Poitras East
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
http://poitraseastcdd.com/

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Poitras East Community Development District ("District"), scheduled to be held at **4:00 p.m. on Tuesday, July 21, 2026, 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: pfmcdd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period

1. **Consideration of the Minutes of the June 16, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of 1st Amendment to Personnel Leasing Agreement with Berman**
3. **Consideration of 2nd Amendment to Facilities Locating Services Agreement with USIC**
4. **Consideration of Arbitrage Rebate Proposal for Series 2023 Bonds from LLS Tax Solutions, Inc.**
5. **Consideration of OUC Service Agreement for Lighting Service Luminary Blvd Extension**
6. **Ratification of Operation and Maintenance Expenditures Paid in June 2026 in an amount totaling $77,530.82**
7. **Ratification of Series 2023 Requisition Nos. 39 – 40 & Series 2025 Requisition Nos. 11 – 14 Paid in June 2026 in an amount totaling $23,234.62**
8. **Recommendation of Work Authorization/Proposed Services *(if applicable)***
9. **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 June 16, 2026, Board of Supervisors' Meeting

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

The Board of Supervisors' Meeting for the Poitras East Community Development District was called to order on Tuesday, June 16, 2026, at 4:00 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

Dr. Levey called for public comments and noted there were no public comments at this time.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the May 19, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes of the May 19, 2026, 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 May 19, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Proposals for Trail Repairs**

Ms. Walden noted that the Board previously discussed duplicate pricing and clarification of scope of work. Berman will follow up with the vendor.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter**

Ms. Walden noted this engagement is with Grau and Associates and is within the budget. It has been reviewed by District Staff, and the recommendation is to approve the letter in substantial form with final sign off from District Counsel.

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 Fiscal Year 2026 Audit Engagement Letter in substantial form, subject to final review and approval by District Counsel.

SIXTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit**

Ms. Walden noted this was a standard and clean audit with no deficiencies in internal controls that would be considered material weaknesses.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Poitras East Community Development District accepted the Fiscal Year 2025 Audit.

SEVENTH ORDER OF BUSINESS **Presentation and Review of 2026 District Infrastructure Assessment Report**

Mr. Schanck gave an overview of the Infrastructure Assessment Report. It was noted there are no immediate safety hazards at this time.

There was brief discussion regarding the trail repairs and how those repairs are aesthetic in nature. The Board agreed not to proceed with the trail repairs discussed earlier in the meeting at this time. Accordingly, no further action was needed on the proposals.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District accepted the 2026 District Infrastructure Assessment Report.

EIGHTH ORDER OF BUSINESS **Consideration of First Amendment to Personnel Leasing Agreement with Berman**

Ms. Walden requested that this item be tabled, and no action was taken by the Board.

NINTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling $16,195.31**

The Board reviewed the O&M Expenditures paid in May 2026.

On motion by Mr. Schademan, seconded by Mr. Paris, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling $16,195.31.

TENTH ORDER OF BUSINESS **Ratification of Series 2023 Requisition No. 38 & Series 2025 Requisition Nos. 9 – 10 Paid in May 2026 in an amount totaling $30,262.14**

The Board reviewed the Series 2023 & 2025 Requisitions.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified the Series 2023 Requisition No. 38 and Series 2025 Requisition Nos. 9 – 10 Paid in May 2026 in an amount totaling $30,262.14.

ELEVENTH ORDER OF BUSINESS **Recommendation of Work Authorization/Proposed Services**

Ms. Walden noted there are no Work Authorizations at this time.

TWELFTH ORDER OF BUSINESS **Review of District's Financial Position and Budget to Actual YTD**

Ms. Walden stated the financials are updated through May 2026. The District is approximately 67% through the Fiscal Year and has spent approximately 46% of the adopted budget. No action is required.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – No report.

District Manager –	Ms. Walden noted the next meeting is scheduled for Tuesday, July 21, 2026, and reminded the Board of the Form 1 deadline of July 1, 2026.
District Engineer –	Mr. Schanck reviewed the Construction Status Memo (Minutes Exhibit A). Centerline Drive Segment H1 close out is pending Orange County Utilities certificate of completion.
Construction Supervisor –	No report.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report (Minutes Exhibit B) was provided to the Board. The vendor is providing the services as required and there are no major issues currently. Mr. Fussell requested recommendations for the shrubs near Centerline Drive from Mr. Stafford. Dr. Levey asked if the pruning from the freeze had been completed. Mr. Fussell responded that there are some areas close to Centerline Drive that need to be addressed and should be completed soon.
Irrigation Supervisor –	Mr. Negron noted there were a few minimal repairs that were completed this month.

FOURTEENTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests at this time.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Adams, with all in favor, the June 16, 2026, Meeting of the Board of Supervisors for the Poitras East Community Development District was adjourned.

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

McIntosh Associates
an LJA company

MINUTES EXHIBIT A

407.644.4068
1950 Summit Park Drive, Suite 600
Orlando, FL 32810
www.dwma.com

MEMORANDUM

DATE: June 16, 2026

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 summary of recent contract activity.

Lift Station G – Jr. Davis Construction Company

Construction Status: Project completed and final (April 6, 2026).

Change Order (C.O.) Status: None

Recommended Motion: None

Centerline Drive Segment H1 – Jr. Davis Construction Company

Construction Status: Project completed. Final inspection and close out pending revised as-built drawings and Orange County Utilities certificate of completion.

Change Order (C.O.) Status: None

Recommended Motion: None

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

Thank you.

c: Dan Young
Drew Dawson
Chris Wilson
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			
1	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	
2	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**						

Poitras East Community Development District
Centerline Drive Segment 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	10/21/2025	
4	12/8/2025	Owner Direct Purchase Materials (Mack Industries, Rinker Materials, Old Castle, Ferguson Enterprises)	0	$ (856,696.22)		$ 3,231,998.54	1/20/2026	1/20/2026	
5	1/19/2026	Additional Contract Days Due to N1 and 24E Mass Grading/N1	363	$ -		$ 3,231,998.54	1/20/2026	1/20/2026	
6	4/20/2026	Plant Replacement (Freeze) and 60 Days Time Extension	60	$ 7,350.00		$ 3,239,348.54	4/21/2026	4/21/2026	
		Days to Substantial Completion	**638**	**Revised Contract Amount**		**$ 3,239,348.54**			
		Days to Contract Completion	**668**						
		NOC Date	**7/16/2024**						
		Substantial Completion Date	**4/15/2026**						
		Contract Completion Date	**5/15/2026**						

BERMAN

Poitras East CDD Monthly Landscape Report – May 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees continue to exhibit healthy growth and appearance. No signs of disease, insect infestations, or other landscape health concerns at this time.

Issues – A few plants and small trees did not weather the cold very well closer to Centerline Dr and are being addressed by the contractor. This area is also stressed due to construction and irrigation issues.

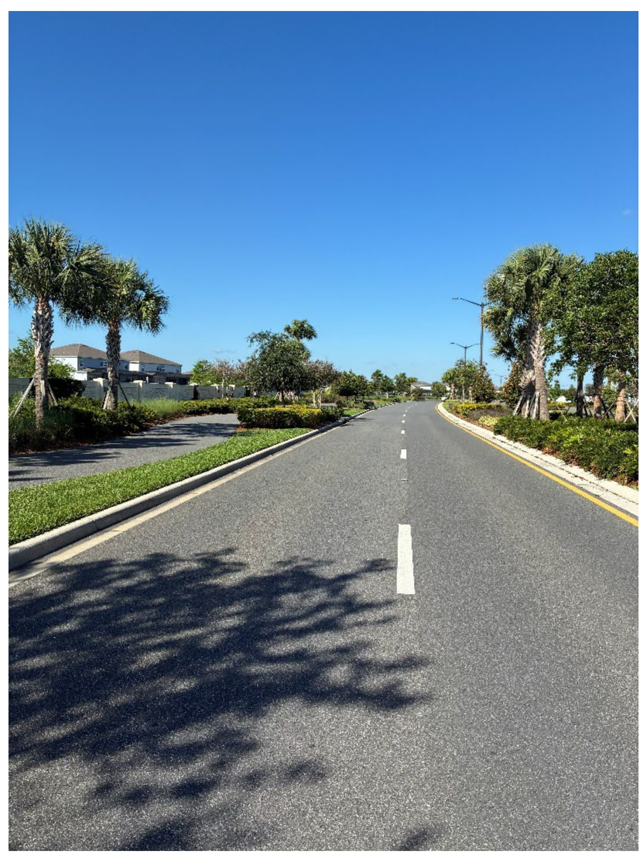
Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Poitras East CDD Monthly Landscape Report – May 2026



