Revenues; provided however, that such payment is contingent upon a determination by the District’s bond counsel that the acquisition is properly compensable from the proceeds of the Pledged Revenues. This Note is given to finance the purchase price for certain real property as more particularly described in the *Acquisition and Advanced Funding Agreement* dated September 10, 2020, by and between the District and TDCP, LLC, and pursuant to section 6 of such agreement. The District is under no obligation to ensure the availability of such Pledged Revenues at any time and the Owner shall have no right to compel the District to pay such principal or interest from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, *Florida Statutes*. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Owner without the consent of the District or any party.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Owner bear interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Owner that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Owner has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Owner hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment of the principal and interest provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal or interest, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON THIS NOTE.

IN WITNESS WHEREOF, the Poitras East Community Development District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**POITRAS EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Richard L. Levey, Chair of the Board of Supervisors

Attest:

By: _____

Jennifer L. Walden, Secretary

EXHIBIT "A"

Legal Description

Tract R, CENTERLINE DRIVE SEGMENT H2, according to the plat thereof, as recorded in Plat Book 119, Pages 18 through 20, inclusive, in the Public Records of Orange County, Florida



Poitras East Community Development District

Bill of Sale for Poitras East Parcel N-2 Lift Station G

Postras East Parcel N-2 Lift Station G
(23-U-093)

BILL OF SALE
SEWER AND LIFT STATION

This Bill of Sale is between Postras East Community Development District, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (hereinafter referred to as "SELLER") and Orange County, a political subdivision of the State of Florida, (hereinafter referred to as "BUYER"). SELLER, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration paid to SELLER by BUYER, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to BUYER all goods which comprise the sewer system and lift station installed by SELLER and located on the following County easements or rights-of-way as shown on the record drawings dated September 15, 2025, comprising the Final Engineering Plan for Postras East Parcel N-2 Lift Station G (F3465), dated September 1, 2023 (last revised July 2, 2024), prepared by McIntosh Associates an LJA Company.

PROJECT: *Postras East Parcel N-2 Lift Station G – See Attached Exhibit A*
BUYER shall have all rights and title to the goods in itself and its assigns.

SELLER warrants that it is lawful owner of the goods and the goods are free from all liens and encumbrances. SELLER has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, SELLER has executed this Agreement on the 22ND day of OCTOBER, 2025.

SELLER: Postras East Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
[Signature] (signature)
(Name, Title) RICHARD LEVEY, CHAIRMAN

STATE OF FLORIDA
COUNTY OF ORANGE

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD LEVEY [☒] who is personally known to me or [☐] who produced _____ as identification and acknowledged before me that s/he executed the same. Sworn and subscribed before me, by means of [☒] physical presence or [☐] online notarization on the 22ND day of OCTOBER, 2025, that said person did take an oath and was first duly sworn by me, on oath, said person, further, deposing and saying that s/he has read the foregoing and that the statements and allegations contained herein are true and correct.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of OCTOBER, 2025.

[Notary Stamp or Seal]



[Signature]
Notary Public, State of Florida
Print Name: JENNIFER L. WALDEN
Serial Number: HH 329140
Commission Expires: 11/3/2026

EXHIBIT A
LEGAL DESCRIPTION

Description

Tract LS-1, LAUREATE PARK PARCEL N-2 PHASE 2A, according to the plat thereof, as recorded in Plat Book 115, Pages 31 through 33, of the Public Records of Orange County, Florida.

Containing 0.040 acres (1745 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.



Poitras East Community Development District

**Operation and Maintenance Expenditures Paid in
October 2025 in an amount totaling \$13,207.14**

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 October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,207.14**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Poitras East CDD

AP Check Register (Current by Bank)

Check Dates: 10/1/2025 to 10/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1705 - CITY NATIONAL BANK					001-101-0000-00-01
1898	10/16/25	P	CEPRA	Cepra Landscape	\$5,334.56
1899	10/16/25	P	PFMGC	PFM Group Consulting	\$1,250.00
1900	10/16/25	P	USBANK	US Bank	\$500.00
1901	10/16/25	P	USIC	USIC Locating Services	\$525.68
BANK OM1705 REGISTER TOTAL:					\$7,610.24
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70032	10/17/25	M	OUC	Orlando Utilities Commission	\$5,596.90
70033	10/21/25	M	TRUSTE	US Bank as Trustee for Poitras	\$270.01
BANK OM-ACH REGISTER TOTAL:					\$5,866.91
GRAND TOTAL :					\$13,477.15

