

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

APRIL 30, 2026

for:

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



by:

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

District Infrastructure Assessment Report

Postras East Community Development District

April 30, 2026

Introduction

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

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Hardscape, Landscape, and Irrigation Facilities

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

Roundabouts

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

Neighborhood Alleys

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

Wastewater Facilities

The District owns and maintains one (1) lift station. The lift station is routinely inspected and maintained by Wind River Environmental. See Appendix B for FY2026 inspection reports.

Conclusion

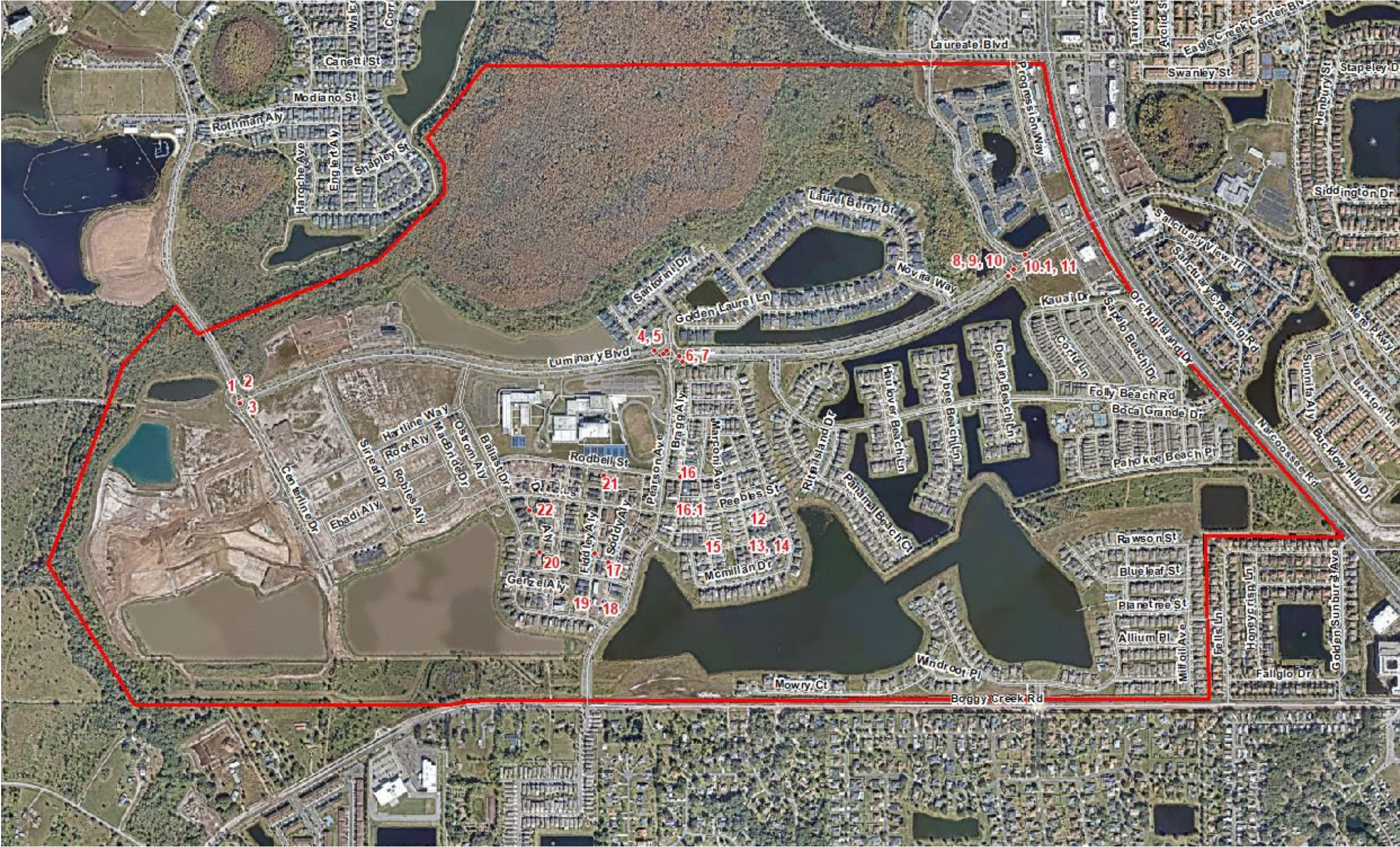
The annual inspection of the Poitras East Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each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