Poitras East
Community Development District

1st Amendment to Personnel Leasing Agreement with Berman

FIRST AMENDMENT TO THE PERSONNEL LEASING AGREEMENT
[LANDSCAPE & IRRIGATION MONITORING AND MAINTENANCE]

THIS FIRST AMENDMENT is made and entered into as of the ___ day of _______________ 2026, by and between:

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "**Lessee**" or "**District**"), and

BERMAN CONSTRUCTION, LLC, a Florida limited liability company, whose address is 9801 Lake Nona Club Drive, Orlando, Florida 32827 (the "**Lessor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*;

WHEREAS, the District previously entered into an agreement dated October 1, 2020, with Lessor for personnel leasing for landscape and irrigation monitoring and maintenance services (the "**Agreement**");

WHEREAS, pursuant to the provisions of the Agreement, the parties desire to amend the compensation provided to the Lessor through this First Amendment to the Agreement ("**First Amendment**"); and

WHEREAS, the District and Lessor warrant and agree that they have all right, power and authority to enter into and be bound by this First Amendment.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

SECTION 2. Section 6.A. of the Agreement is hereby amended to increase the total compensation provided to Lessor for Administrator Services (as defined in the Agreement) to Six Thousand Two Hundred Forty Dollars ($6,240.00) per year, payable in twelve (12) equal monthly payments in accordance with the terms of the Agreement.

SECTION 3. Section 6.B. of the Agreement is hereby amended to increase the total compensation provided to Lessor for Irrigation Specialist Services (as defined in the Agreement) to Six Thousand Two Hundred Forty Dollars ($6,240.00) per year, payable in twelve (12) equal monthly payments in accordance with the terms of the Agreement.

<u>SECTION 4.</u> Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment on the day and year first written above.

Attest:	**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**
______________________________ Secretary/Assistant Secretary	______________________________ Chair/Vice Chair, Board of Supervisors
	BERMAN CONSTRUCTION, LLC
______________________________ Witness	By: ______________________________ Print: ______________________________ Its: ______________________________
______________________________ Print Name of Witness	

Poitras East
Community Development District

2nd Amendment to Facilities Locating Services Agreement with USIC

SECOND AMENDMENT TO THE FACILITIES LOCATING SERVICES AGREEMENT

THIS SECOND AMENDMENT is made and entered into as of the ___ day of _____________ 2026, by and between:

> **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "**Lessee**" or "**District**"), and
>
> **USIC LOCATING SERVICES, LLC,** an Indiana limited liability company, with a mailing address of 9045 River Road, Suite 200, Indianapolis, Indiana 46240 (the "**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*;

WHEREAS, the District previously entered into that certain *Agreement between the District and the Contractor for Facilities Locating Services,* dated July 20, 2021 ("**Original Agreement**"), as amended by the *First Amendment to the Facilities Locating Services Agreement*, dated September 22, 2022 ("**First Amendment**," and together with the Original Agreement, the "**Agreement**");

WHEREAS, pursuant to the provisions of the Agreement, the parties desire to amend the Agreement through this Second Amendment to the Agreement ("**Second Amendment**") to revise the payment terms provided in the Scope of Services attached as Exhibit A to the Original Agreement (as previously amended by Exhibit B to the First Amendment); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Second Amendment.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

SECTION 2. The Scope of Services attached as Exhibit A to the Original Agreement (as previously amended by Exhibit B to the First Amendment) is hereby replaced in its entirety by **Exhibit A** to this Second Amendment**.**

<u>SECTION 3.</u> Except as specifically amended herein, the Agreement shall remain in full force and effect, unaltered by this Second Amendment.

IN WITNESS WHEREOF, the parties hereto have signed this Second Amendment on the day and year first written above.

Attest:	**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairman, Board of Supervisors
	USIC LOCATING SERVICES, LLC
______________________________	By: ______________________________
Witness	Print: ______________________________
Print Name of Witness:	Its: ______________________________
______________________________	

EXHIBIT A

Scope of Services

USIC Locating Services, LLC shall provide Services:

In the State of: **Florida**
Member Codes (state One-Call CDC or Customer Description Codes): **PE2348**

USIC Locating Services, LLC Pricing:

Per Normal Ticket received from 811	$ 23.25
Per Daytime Emergency Ticket received from 811	$ 34.88
Per After Hour Ticket received from 811	$ 69.76
Project pricing after first 30 minutes for normal ticket	$ 23.25 per QH
Annual Service Fee (billed monthly)	$ 243.02
Damage Investigations (billed if USIC is not at fault)	$ 319.76
Storm (If requested and mutually agreed to)	$ 104.64 per hour
Watch and Protect (if requested)	$ 23.25 per QH

Poitras East
Community Development District

Arbitrage Rebate Proposal for Series 2023 Bonds
from LLS Tax Solutions, Inc.

LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 7, 2026

- Poitras East Community Development District Series 2023

On behalf of LLS Tax Solutions Inc. I would like the opportunity to extend to you our Arbitrage Rebate Services. We are delighted to present our scope of services. Our all-inclusive annual fee for an arbitrage calculation is $500.00 per computation year.

Our scope of services that relate to the Arbitrage Calculation **annual fee of $500.00** include:

- Assess whether the issue is subject to arbitrage rebate requirements (including an analysis to ascertain whether any “spending exceptions” or “small issuance exceptions” apply).
- Calculate the bond yield, as required under existing regulations (except where previously computed and provided to us).
- Calculate earnings from investment of bond proceeds (including a calculation of investment yield) to assess if any rebate to the federal government is required.
- Calculate the more complicated refunding bond issues with transferred proceeds or commingled funds.
- Analyze the data contained in source documents, helping to evaluate whether bond proceeds are included in the calculations.
- Advise you of situations we become aware while completing the arbitrage calculation that bond counsel consultation is recommended.
- Work closely with bond counsel to resolve any questions that may arise.
- Prepare a detailed report on arbitrage rebate that includes cumulative results since the issue date.
- Prepare the necessary Form 8038T and reports to accompany any required payment to the U.S. Treasury.

If a Yield Reduction Payment Calculation is deemed needed an **additional fee of $200.00** will be added when this calculation is required to be done. Our scope of services that relate include:

- Assess whether the issue has specific type funds outside a stated temporary period subject to yield restriction requirements (including analysis to ascertain whether any exceptions or minor portions apply).
- Calculate the materially higher bond yield as required under regulations (including a calculation of investment yield) to assess if any yield reduction payment due to the federal government is required.
- Prepare a detailed yield reduction calculation that includes cumulative results since end of the unrestricted temporary period.
- Prepare the necessary Form 8038T and reports to accompany any required payment to the U.S. Treasury.

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc.
1645 Sun City Center Plz, #5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

We serve you by being attentive to your needs, drawing on our resources to address your challenges, and employing our industry experience to seek the right solutions.

Please let me know if you have any questions. You can contact me by telephone at (850) 754-0311, or by email at liscott@llstax.com. I look forward to the opportunity to provide you with excellent arbitrage services.

Kind Regards,

Linda L. Scott

Linda L. Scott, CPA

Poitras East
Community Development District

OUC Service Agreement for
Lighting Service Luminary Blvd Extension

Prepared by and return to:
Wayne Morris, Deputy General Counsel
Orlando Utilities Commission
100 W. Anderson Street, Orlando, Florida 32801

For Recording Purposes Only

SERVICE AGREEMENT FOR LIGHTING SERVICE
LUMINARY BLVD EXTENSION

This Agreement is entered into this _____ day of _____________ 20___, by and between Orlando Utilities Commission, whose address is 100 West Anderson Street, Orlando, Florida 32801 ("OUC") and Poitras East Community Development District, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, ("Customer"), for the provision of Lighting Service as more particularly set forth below.

DEFINITIONS

1. "Banners" has the meaning as set forth in Section 6.

2. "Banner Arms" has the meaning as set forth in Section 6

3. "Billing Cycle" shall mean the time between the last statement closing date and the next.

4. "Customer" shall mean the legal entity that owns the premises receiving Lighting Service and is responsible for paying the Customer bill.