7,610.24	Checks 1898-1901
270.01	Debt Service Wire
5,596.90	PA 305 - OUC paid online
13,477.15	Total cash spent
13,207.14	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Poitras East CDD
October 2025 AP Remittance Report

BANK:	OM1705	CHECK:	1898	AMOUNT:	\$5,334.56	DATE:	10/16/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/21/25	O-S8593	PA 305 - Valve replacement on				\$0.00		\$520.00	
08/31/25	O-S8675	PA 305 - IVM Sol decoder repla				\$0.00		\$4,814.56	
TOTALS:						\$0.00		\$5,334.56	
BANK:	OM1705	CHECK:	1899	AMOUNT:	\$1,250.00	DATE:	10/16/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/29/25	138243	PA 306 - Series 2023 - 2025.Q4				\$0.00		\$1,250.00	
TOTALS:						\$0.00		\$1,250.00	
BANK:	OM1705	CHECK:	1900	AMOUNT:	\$500.00	DATE:	10/16/25	VEND ID:	USBANK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/24/25	7901284	PA 305 - Series 2020 optional				\$0.00		\$500.00	
TOTALS:						\$0.00		\$500.00	
BANK:	OM1705	CHECK:	1901	AMOUNT:	\$525.68	DATE:	10/16/25	VEND ID:	USIC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/30/25	763714	PA 305 - Ticket and service fe				\$0.00		\$525.68	
TOTALS:						\$0.00		\$525.68	
BANK:	OM-ACH	CHECK:	70032	AMOUNT:	\$5,596.90	DATE:	10/17/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/01/25	10986-100125	PA 305 - OUC 2025.10.01 Electr				\$0.00		\$227.48	
10/01/25	10986-100125	PA 305 - OUC 2025.10.01 Reclai				\$0.00		\$988.59	
10/01/25	10986-100125	PA 305 - OUC 2025.10.01 Street				\$0.00		\$4,373.70	
10/01/25	10986-100125	PA 305 - OUC 2025.10.01 Taxes				\$0.00		\$7.13	
TOTALS:						\$0.00		\$5,596.90	
BANK:	OM-ACH	CHECK:	70033	AMOUNT:	\$270.01	DATE:	10/21/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/30/25	2025.10.15	S2023 FY25 DS (239115000) Dist				\$0.00		\$270.01	
TOTALS:						\$0.00		\$270.01	



Poitras East Community Development District

**Requisition No. 1 for Series 2025
Paid in October 2025 in an amount totaling \$29,587.08**

**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 October 1, 2025 through October 31, 2025. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
Series 2025 – req 1	Jr. Davis Construction Co.	\$29,587.08
	TOTAL	\$29,587.08

EXHIBIT A
FORM OF REQUISITION

The undersigned, an Authorized Officer of Poitras East Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of February 1, 2023 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of February 1, 2023, as amended and supplemented by the Second Supplemental Trust Indenture between the District and the Trustee, dated as of September 1, 2025 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: Jr. Davis Construction Co., Inc.

(C) Amount Payable: **\$29,587.08**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice 131120 for Project 2206 (Centerline Dr Seg H-1) Through 09/25/2025

(E) Fund, Account and/or subaccount from which disbursement is to be made:

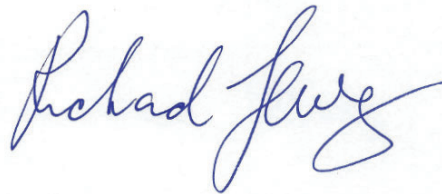
The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that 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 moneys 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.