5. "Force Majeure Event" means any event beyond OUC's reasonable control which results in the failure of some performance under this Agreement, including without limitation, acts of God, epidemics, lightning, storms, earthquakes, fires, floods and washouts; strikes, lockouts or other industrial disturbances; acts of the public enemy, wars, blockades, insurrections, civil disturbances and riots; arrests, orders, directives or restraints of government agencies, either local, state, federal, civil or military; or acts of Customer which prevent OUC from providing Lighting Service.

6. "Initial Term" has the meaning as set forth in Section 5.

7. "Installation Date" shall mean the date entered in Exhibit 1, for each phase of the project, upon which OUC is to commence installation of the Lighting Equipment.

8. "Lighting Equipment" means poles, wires, fixtures, conduit, junction boxes, bases, photocells, controllers, and any other associated parts.

9. "Lighting Equipment Charge" has the meaning set forth in Exhibit 1

10. "Lighting Service" shall collectively mean all such materials, installation, operation, and maintenance of Lighting Equipment, including, if applicable, electric energy.

11. “OUC” shall mean Orlando Utilities Commission, a statutory commission created and existing under the laws of the state of Florida and the municipal utility of the City of Orlando.

12. “Property” has the meaning as set forth in Section 1

13. “Subsequent Term” has the meaning as set forth in Section 5.

14. “Underground Facilities” has the meaning as set forth in Section 4.

SECTION 1: OUC AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

1.1. Install the Lighting Equipment listed in Exhibit 1, under the heading entitled “OUC Installed Lighting Equipment” on the Customer’s property more specifically described in Exhibit 1 (the “Property”), operate and maintain all such Lighting Equipment, and if possible under applicable laws and regulations, provide electric service necessary for the operation of the Lighting Equipment, all in accordance with the rates set forth in Exhibit 1 and the terms and provisions set forth in this Agreement.

1.2. Bill Customer, monthly, for Lighting Service based on the rates set forth in Exhibit 1; provided, however that OUC shall be entitled to adjust the rates charged for Lighting Service as set forth in Exhibit 1.

SECTION 2: THE CUSTOMER AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

2.1 Whenever possible under applicable laws and regulations, purchase from OUC all of the electric energy used for the operation of the Lighting Equipment.

2.2 Pay by the due date indicated thereon all bills rendered by OUC for Lighting Service provided in accordance with this Agreement.

2.3 Trim any and all trees or other foliage that may either obstruct the light output from Lighting Equipment or that may obstruct maintenance access to the Lighting Equipment.

2.4 Promptly provide notice to OUC of any inoperative or malfunctioning lights and/or Lighting Equipment installed hereunder via the outage reporting options provided in Exhibit 1.

SECTION 3: EASEMENTS AND ACCESS

Customer hereby grants to OUC an irrevocable right of entry, access, ingress and egress into, over, across, upon and through the Property for the purpose of gaining access to the Lighting Equipment. In addition, Customer hereby grants, transfers and conveys to OUC, an easement over the Property for the purpose of installing, operating, replacing and maintaining the Lighting Equipment as required under this Agreement.

SECTION 4: THE PARTIES MUTUALLY AGREE:

4.1 OUC, while exercising reasonable diligence at all times to furnish Lighting Service hereunder, does not guarantee continuous lighting and will not be liable for any damages for any interruption, deficiency or failure of electric service, and reserves the right to interrupt electric service at any time for necessary repairs to lines or equipment. Further, the parties acknowledge that malfunctions (including burned out lamps) and acts beyond OUC's reasonable control do occur from time to time, which may result in the failure of illumination of said lights and/ or Lighting Equipment provided hereunder. Although OUC performs routine maintenance and periodic inspections of said Lighting Equipment installed hereunder, it is the responsibility of the Customer to promptly notify OUC of any inoperative or malfunctioning lights or Lighting Equipment, regardless of whether such condition or malfunction was discovered or should have been discovered by OUC during the performance of such maintenance or inspection. Subject to such notification and its compliance with the provisions of Florida Statutes § 768.1382(2) & (3) (2007), as may be amended from time to time, OUC is not liable and may not be held liable for any civil damages for personal injury, wrongful death, or property damage affected or caused by the malfunction or failure of illumination of such lights or Lighting Services provided hereunder, regardless of whether the malfunction or failure of illumination is alleged or demonstrated to have contributed in any manner to the personal injury, wrongful death, or property damage.

4.2 OUC installation of Lighting Equipment shall be made only when, in the judgment of OUC, the location and the type of the Lighting Equipment are, and will continue to be, easily and economically accessible to OUC equipment and personnel for both construction and maintenance. OUC shall not be in default for its failure to perform its obligations under this Agreement to the extent resulting from a Force Majeure Event. OUC shall be entitled to an extension of time for the performance of Lighting Service sufficient to overcome the effects of any such Force Majeure Event.

4.3 Except as specifically permitted under subsection 4.6 below, modification of the Lighting Equipment provided by OUC under this Agreement may only be made through the execution of an additional Agreement between OUC and Customer or by written amendment to this Agreement, delineating the modifications to be accomplished and (if applicable) setting out any adjustments to the terms and conditions necessitated by the modification. Notwithstanding anything to the contrary contained herein, Customer shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC.

4.4 OUC shall, at the request of the Customer, relocate the Lighting Equipment if provided sufficient rights-of-way or easements to do so and the requested relocation does not negatively affect the ability of OUC to provide Lighting Service. The Customer shall be responsible for the payment of all costs associated with any such Customer requested relocation of OUC Lighting Equipment.

4.5 OUC may, at any time and without the need for Customer's permission, substitute any luminaire/lamp installed hereunder with another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency. OUC shall also make reasonable efforts to match the aesthetics of the luminaire/lamp being replaced.

4.6 OUC shall retain all title right and ownership interest in the Lighting Equipment and shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Lighting Equipment provided pursuant to this Agreement; provided, however that notwithstanding the foregoing, OUC shall not be responsible for and the Customer agrees to take responsibility for, the cost incurred to repair or replace any Lighting Equipment that has been damaged by Customer, its employees, agents, invitees or licensees or any other third party in which case OUC shall not be required to make such repair or replacement prior to payment by the Customer for damage. Responsibility to repair or replace damage to any Customer installed Lighting Equipment transfers to OUC upon inspection and acceptance of the fully installed and energized Lighting Equipment by OUC's Lighting Inspector.

4.7 Should the Customer fail to pay any bills due and rendered pursuant to this Agreement or otherwise fail to perform its obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, OUC may cease to supply the Lighting Service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of OUC to exercise its rights hereunder shall not be deemed a waiver of such rights. It is understood, however, that such discontinuance of the supplying of the Lighting Service shall not constitute a breach of this Agreement by OUC, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.

4.8 Customer shall be entitled to assign its rights under this Agreement to the Customer's successor in title to the Property upon which the Lighting Equipment are installed with the written consent of OUC, which shall not be unreasonably withheld. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser in writing and agreed to by OUC.

4.9 This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and OUC, with respect to the Lighting Service referenced herein and along with OUC's electric service tariffs, constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.

4.10 Customer recognizes and agrees that it is ultimately responsible for the payment of all sales, municipal, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish Customer's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by OUC or the applicable taxing authority(ies).

4.11 This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the Customer and OUC.

4.12 OUC will exercise reasonable efforts to furnish Lighting Service hereunder in a manner which will allow continuous operation of the Lighting Equipment, but OUC does not warrant the continuous operation of the Lighting Equipment and shall not be liable for any damages for any interruption, deficiency or failure of Lighting Equipment. Notwithstanding any other provision of this Agreement, in no event shall

OUC have any liability to Customer under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.

4.13 Customer shall locate and advise OUC, its agents, employees, servants or subcontractors, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities, including, but not limited to: sewage pipes, septic tanks, walls, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation site at least two (2) days prior to the commencement of any work by OUC at the installation site. Any and all cost or liability for damage to Underground Facilities by OUC that were not properly identified by the Customer, as described under this paragraph, shall be paid by the Customer. Except for those claims, losses and damages arising out of OUC's sole negligence, the Customer agrees to defend, at its own expense and indemnify OUC, its respective commissioner, officers, agents, employees, servants, contractors for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Lighting Equipment.

SECTION 5: TERM, EFFECTIVE DATE, INSTALLATION DATE, AMENDMENT, TERMINATION AND BILLING

5.1 The initial term of this Agreement (the "Initial Term") shall be for 20 years and thereafter shall automatically renew for additional terms of ten (10) years hence ("Subsequent Term"). The Initial Term shall begin upon the due date of the first monthly invoice (bill) delivered to Customer for any or all installed and energized Lighting Equipment or the Lighting Equipment Charge portion of the Monthly Lighting Service Charge as set forth in section 5.3 herein below, whichever occurs first, and shall terminate at the end of two hundred and forty (240) consecutive Billing Cycles thereafter, unless extended or otherwise modified pursuant to the provisions herein. In the event that a phased installation of Lighting Equipment is to be provided by OUC by means of the Phase Installation Plan described in Exhibit 1, each development phase completed shall have its own Term (which shall commence and terminate as set forth above in this paragraph) and Installation Date under this Agreement.

5.2 The effective date of this Agreement shall be the date of execution by the CUSTOMER or OUC, whichever is later.

5.3 If OUC is ready and able to begin installation of the Lighting Equipment on the Installation Date, and the Customer is not ready and able to accept installation of the Lighting Equipment, OUC shall bill Customer monthly for the Lighting Equipment Charge portion of the Monthly Lighting Service Charge, until such time as the Customer is able to commence accepting installation as set forth herein. Customer may change the Installation Date by providing OUC written notice of the new Installation Date no later than one hundred (100) days prior to the original Installation Date; however, in no event shall the new Installation Date exceed six (6) months from the original Installation Date. Provided that written notice is received by OUC at least 100 days prior to the original Installation Date, Customer shall not be responsible for paying the monthly bill for the Lighting Equipment Charge portion of the Monthly Lighting Service Charge. Notwithstanding any of the foregoing, the Customer shall be liable for paying the monthly bill for the Lighting Equipment Charge portion of the Monthly Lighting Service Charge if Customer is not ready and able to accept installation of the Lighting Equipment on the new Installation Date or the date ending six (6) months after the original Installation Date, whichever occurs first. OUC reserves the right to adjust pricing when Customer changes the original Installation Date.

5.4 This Agreement may only be amended in writing and such amendment must be executed with the same degree of formality as this Agreement. Notwithstanding the foregoing, the annual adjustment to the Monthly Lighting Service Charge, excluding electric energy, as set forth in Exhibit 1 shall not require an amendment to this Agreement provided such annual adjustment does not exceed three percent (3%).

5.5 OUC or the Customer may opt to terminate the Agreement at the end of the Initial or Subsequent Terms by providing to the Customer or OUC at least sixty (60) days advance written notice. In the event that this agreement is terminated before the end of the Initial or Subsequent Terms, Customer shall be liable to OUC for the Lighting Equipment Charge portion of the Monthly Lighting Service Charge set forth in Exhibit 1 for the remainder of the Initial or Subsequent Terms and all direct and consequential damages incurred by OUC as a result of such early termination, including the cost incurred by OUC to remove the Lighting Equipment.

In addition to the foregoing, OUC shall have the right to pursue all other remedies or damages available at law or in equity. OUC may terminate this Agreement if at any time during the Initial or Subsequent Term a final court decision is issued, an Internal Revenue Service ruling is issued, or a change in the applicable statutes or regulations occurs, any of which in the reasonable opinion of OUC's general counsel, results in the continued existence of this Agreement having a material adverse effect on OUC's ability to issue tax exempt bonds. Any such termination shall be made by 30 days' prior written notice from OUC to Customer and OUC will be responsible for the cost incurred by OUC to remove the Lighting Equipment.

5.6 Billing shall commence upon the energization of the first lights or as set forth in section 5.3 above.

SECTION 6: MISCELLANEOUS

6.1 Governing Law: The validity, construction, and performance of this agreement, shall be in accordance with the laws of the State of Florida without application of its choice-of-law rules.

6.2 Severability: If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.

6.3 Notices: All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given and received: (a) five (5) days after such notice has been deposited in the United States Mail, certified, return receipt requested, with proper postage affixed thereto if the recipient is also provided a facsimile transmittal on the same date as mailed, otherwise, when the recipient receives the U.S. Mail transmittal, (b) one (1) Business day after such notice has been deposited with Federal Express, Express Mail, or other expedited mail or package delivery service guaranteeing delivery no later than the next Business Day, or (c) upon hand delivery to the appropriate address and person as herein provided if a receipt evidencing delivery has been retained. "Electronic mail" shall not be considered a "writing" for purposes hereof. All notices shall be delivered or sent to the Parties at their respective address(es) or number(s) shown below or to such other address(es) or number(s) as a Party may designate by prior written notice given in accordance with this provision to the other Party:

If to OUC:

Orlando Utilities Commission
100 West Anderson Street
Orlando, Florida 32801
Attention: Office of The General Counsel

If to Customer:

____
____
____
____
Attention: ____________________________

6.4 Entire Agreement: This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior contemporaneous written and oral agreements, proposals, negotiations, understanding and representations pertaining to the subject matter hereof.

6.5 Time Is Of The Essence: Time is hereby declared of the essence as to all time periods set forth in this Agreement.

6.6 Waiver: The failure of a party to insist on strict performance of any provision under this Agreement, or to take advantage of any right hereunder shall not be construed as a waiver of future violations of such provision or right. Any waiver at any time by any party hereto of its rights with respect to the other party, or with respect to any matter arising in connection with this Agreement shall not be considered a waiver of any such rights or matters at any subsequent time.

6.7 OUC may allow, upon request, the installation of a camera on its poles under the following circumstances:

1. OUC will not be responsible for the installation, maintenance, or removal of any camera nor will OUC provide electricity to power such camera unless metered.
2. The camera will be securely installed high enough on the pole so as not to impede vehicle or pedestrian flow and low enough as to not interfere with any purpose of the pole whether lighting, wire support or both.
3. OUC will expect to recover any costs incurred due to any damage caused by allowing this accommodation.

4. The installer, camera owner, and/or party instigating this action shall indemnify, save and hold OUC harmless from all loss, damage, claims, liability and expense whatsoever arising from this activity.

7. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from injury or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Now, therefore, the parties enter into this Agreement as of the dates of execution indicated below.

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

Federal ID # 36-4910399

By: ________________________________

Name: ______________________________

Title: _______________________________

Date: _______________________________

WITNESSES:

By: ________________________________

Name: ______________________________

Address: ____________________________

By: ________________________________

Name: ______________________________

Address: ____________________________

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates are sufficient for an acknowledgment in a representative capacity:

STATE OF ____________________)
COUNTY OF ____________________)

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization this ________ day of __________________________, 20______, by ______________________ (name of person) as ______________________ (type of authority, e.g. officer, trustee, attorney in fact) and who acknowledge that she/he executed the foregoing instrument on behalf of __________________________________ (name of party on behalf of whom instrument was executed). She/he is personally known to me or had produced ____ as identification.

(Notary Seal)

____
Notary Public

Print Name: __________________________

My Commission Expires: ________________

ORLANDO UTILITIES COMMISSION

By:______________________________

Name: Clint Bullock
Title: General Manager/CEO

Date: ____________________________

ATTEST: By: ___________________________________
Name: Paula A. Velasquez
Title: Assistant Secretary

WITNESSES:
By: ___________________________________

Name: ________________________________

Address: ______________________________

By: ___________________________________

Name: ________________________________

Address: ______________________________

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization on this ____ day of _______________, 20__, by CLINT BULLOCK, as General Manager, CEO of Orlando Utilities Commission, a Florida statutory commission, on behalf said Commission. He is personally known to me or has produced ___________________________ as identification.

(Notarial Seal)

____
Notary Public, State of Florida
Print Name: _________________

EXHIBIT 1

A. <u>LIGHTING SERVICE FEES:</u>

Monthly Lighting Service Charge:

Lighting Equipment Charge		$403.29
Maintenance Charge		$ 23.44
Electric energy		$ 28.54
Total	***	$455.27

Upfront Payment $0.00

Payment # $ Check # Date Posted
Charge Description # Work Order #

*** From time to time, modifications to the original contract design ("Design Modifications") may be necessary to accommodate local site requirements or other changes which were not anticipated by either party during the original contracting phase. Actual billed amount will be based on the as-built drawings which reflect the Design Modifications.