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

**POITRAS EAST COMMUNITY
DEVELOPMENT DISTRICT**



By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Series 2025 Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


10/13/25
Consulting Engineer Jeffrey J. Newton, PE



Postras East Community Development District

Work Authorization/Proposed Services (if applicable)

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated November 12 , 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August 18, 2020, by and between:

Poitras East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide and install decorative holiday decor maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**POITRAS EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Eddie Padua

Witness

By: Eddie Padua, General Manager
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: PECDD CDD Proposal

Proposal Date: November 12, 2025

Project Name: PECDD Holiday Decor

Client Contact: PFM

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

Provide and install decorative holiday garland at all newly completed roundabouts within the PECDD district.

Materials to Include:

Commercial-grade outdoor garland

Mounting clips and ties for secure installation

Payment Schedule: Upon Completion

Payment Terms

Total: \$2,950.00

Proposal: PECDD CDD Proposal

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

By: PFM

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response

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Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide Round about & walls pressure wash maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”). (Quarterly maintenance)

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**POITRAS EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Witness

Eddie Padua

By: Eddie Padua, General Manager
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: PECDD – Annual Pressure Washing

Proposal Date: November 12, 2025

Project Name: PECDD – Annual Pressure Washing - monuments

Client Contact: PFM

Project Scope

Project Scope – Pressure washing of Austin Stone monuments and ribbon walls per CDD map – Pressure washing roundabout and walls – Supply all materials, equipment, and labor to pressure wash the roundabout and entry walls closest to Narcoossee Rd. on Luminary Blvd

Payment Terms

Total for Services: \$750

Proposal: PECDD – Annual Pressure Washing

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

By: PFM

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

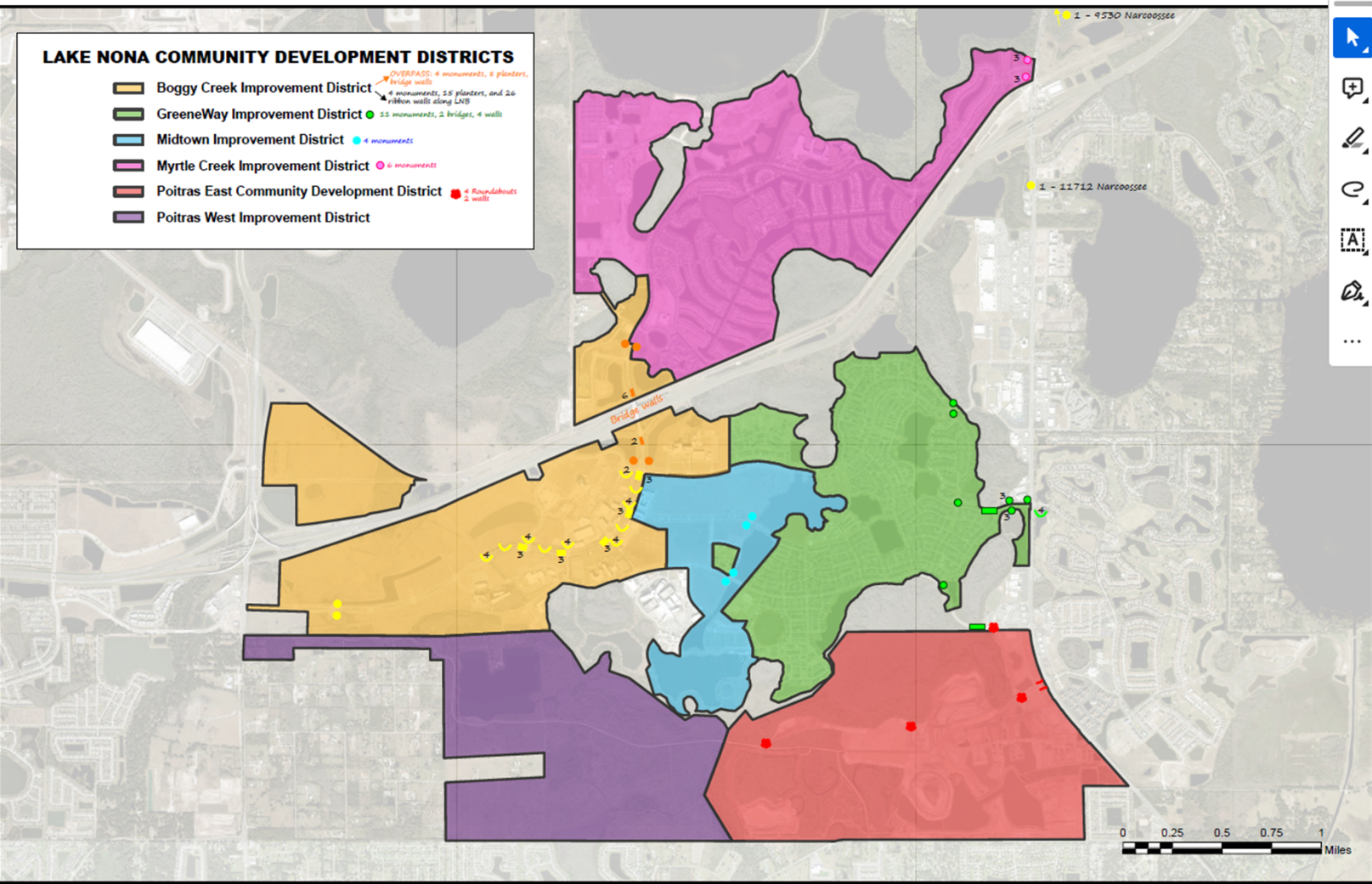
We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response