If the increase in the actual billed amount due to the Design Modifications is up to and including 10% of the Agreement's original Monthly Lighting Service Charge, Customer hereby assumes responsibility for payment of such charge increase without need for notification from OUC or further consent from Customer regarding same.

If the increase in the actual billed amount due to the Design Modifications exceeds 10% of the Agreement's original Lighting Equipment charge, OUC will send to Customer completed Exhibit 2 reflecting such increase and both OUC and Customer shall execute same.

B. <u>ANNUAL LIGHTING SERVICE FEE ADJUSTMENT</u>

The lighting service fees established in this Exhibit 1 may be adjusted by OUC to reflect changes in electric energy costs, subject to review and approval by the OUC Board and the Florida Public Service Commission. The monthly Lighting Equipment Charge and Maintenance Charge shall not change by more than three percent (3%) annually. Taxes may be adjusted periodically.

C. LIGHTING EQUIPMENT

OUC Installed Lighting Equipment**:

(6)	40' (35' MH) Octagonal Spun Concrete Pole Db Aztec Green	[001-25545]
(8)	8' X 2" Alum Arm Tapered, Black	[036-24026]
(8)	122W LED Cobrahead, Black Type 3, 4000K 7 PIN	[036-23412]

All associated poles, fixtures, parts, wires, photocells, and controllers

**The Lighting Service shall provide to Customer the foot candle lighting output (illuminating capacity) produced from the installation, operation and maintenance of the Lighting Equipment described above or such other functionally equivalent alternative lighting equipment as may be determined by OUC in its sole discretion, provided that such alternative lighting equipment provides the same illuminating capacity as the Lighting Equipment specified above.

CUSTOMER Installed Lighting Equipment:

The CUSTOMER is responsible for the installation of the conduit, junction boxes, and bases per OUC specifications. A conduit design layout will be provided to the Customer upon full execution of this agreement.

D. PHASED INSTALLATION PLAN

All at once

EXHIBIT 1 (continued)

E. OUTAGE REPORTING

Light out Telephone Number – 407-737-4222
Light out Web Address – http://www.ouc.com/Customer-support/outages-and-problems/report-a-streetlight-outage

F. LEGAL DESCRIPTION OF THE PROPERTY

DRAFT- PENDING FINALIZATION

All private/public roadways and easements within **LUMINARY BOULEVARD JIM BRANCH EXTENSION AND CREEK**, according to the plat thereof, as recorded in **Plat Book [TBD]**, **Pages [TBD]**, of the Public Records of ***City Of Orlando, Orange County, Florida***.

G. PROPERTY / PREMISE LOCATION INFORMATION

Premise Name:	Luminary Blvd Extension
Premise Address:	0 Luminary Blvd
City, State, Zip:	Orlando, FL 32827
Premise Number	[TBD]

H. BILLING INFORMATION

Billing Name:	Poitras East Community Development District
Billing Address:	
City, State, Zip:	
Billing Contact Name:	
Billing Contact Phone:	
Federal Tax ID:	36-4910399

I. ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number:	2989510986
Work Request No:	859979
Comments:	

Certificate of Completion (Exhibit 2)

Notice of Modification to Original Contract Design

Project W.O. # 859979 OUC Account # 2989510986

Project Name: Luminary Blvd Extension

Customer/Account Name Poitras East Community Development District

Original Monthly Lighting Service Charges, Poles, Fixtures & Installation Scope:

Investment 403.29 Maintenance 23.44 Fuel & Energy 28.54

(6) 40' (35' MH) Octagonal Spun Concrete Pole Db Aztec Green [001-25545]
(8) 8' X 2" Alum Arm Tapered, Black [036-24026]
(8) 122W LED Cobrahead, Black Type 3, 4000K 7 PIN [036-23412]

Amended Monthly Lighting Service Charges per As-Built, Poles, Fixtures & Installation Scope:

Investment ___________ Maintenance ___________ Fuel & Energy ___________

[Insert As Built Streetlight Fixture/Pole Type/Quantity Bill of Material]

Authorized OUC Representative

Signature: ______________________________

Printed Name: ______________________________

Title: ______________________________

Date: ______________________________

Authorized Customer Representative

Signature: ______________________________

Printed Name: ______________________________

Title: ______________________________

Date: ______________________________

Poitras East
Community Development District

Operation and Maintenance Expenditures Paid in June 2026 in an amount totaling $77,530.82

POITRAS EAST
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3501 QUADRANGLE BLVD STE 270 · ORLANDO, FL 32817
PHONE: (407) 723-5900 · FAX: (407) 723-5901

Operation and Maintenance Expenditures
For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$77,530.82**

Approval of Expenditures:

____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Poitras East CDD

AP Check Register (Current by Bank)

Check Dates: 6/1/2026 to 6/30/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1705 - CITY NATIONAL BANK					**001-101-0000-00-01**
1998	06/05/26	P	BERMAN	Berman Construction	$1,200.00
1999	06/05/26	P	BSCHAD	Brent Schademan	$200.00
2000	06/05/26	P	CEPRA	Cepra Landscape	$20,533.83
2001	06/05/26	P	DONMC	Donald W McIntosh Associates	$943.38
2002	06/05/26	P	FPARIS	Francis Paris, Jr.	$200.00
2003	06/05/26	P	GRAUAS	Grau and Associates	$3,800.00
2004	06/05/26	P	PFMMS	PFM Management Services	$3,209.07
2005	06/05/26	P	RADAMS	Rob Adams	$200.00
2006	06/05/26	P	RDOMIN	Ron Domingue	$200.00
2007	06/17/26	P	ORLSEN	Orlando Sentinel	$461.17
2008	06/17/26	P	USIC	USIC Locating Services	$654.68
2009	06/23/26	P	BERMAN	Berman Construction	$1,200.00
2010	06/23/26	P	BSCHAD	Brent Schademan	$200.00
2011	06/23/26	P	CEPRA	Cepra Landscape	$18,850.33
2012	06/23/26	P	DONMC	Donald W McIntosh Associates	$9,630.91
2013	06/23/26	P	FPARIS	Francis Paris, Jr.	$200.00
2014	06/23/26	P	KUTAK	Kutak Rock	$878.50
2015	06/23/26	P	PFMMS	PFM Management Services	$3,215.40
2016	06/23/26	P	RADAMS	Rob Adams	$200.00
2017	06/23/26	P	RDOMIN	Ron Domingue	$200.00
2018	06/23/26	P	RLEVEY	Richard Levey	$200.00
				BANK OM1705 REGISTER TOTAL:	**$66,377.27**
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					**001-101-0000-00-01**
70067	06/04/26	M	VGLOBA	VGlobalTech	$145.00
70068	06/05/26	M	WRE	Wind River Environmental	$175.00
70069	06/17/26	M	VGLOBA	VGlobalTech	$145.00
70070	06/17/26	M	TRUSTE	US Bank as Trustee for Poitras	$118,127.90
70071	06/24/26	M	WRE	Wind River Environmental	$175.00
70072	06/24/26	M	WRE	Wind River Environmental	$4,488.00
70073	06/22/26	M	OUC	Orlando Utilities Commission	$6,025.55
				BANK OM-ACH REGISTER TOTAL:	**$129,281.45**
				GRAND TOTAL :	**$195,658.72**

66,377.27	Checks 1998-2018
118,127.90	Debt Service Wire
145.00	PA 335 - VGlobalTech paid online
175.00	PA 334 - Wind River Environmental paid online
145.00	PA 337 - VGlobalTech paid online
175.00	PA 338 - Wind River Environmental paid online
4,488.00	PA 339 - Wind River Environmental paid online
6,025.55	PA 337 - OUC paid online
195,658.72	Total cash spent
77,530.82	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

June 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70067	AMOUNT:	$145.00	DATE:	06/04/26	VEND ID:	VGLOBA

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/01/26	8468	PA 335 - May website maint.		$0.00	$145.00
			TOTALS:	$0.00	$145.00

BANK:	OM-ACH	CHECK:	70068	AMOUNT:	$175.00	DATE:	06/05/26	VEND ID:	WRE

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/12/26	7329661	PA 334 - Lift station maint. o		$0.00	$175.00
			TOTALS:	$0.00	$175.00

BANK:	OM1705	CHECK:	1998	AMOUNT:	$1,200.00	DATE:	06/05/26	VEND ID:	BERMAN

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/01/26	960959	PA 333 - May lift station main		$0.00	$200.00
05/01/26	960960	PA 333 - May irrigation specia		$0.00	$500.00
05/01/26	960960	PA 333 - May administrator agr		$0.00	$500.00
			TOTALS:	$0.00	$1,200.00

BANK:	OM1705	CHECK:	1999	AMOUNT:	$200.00	DATE:	06/05/26	VEND ID:	BSCHAD

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/19/26	2026.05.19	PA 335 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2000	AMOUNT:	$20,533.83	DATE:	06/05/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
04/28/26	O-S10013	PA 333 - Apr. Luminary B contr		$0.00	$1,683.50
05/01/26	O-S10079	PA 333 - May landscaping		$0.00	$18,850.33
			TOTALS:	$0.00	$20,533.83

BANK:	OM1705	CHECK:	2001	AMOUNT:	$943.38	DATE:	06/05/26	VEND ID:	DONMC

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
04/17/26	48857	PA 335 - Eng. srvs. thru 03/27		$0.00	$943.38
			TOTALS:	$0.00	$943.38

BANK:	OM1705	CHECK:	2002	AMOUNT:	$200.00	DATE:	06/05/26	VEND ID:	FPARIS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/19/26	2026.05.19	PA 335 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2003	AMOUNT:	$3,800.00	DATE:	06/05/26	VEND ID:	GRAUAS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/04/26	29398	PA 333 - FY 2025 audit		$0.00	$3,800.00
			TOTALS:	$0.00	$3,800.00

BANK:	OM1705	CHECK:	2004	AMOUNT:	$3,209.07	DATE:	06/05/26	VEND ID:	PFMMS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/05/26	DM-05-2026-59	PA 334 - DM fee: May 2026		$0.00	$3,208.33
05/06/26	OE-EXP-05-2026-50	PA 334 - Apr. postage		$0.00	$0.74
			TOTALS:	$0.00	$3,209.07

BANK:	OM1705	CHECK:	2005	AMOUNT:	$200.00	DATE:	06/05/26	VEND ID:	RADAMS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/19/26	2026.05.19	PA 335 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2006	AMOUNT:	$200.00	DATE:	06/05/26	VEND ID:	RDOMIN

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/19/26	2026.05.19	PA 335 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

Poitras East CDD

June 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70069	AMOUNT:	$145.00	DATE:	06/17/26	VEND ID:	VGLOBA

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/01/26	8557	PA 337 - Jun. website maint.		$0.00	$145.00
			TOTALS:	$0.00	$145.00

BANK:	OM-ACH	CHECK:	70070	AMOUNT:	$118,127.90	DATE:	06/17/26	VEND ID:	TRUSTE

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.15	S2023 FY26 DS (239115000) Dist		$0.00	$77,178.13
06/16/26	2026.06.15	S2025 FY26 DS (295643000) Dist		$0.00	$40,949.77
			TOTALS:	$0.00	$118,127.90

BANK:	OM1705	CHECK:	2007	AMOUNT:	$461.17	DATE:	06/17/26	VEND ID:	ORLSEN

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/18/26	OSA62347	PA 337 - Ad: 54945; 05/19/2026		$0.00	$261.77
05/31/26	OSA71652	PA 337 - Ad: 65254; BOS candid		$0.00	$199.40
			TOTALS:	$0.00	$461.17

BANK:	OM1705	CHECK:	2008	AMOUNT:	$654.68	DATE:	06/17/26	VEND ID:	USIC

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/31/26	813089	PA 337 - Ticket and service fe		$0.00	$654.68
			TOTALS:	$0.00	$654.68

BANK:	OM-ACH	CHECK:	70071	AMOUNT:	$175.00	DATE:	06/24/26	VEND ID:	WRE

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/09/26	7367036	PA 338 - Lift station maint. o		$0.00	$175.00
			TOTALS:	$0.00	$175.00

BANK:	OM-ACH	CHECK:	70072	AMOUNT:	$4,488.00	DATE:	06/24/26	VEND ID:	WRE

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/12/26	7371728	PA 339 - Lift station check va		$0.00	$4,488.00
			TOTALS:	$0.00	$4,488.00

BANK:	OM-ACH	CHECK:	70073	AMOUNT:	$6,025.55	DATE:	06/22/26	VEND ID:	OUC

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/02/26	10986-060226	PA 337 - OUC 2026.06.02 Electr		$0.00	$249.65
06/02/26	10986-060226	PA 337 - OUC 2026.06.02 Reclai		$0.00	$1,373.94
06/02/26	10986-060226	PA 337 - OUC 2026.06.02 Street		$0.00	$4,394.23
06/02/26	10986-060226	PA 337 - OUC 2026.06.02 Taxes		$0.00	$7.73
			TOTALS:	$0.00	$6,025.55

BANK:	OM1705	CHECK:	2009	AMOUNT:	$1,200.00	DATE:	06/23/26	VEND ID:	BERMAN

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/01/26	961613	PA 337 - Jun. lift station mai		$0.00	$200.00
06/01/26	961615	PA 337 - Jun. administrator ag		$0.00	$500.00
06/01/26	961615	PA 337 - Jun. irrigation speci		$0.00	$500.00
			TOTALS:	$0.00	$1,200.00

BANK:	OM1705	CHECK:	2010	AMOUNT:	$200.00	DATE:	06/23/26	VEND ID:	BSCHAD

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.16	PA 339 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2011	AMOUNT:	$18,850.33	DATE:	06/23/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/01/26	O-S10228	PA 337 - Jun. landscaping		$0.00	$18,850.33
			TOTALS:	$0.00	$18,850.33

Poitras East CDD

June 2026 AP Remittance Report

BANK:	OM1705	CHECK:	2012	AMOUNT:	$9,630.91	DATE:	06/23/26	VEND ID:	DONMC

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
05/22/26	49031	PA 336 - Eng. srvs. thru 05/01		$0.00	$9,630.91
			TOTALS:	$0.00	$9,630.91

BANK:	OM1705	CHECK:	2013	AMOUNT:	$200.00	DATE:	06/23/26	VEND ID:	FPARIS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.16	PA 339 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2014	AMOUNT:	$878.50	DATE:	06/23/26	VEND ID:	KUTAK

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/03/26	3758489	PA 338 - Gen. legal thru 03/31		$0.00	$878.50
			TOTALS:	$0.00	$878.50

BANK:	OM1705	CHECK:	2015	AMOUNT:	$3,215.40	DATE:	06/23/26	VEND ID:	PFMMS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/05/26	DM-06-2026-59	PA 338 - DM fee: Jun. 2026		$0.00	$3,208.33
06/09/26	OE-EXP-06-2026-31	PA 338 - May FedEx		$0.00	$7.07
			TOTALS:	$0.00	$3,215.40

BANK:	OM1705	CHECK:	2016	AMOUNT:	$200.00	DATE:	06/23/26	VEND ID:	RADAMS

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.16	PA 339 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2017	AMOUNT:	$200.00	DATE:	06/23/26	VEND ID:	RDOMIN

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.16	PA 339 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

BANK:	OM1705	CHECK:	2018	AMOUNT:	$200.00	DATE:	06/23/26	VEND ID:	RLEVEY

Date	Invoice Number	Invoice Description		Discount Taken	Amount Paid
06/16/26	2026.06.16	PA 339 - Supervisor fee 2026.0		$0.00	$200.00
			TOTALS:	$0.00	$200.00

Poitras East
Community Development District

Series 2023 Requisition Nos. 39 – 40
& Series 2025 Requisition Nos. 11 – 14 Paid in
June 2026 in an amount totaling $23,234.62

POITRAS EAST
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Requisition Recap
For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from June 1, 2026 through June 30, 2026. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
Series 2023 – req 39	Boggy Creek Improvement District	$56.18
Series 2023 – req 40	Kutak Rock	$397.00
Series 2025 – req 11	Donald W McIntosh Associates	$18,835.26
Series 2025 – req 12	Boggy Creek Improvement District	$56.18
Series 2025 – req 13	Jr. Davis Construction Co.	$3,750.00
Series 2025 – req 14	Kutak Rock	$140.00
	TOTAL	**$23,234.62**

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 (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: **39**

(B) Name of Payee: **Boggy Creek Improvement District**

(C) Amount Payable: **$56.18**

(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 M995 from Orlando Sentinel for FY 2026 Construction Committee April 9, 2026 Meeting (Ad: 35771), Paid by Boggy Creek Improvement District on Requisition 519

(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 2023 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 2023 Project and each represents a Cost of the Series 2023 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.