IMAGES



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WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated November 12 , 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August 18, 2020, by and between:

Poitras East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide sealing monument maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**POITRAS EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Witness

Eddie Padua
By: Eddie Padua, General Manager
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: CDD PECDD Sealant Monument

Proposal Date: 11/12/2025

Project Name: CDD PECDD Sealant Monument

Client Contact: PFM

Project Scope

Objective:

To apply a protective sealant to monument surfaces (stone, metal, masonry) to preserve them from environmental factors while maintaining their integrity.

Key Steps:

- **Material Selection & Tools:**
 - Use breathable, UV-resistant, and weatherproof sealants (e.g., silane, siloxane, or silicate-based).
 - Tools include brushes, rollers, sprayers, and soft cleaning materials.
- **Surface Preparation:**
 - Inspect and clean the monument, removing dirt, biological growth, and old coatings.
 - Repair any damage or deterioration before applying sealant.
 - Ensure the surface is completely dry before application.
- **Sealant Application:**
 - Apply the sealant evenly using appropriate methods (brush, roller, sprayer).
 - Multiple coats may be required, depending on the material and product.
 - Ensure careful application around detailed features.
- **Post-Application:**
 - Inspect the work after the sealant has dried (24–48 hours) for uniform coverage and touch up any missed areas.
 - Clean up tools and remove protective coverings.
- **Safety & Compliance:**
 - Ensure workers use proper safety gear and follow regulations, especially for handling chemicals and working at heights.

Payment Terms

Total: \$ 4,000

Labor and materials are included.