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

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
-COST F ISSUANCE REQUESTS Y

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 2023 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2023 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 2023 Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

____
Consulting Engineer
Robert Schanck
6/17/24

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

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 (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: **40**

(B) Name of Payee: **Kutak Rock**

(C) Amount Payable: **$397.00**

(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 3758496 for Project 15623-2 (Project Construction) Through 03/31/2026

(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 2023 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 2023 Project and each represents a Cost of the Series 2023 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.

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

By.________________________
Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR -COST F ISSUANCE REQUESTS Y

If this requisition is for a disbursement from other than the osts of Issuance Account, the undersigned onsulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made; and (iii) the report of the onsulting Engineer attached as an xhibit to the Series 2023 Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

____
onsulting Engineer
Robert Schanck
6/17/26

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

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: 11

(B) Name of Payee: Donald W McIntosh Associates

(C) Amount Payable: **$18,835.26**

(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 49032 for Project 18124 (Poitras East CDD) Through 05/01/2026 – **$362.50**
- Invoice 49037 for Project 23541 (Luminary Boulevard Extension & Jim Branch Creek Crossing) Through 05/01/2026 – **$11,319.74**
- Invoice 49038 for Project 23584 (Centerline Drive Segment H1) Through 05/01/2026 – **$4,899.73**
- Invoice 49039 for Project 23586 (Centerline Drive Segment H3) Through 05/01/2026 – **$1,242.40**
- Invoice 49040 for Project 24613 (Lift Station D) Through 05/01/2026 – **$1,010.89**

(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

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

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

E, ______________________
uthorized Officer

CONSULTING ENGINEER'S APPROVAL FOR -COST F ISSUANCE REQUESTS Y

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.

____
Consulting Engineer
Robert Schanck
6/17/26

RECEIVED
By Amanda Lane at 10:37 am, Jun 17, 2026

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: 12

(B) Name of Payee: Boggy Creek Improvement District

(C) Amount Payable: **$56.18**

(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 OSA74925 from Orlando Sentinel for FY 2026 Construction Committee June 11, 2026 Meeting (Ad: 70956), Paid by Boggy Creek Improvement District on CPA 1

(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.

RECEIVED
By Amanda Lane at 11:59 am, Jun 23, 2026

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 5 Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

____
Consulting Engineer Robert A. Schanck, PE
June 22, 2026

RECEIVED
By Amanda Lane at 11:59 am, Jun 23, 2026

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: 13

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

(C) Amount Payable: **$3,750.00**

(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 131753 for Project 2206 (Centerline Dr Seg H-1) Through 05/25/2026

(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.

RECEIVED
By Amanda Lane at 11:19 am, Jun 30, 2026

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:________________________
uthorized 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 ccount, 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.

____
Consulting Engineer obert A. chanck,
June 29, 2026

RECEIVED
By Amanda Lane at 11:19 am, Jun 30, 2026

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: 14

(B) Name of Payee: Kutak Rock

(C) Amount Payable: **$140.00**

(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 3762056 for Client Matter 15623-2 (Project Construction) Through 04/30/2026

(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.

RECEIVED
By Amanda Lane at 11:19 am, Jun 30, 2026

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 is trict.

POITRAS EAST COMMUNITY DEVELOPMENT D STRICT

By:________________________

uthorized Officer

CONSULTING ENGINEER'S APPROVAL FOR ON-COST OF SSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the osts of Issuance ccount, the undersigned onsulting Engineer hereby certifies that this disbursement is for a ost 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 onsulting Engineer attached as an Exhibit to the Series 2025 Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

____

Consulting Engineer obert A. chanck,
une 29, 2026

RECEIVED
By Amanda Lane at 11:19 am, Jun 30, 2026

Poitras East
Community Development District

Work Authorization/Proposed Services
(if applicable)

Poitras East
Community Development District

District's Financial Position and Budget to Actual YTD

Poitras East
Community Development District

June 2026 Financial Package

June 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Poitras East CDD

Statement of Financial Position

As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 1,097,769.30				$ 1,097,769.30
Alleyway & Infrastructure Capital Res.	221,790.24				221,790.24
Assessments Receivable	35,461.69				35,461.69
Prepaid Expenses	3,258.40				3,258.40
Assessments Receivable		$ 119,567.31			119,567.31
Series 2023 Debt Service Reserve		814,046.25			814,046.25
Series 2025 Debt Service Reserve		325,198.75			325,198.75
Series 2023 Revenue		672,735.35			672,735.35
Series 2025 Revenue		278,801.28			278,801.28
Series 2023 Prepayment		322.50			322.50
Series 2025 Prepayment		76.88			76.88
Accounts Receivable - Due from Developer			$ 172,424.37		172,424.37
Series 2023 Acquisition/Construction			34.09		34.09
Series 2025 Acquisition/Construction			4,022.23		4,022.23
Total Current Assets	$ 1,358,279.63	$ 2,210,748.32	$ 176,480.69	$ -	$ 3,745,508.64
Investments					
Amount Available in Debt Service Funds				$ 2,091,181.01	$ 2,091,181.01
Amount To Be Provided				30,213,818.99	30,213,818.99
Total Investments	$ -	$ -	$ -	$ 32,305,000.00	$ 32,305,000.00
Total Assets	$ 1,358,279.63	$ 2,210,748.32	$ 176,480.69	$ 32,305,000.00	$ 36,050,508.64

Poitras East CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Liabilities and Net Assets					
Current Liabilities					
Deferred Revenue	$ 35,461.69				$ 35,461.69
Deferred Revenue		$ 119,567.31			119,567.31
Accounts Payable			$ 176,314.37		176,314.37
Deferred Revenue			172,424.37		172,424.37
Total Current Liabilities	$ 35,461.69	$ 119,567.31	$ 348,738.74	$ -	$ 503,767.74
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 32,305,000.00	$ 32,305,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 32,305,000.00	$ 32,305,000.00
Total Liabilities	$ 35,461.69	$ 119,567.31	$ 348,738.74	$ 32,305,000.00	$ 32,808,767.74
Net Assets					
Net Assets, Unrestricted	$ (63,275.11)				$ (63,275.11)
Net Assets - General Government	1,040,016.97				1,040,016.97
Current Year Net Assets - General Government	346,076.08				346,076.08
Net Assets, Unrestricted		$ 1,903,808.10			1,903,808.10
Current Year Net Assets, Unrestricted		187,372.91			187,372.91
Net Assets, Unrestricted			$ 354,136.70		354,136.70
Current Year Net Assets, Unrestricted			(526,394.75)		(526,394.75)
Total Net Assets	$ 1,322,817.94	$ 2,091,181.01	$ (172,258.05)	$ -	$ 3,241,740.90
Total Liabilities and Net Assets	$ 1,358,279.63	$ 2,210,748.32	$ 176,480.69	$ 32,305,000.00	$ 36,050,508.64

Poitras East CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
On-Roll Assessments	$ 686,996.85				$ 686,996.85
On-Roll Assessments		$ 2,155,966.52			2,155,966.52
Inter-Fund Group Transfers In		302.14			302.14
Developer Contributions			$ 566,479.79		566,479.79
Inter-Fund Transfers In			(302.14)		(302.14)
Total Revenues	$ 686,996.85	$ 2,156,268.66	$ 566,177.65	$ -	$ 3,409,443.16
Expenses					
Supervisor Fees	$ 7,000.00				$ 7,000.00
D&O Insurance	3,162.00				3,162.00
Trustee Services	7,752.47				7,752.47
Management	28,874.97				28,874.97
Engineering	15,791.57				15,791.57
Disclosure	7,500.00				7,500.00
District Counsel	7,033.09				7,033.09
Assessment Administration	15,000.00				15,000.00
Audit	8,300.00				8,300.00
Tax Preparation	25.68				25.68
Travel and Per Diem	24.30				24.30
Postage & Shipping	67.81				67.81
Legal Advertising	3,262.42				3,262.42
Web Site Maintenance	1,905.00				1,905.00
Holiday Decorations	2,950.00				2,950.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,511.29				2,511.29
Water Reclaimed	7,710.27				7,710.27
General Insurance	3,867.00				3,867.00
Property & Casualty	15,476.00				15,476.00
Other Insurance	500.00				500.00
Irrigation Parts	19,599.00				19,599.00
Landscaping Maintenance & Material	169,652.97				169,652.97

Poitras East CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Contingency	$ 2,824.89				$ 2,824.89
Pest Control	1,190.00				1,190.00
Entry and Wall Maintenance	4,750.00				4,750.00
Streetlights	35,110.74				35,110.74
Liftstation Maintenance	17,623.74				17,623.74
Personnel Leasing Agreement	9,000.00				9,000.00
Principal Payments (Series 2023)		$ 450,000.00			450,000.00
Principal Payments (Series 2025)		60,000.00			60,000.00
Interest Payments (Series 2023)		1,183,137.50			1,183,137.50
Interest Payments (Series 2025)		324,989.21			324,989.21
Engineering			$ 118,323.01		118,323.01
District Counsel			2,997.50		2,997.50
Legal Advertising			491.72		491.72
Contingency			975,838.08		975,838.08
Total Expenses	$ 398,640.21	$ 2,018,126.71	$ 1,097,650.31	$ -	$ 3,514,417.23
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 57,719.44				$ 57,719.44
Dividend Income		$ 49,230.96			49,230.96
Dividend Income			$ 5,077.91		5,077.91
Total Other Revenues (Expenses) & Gains (Losses)	$ 57,719.44	$ 49,230.96	$ 5,077.91	$ -	$ 112,028.31
Change In Net Assets	$ 346,076.08	$ 187,372.91	$ (526,394.75)	$ -	$ 7,054.24
Net Assets At Beginning Of Year	$ 976,741.86	$ 1,903,808.10	$ 354,136.70	$ -	$ 3,234,686.66
Net Assets At End Of Year	$ 1,322,817.94	$ 2,091,181.01	$ (172,258.05)	$ -	$ 3,241,740.90

Poitras East CDD

Budget to Actual
For the Month Ending 6/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	$ 686,996.85	$ 541,837.50	$ 145,159.35	$ 722,450.00	101.82%
Carryforward Revenue	48,572.93	48,572.93	-	64,763.90	75.00%
Net Revenues	**$ 735,569.78**	**$ 590,410.43**	**$ 145,159.35**	**$ 787,213.90**	**93.44%**
General & Administrative Expenses					
Supervisor Fees	$ 7,000.00	$ 9,000.00	$ (2,000.00)	$ 12,000.00	58.33%
D&O Insurance	3,162.00	2,572.84	589.16	3,430.45	92.17%
Trustee Services	7,752.47	10,088.73	(2,336.26)	13,451.64	57.63%
Management	28,874.97	28,874.97	-	38,500.00	75.00%
Engineering	15,791.57	14,625.00	1,166.57	19,500.00	80.98%
Disclosure	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Property Appraiser	-	1,500.00	(1,500.00)	2,000.00	0.00%
District Counsel	7,033.09	22,500.00	(15,466.91)	30,000.00	23.44%
Assessment Administration	15,000.00	11,250.00	3,750.00	15,000.00	100.00%
Reamortization Schedules	-	187.50	(187.50)	250.00	0.00%
Audit	8,300.00	7,725.00	575.00	10,300.00	80.58%
Arbitrage Calculation	-	750.00	(750.00)	1,000.00	0.00%
Tax Preparation	25.68	19.80	5.88	26.40	97.27%
Travel and Per Diem	24.30	225.00	(200.70)	300.00	8.10%
Telephone	-	18.75	(18.75)	25.00	0.00%
Postage & Shipping	67.81	562.50	(494.69)	750.00	9.04%
Copies	-	937.50	(937.50)	1,250.00	0.00%
Legal Advertising	3,262.42	5,625.00	(2,362.58)	7,500.00	43.50%
Bank Fees	-	36.00	(36.00)	48.00	0.00%
Miscellaneous	-	3,375.00	(3,375.00)	4,500.00	0.00%
Meeting Room	-	187.50	(187.50)	250.00	0.00%
Office Supplies	-	187.50	(187.50)	250.00	0.00%
Web Site Maintenance	1,905.00	2,205.00	(300.00)	2,940.00	64.80%
Holiday Decorations	2,950.00	937.50	2,012.50	1,250.00	236.00%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Total General & Administrative Expenses	**$ 108,824.31**	**$ 129,147.34**	**$ (20,323.03)**	**$ 172,196.49**	**63.20%**

Poitras East CDD

Budget to Actual

For the Month Ending 6/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	$ 2,511.29	$ 3,750.00	$ (1,238.71)	$ 5,000.00	50.23%
Water-Sewer Combination Services					
Water Reclaimed	7,710.27	11,250.00	(3,539.73)	15,000.00	51.40%
Other Physical Environment					
General Insurance	3,867.00	3,146.40	720.60	4,195.20	92.18%
Property & Casualty Insurance	15,476.00	13,022.89	2,453.11	17,363.85	89.13%
Other Insurance	500.00	1,125.00	(625.00)	1,500.00	33.33%
Irrigation Repairs	19,599.00	38,250.00	(18,651.00)	51,000.00	38.43%
Landscaping Maintenance & Material	169,652.97	217,500.00	(47,847.03)	290,000.00	58.50%
Tree Trimming	-	15,000.00	(15,000.00)	20,000.00	0.00%
Flower & Plant Replacement	-	18,750.00	(18,750.00)	25,000.00	0.00%
Contingency	2,824.89	26,968.77	(24,143.88)	35,958.36	7.86%
Pest Control	1,190.00	1,125.00	65.00	1,500.00	79.33%
Road & Street Facilities					
Entry and Wall Maintenance	4,750.00	4,500.00	250.00	6,000.00	79.17%
Hardscape Maintenance	-	7,500.00	(7,500.00)	10,000.00	0.00%
Alleyway Maintenance	-	7,500.00	(7,500.00)	10,000.00	0.00%
Streetlights	35,110.74	15,000.00	20,110.74	20,000.00	175.55%
Accent Lighting	-	375.00	(375.00)	500.00	0.00%
Liftstation Maintenance	17,623.74	11,250.00	6,373.74	15,000.00	117.49%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	4,500.00	13,500.00	(9,000.00)	18,000.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	4,500.00	13,500.00	(9,000.00)	18,000.00	25.00%
Reserves					
Infrastructure Capital Reserve	-	30,000.00	(30,000.00)	40,000.00	0.00%
Alleyway Reserve	-	11,250.00	(11,250.00)	15,000.00	0.00%
Total Field Operations Expenses	**$ 289,815.90**	**$ 464,263.06**	**$ (174,447.16)**	**$ 619,017.41**	**46.82%**
Total Expenses	**$ 398,640.21**	**$ 593,410.40**	**$ (194,770.19)**	**$ 791,213.90**	**50.38%**
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 57,719.44	$ 2,999.97	$ 54,719.47	$ 4,000.00	1442.99%
Total Other Revenues (Expenses) & Gains (Losses)	**$ 57,719.44**	**$ 2,999.97**	**$ 54,719.47**	**$ 4,000.00**	**1442.99%**
Net Income (Loss)	**$ 394,649.01**	**$ -**	**$ 394,649.01**	**$ -**	

Poitras East CDD
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	FY27 Inflows	FY27 Outflows	End. Cash	
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)	263,398.14	(33,319.33)	-	-	975,346.47	
12/1/2025	975,346.47	-	(9,037.65)	279,138.78	(494,755.97)	-	-	750,691.63	
1/1/2026	750,691.63	-	-	496,570.60	(462,883.02)	-	-	784,379.21	
2/1/2026	784,379.21	-	-	1,017,132.31	(828,448.34)	-	(75.00)	972,988.18	
3/1/2026	972,988.18	-	-	176,161.48	(199,557.58)	-	-	949,592.08	
4/1/2026	949,592.08	-	-	778,461.65	(621,165.00)	-	(3,183.40)	1,103,705.33	
5/1/2026	1,103,705.33	-	-	282,635.04	(259,235.82)	-	-	1,127,104.55	
6/1/2026	1,127,104.55	-	-	166,323.47	(195,658.72)	-	-	1,097,769.30	
7/1/2026	1,097,769.30	-	-	-	-	-	-	1,097,769.30	as of 07/09/2026
	Totals	330,331.82	(423,796.12)	3,462,173.28	(3,118,028.78)	-	(3,258.40)		