Proposal: CDD PECDD Sealant Monuments

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

By: PFM

Berman

By: Eddie Padua

About Berman

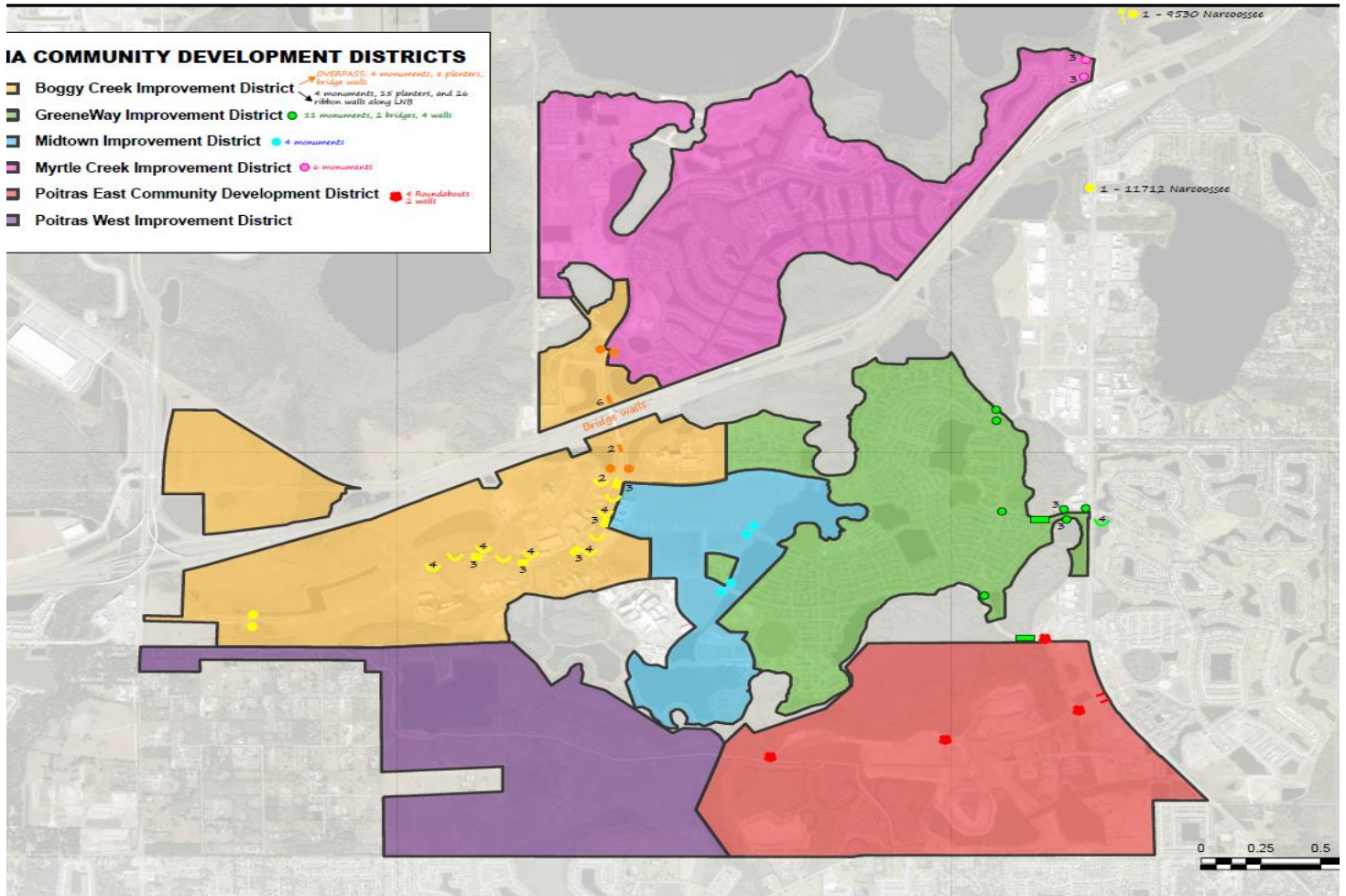
Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response





Poitras East Community Development District

District's Financial Position and Budget to Actual YTD



Postras East Community Development District

October 2025 Financial Package

October 31, 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 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 752,759.73				\$ 752,759.73
Alleyway & Infrastructure Capital Res.	217,224.59				217,224.59
Assessments Receivable	722,458.54				722,458.54
Assessments Receivable		\$ 2,274,687.57			2,274,687.57
Series 2020 Debt Service Reserve		117.38			117.38
Series 2023 Debt Service Reserve		814,046.25			814,046.25
Series 2025 Debt Service Reserve		325,275.63			325,275.63
Series 2023 Revenue		763,583.40			763,583.40
Series 2025 Revenue		570.42			570.42
Series 2023 Prepayment		322.50			322.50
Due From Other Funds			\$ 47.65		47.65
Series 2020 Acquisition/Construction			21.98		21.98
Series 2023 Acquisition/Construction			18,974.73		18,974.73
Series 2025 Acquisition/Construction			571,911.00		571,911.00
Series 2025 Cost of Issuance			26,250.00		26,250.00
Total Current Assets	\$ 1,692,442.86	\$ 4,178,603.15	\$ 617,205.36	\$ -	\$ 6,488,251.37
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,903,915.58	\$ 1,903,915.58
Amount To Be Provided				30,911,084.42	30,911,084.42
Total Investments	\$ -	\$ -	\$ -	\$ 32,815,000.00	\$ 32,815,000.00
Total Assets	\$ 1,692,442.86	\$ 4,178,603.15	\$ 617,205.36	\$ 32,815,000.00	\$ 39,303,251.37



Poitras East CDD
Statement of Financial Position
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 32,676.26				\$ 32,676.26
Due To Other Funds	47.65				47.65
Deferred Revenue	722,458.54				722,458.54
Deferred Revenue		\$ 2,274,687.57			2,274,687.57
Accounts Payable			\$ 76,153.38		76,153.38
Retainage Payable			237,422.76		237,422.76
Total Current Liabilities	<u>\$ 755,182.45</u>	<u>\$ 2,274,687.57</u>	<u>\$ 313,576.14</u>	<u>\$ -</u>	<u>\$ 3,343,446.16</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 32,815,000.00	\$ 32,815,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,815,000.00</u>	<u>\$ 32,815,000.00</u>
Total Liabilities	<u>\$ 755,182.45</u>	<u>\$ 2,274,687.57</u>	<u>\$ 313,576.14</u>	<u>\$ 32,815,000.00</u>	<u>\$ 36,158,446.16</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 985,730.96				\$ 985,730.96
Current Year Net Assets - General Government	(48,470.55)				(48,470.55)
Net Assets, Unrestricted		\$ 1,903,808.40			1,903,808.40
Current Year Net Assets, Unrestricted		107.18			107.18
Net Assets, Unrestricted			\$ 374,136.40		374,136.40
Current Year Net Assets, Unrestricted			(70,507.18)		(70,507.18)
Total Net Assets	<u>\$ 937,260.41</u>	<u>\$ 1,903,915.58</u>	<u>\$ 303,629.22</u>	<u>\$ -</u>	<u>\$ 3,144,805.21</u>
Total Liabilities and Net Assets	<u>\$ 1,692,442.86</u>	<u>\$ 4,178,603.15</u>	<u>\$ 617,205.36</u>	<u>\$ 32,815,000.00</u>	<u>\$ 39,303,251.37</u>



Poitras East CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Revenues</u>					
Inter-Fund Group Transfers In		\$ 107.18			\$ 107.18
Inter-Fund Transfers In			\$ (107.18)		(107.18)
Total Revenues	\$ -	\$ 107.18	\$ (107.18)	\$ -	\$ -
<u>Expenses</u>					
Supervisor Fees	\$ 600.00				\$ 600.00
D&O Insurance	3,162.00				3,162.00
Trustee Services	3,240.00				3,240.00
Management	3,208.33				3,208.33
Legal Advertising	283.18				283.18
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,867.00				3,867.00
Property & Casualty	15,476.00				15,476.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	18,850.33				18,850.33
Pest Control	595.00				595.00
Liftstation Maintenance	391.84				391.84
Personnel Leasing Agreement	1,000.00				1,000.00
Contingency			\$ 70,400.00		70,400.00
Total Expenses	\$ 51,493.68	\$ -	\$ 70,400.00	\$ -	\$ 121,893.68
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 3,023.13				\$ 3,023.13
Total Other Revenues (Expenses) & Gains (Losses)	\$ 3,023.13	\$ -	\$ -	\$ -	\$ 3,023.13
Change In Net Assets	\$ (48,470.55)	\$ 107.18	\$ (70,507.18)	\$ -	\$ (118,870.55)
Net Assets At Beginning Of Year	\$ 985,730.96	\$ 1,903,808.40	\$ 374,136.40	\$ -	\$ 3,263,675.76
Net Assets At End Of Year	\$ 937,260.41	\$ 1,903,915.58	\$ 303,629.22	\$ -	\$ 3,144,805.21



Poitras East CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Assessments	\$ -	\$ 60,204.17	\$ (60,204.17)	\$ 722,450.00	0.00%
Carryforward Revenue	-	5,396.99	(5,396.99)	64,763.90	0.00%
Net Revenues	\$ -	\$ 65,601.16	\$ (65,601.16)	\$ 787,213.90	0.00%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 600.00	\$ 1,000.00	\$ (400.00)	\$ 12,000.00	5.00%
D&O Insurance	3,162.00	285.87	2,876.13	3,430.45	92.17%
Trustee Services	3,240.00	1,120.97	2,119.03	13,451.64	24.09%
Management	3,208.33	3,208.33	-	38,500.00	8.33%
Engineering	-	1,625.00	(1,625.00)	19,500.00	0.00%
Disclosure	-	625.00	(625.00)	7,500.00	0.00%
Property Appraiser	-	166.67	(166.67)	2,000.00	0.00%
District Counsel	-	2,500.00	(2,500.00)	30,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	858.33	(858.33)	10,300.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	1,000.00	0.00%
Tax Preparation	-	2.20	(2.20)	26.40	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.09	(2.09)	25.00	0.00%
Postage & Shipping	-	62.50	(62.50)	750.00	0.00%
Copies	-	104.17	(104.17)	1,250.00	0.00%
Legal Advertising	283.18	625.00	(341.82)	7,500.00	3.78%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	375.00	(375.00)	4,500.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	20.83	(20.83)	250.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Holiday Decorations	-	104.17	(104.17)	1,250.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	\$ 10,813.51	\$ 14,349.70	\$ (3,536.19)	\$ 172,196.49	6.28%



Poitras East CDD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 416.67	\$ (416.67)	\$ 5,000.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	1,250.00	(1,250.00)	15,000.00	0.00%
Other Physical Environment					
General Insurance	3,867.00	349.60	3,517.40	4,195.20	92.18%
Property & Casualty Insurance	15,476.00	1,446.99	14,029.01	17,363.85	89.13%
Other Insurance	500.00	125.00	375.00	1,500.00	33.33%
Irrigation Repairs	-	4,250.00	(4,250.00)	51,000.00	0.00%
Landscaping Maintenance & Material	18,850.33	24,166.67	(5,316.34)	290,000.00	6.50%
Tree Trimming	-	1,666.67	(1,666.67)	20,000.00	0.00%
Flower & Plant Replacement	-	2,083.33	(2,083.33)	25,000.00	0.00%
Contingency	-	2,996.53	(2,996.53)	35,958.36	0.00%
Pest Control	595.00	125.00	470.00	1,500.00	39.67%
Road & Street Facilities					
Entry and Wall Maintenance	-	500.00	(500.00)	6,000.00	0.00%
Hardscape Maintenance	-	833.33	(833.33)	10,000.00	0.00%
Alleyway Maintenance	-	833.33	(833.33)	10,000.00	0.00%
Streetlights	-	1,666.67	(1,666.67)	20,000.00	0.00%
Accent Lighting	-	41.67	(41.67)	500.00	0.00%
Liftstation Maintenance	391.84	1,250.00	(858.16)	15,000.00	2.61%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	500.00	1,500.00	(1,000.00)	18,000.00	2.78%
Personnel Leasing Agreement - Irrigation Specialist	500.00	1,500.00	(1,000.00)	18,000.00	2.78%
Reserves					
Infrastructure Capital Reserve	-	3,333.33	(3,333.33)	40,000.00	0.00%
Alleyway Reserve	-	1,250.00	(1,250.00)	15,000.00	0.00%
Total Field Operations Expenses	\$ 40,680.17	\$ 51,584.79	\$ (10,904.62)	\$ 619,017.41	6.57%
Total Expenses	\$ 51,493.68	\$ 65,934.49	\$ (14,440.81)	\$ 791,213.90	6.51%
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 3,023.13	\$ 333.33	\$ 2,689.80	\$ 4,000.00	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 3,023.13	\$ 333.33	\$ 2,689.80	\$ 4,000.00	
Net Income (Loss)	\$ (48,470.55)	\$ -	\$ (48,470.55)	\$ -	



Poitras East CDD
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2024	678,798.78	-	(21,730.00)	-	-	534,793.82
10/1/2024	534,793.82	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	85,851.95	(116,507.53)	-	-	831,266.14
8/1/2025	831,266.14	170,463.24	(151,381.88)	-	-	850,347.50
9/1/2025	850,347.50	329,917.95	(393,789.25)	-	(23,005.00)	763,471.20
10/1/2025	763,471.20	413.87	(13,477.15)	2,351.81	-	752,759.73
11/1/2025	752,759.73	-	(7,492.07)	3,224.56	(27,718.26)	720,773.96 as of 11/16/2025
	Totals	2,707,340.65	(2,477,096.28)	5,576.37	(50,723.26)	