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

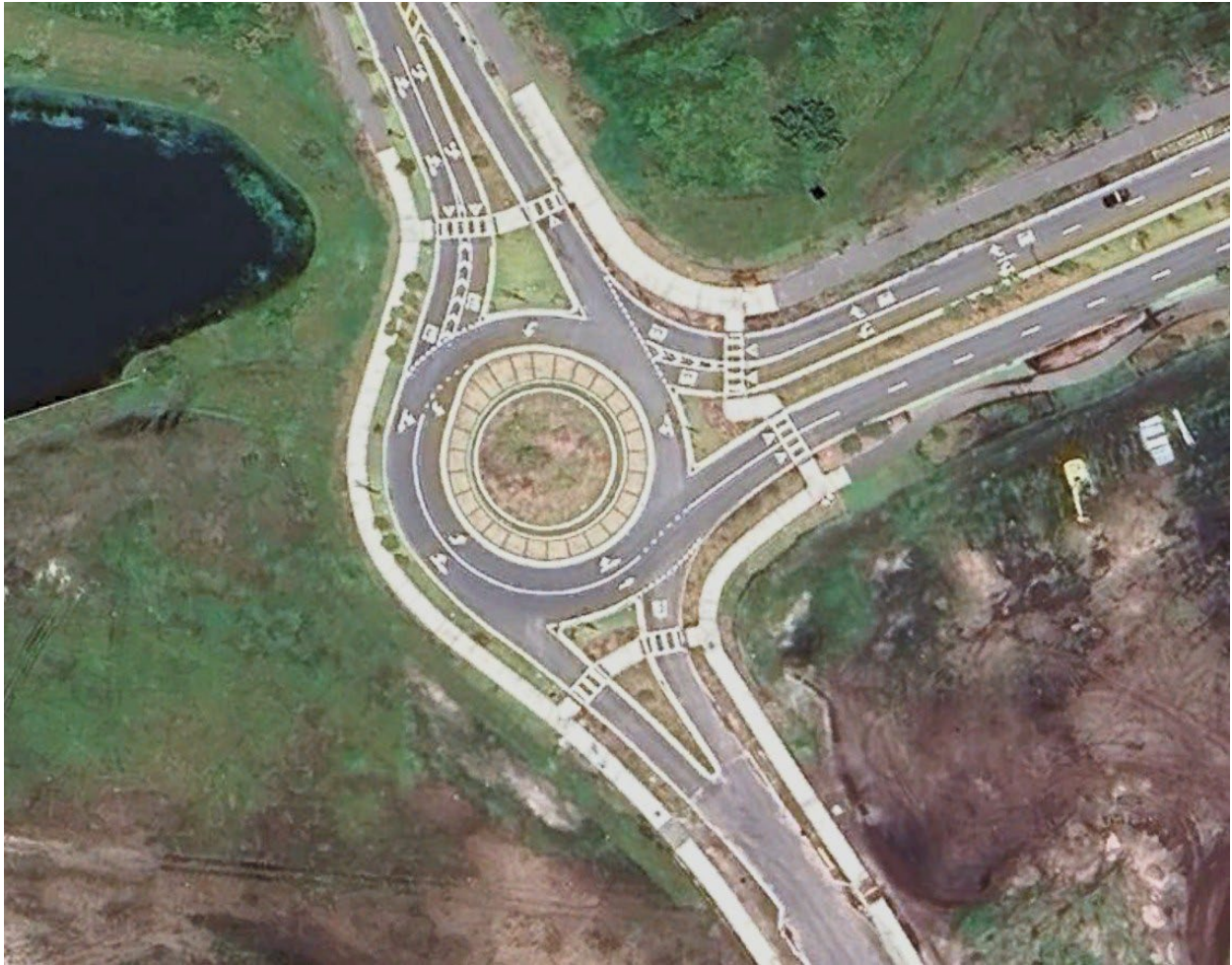
Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



Locations shown have been approximated.
POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT PHOTO KEY MAP



AERIAL PHOTO
Roundabout at Centerline Drive and Luminary Boulevard



**Photo 1 - Damage to Concrete Curb Along Truck Apron (No Observed Changes)
(Refer to Prior Photo 1 – 2025 Assessment)**



**Photo 2 - Deterioration of Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 4 – 2025 Assessment)**



**Photo 3 - Deterioration of Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 5 – 2025 Assessment)**



AERIAL PHOTO
Roundabout at Luminary Boulevard and Pearson Avenue



**Photo 4 - Broken Concrete Pavers on Truck Apron (No Observed Changes)
(Refer to Prior Photo 6 – 2025 Assessment)**



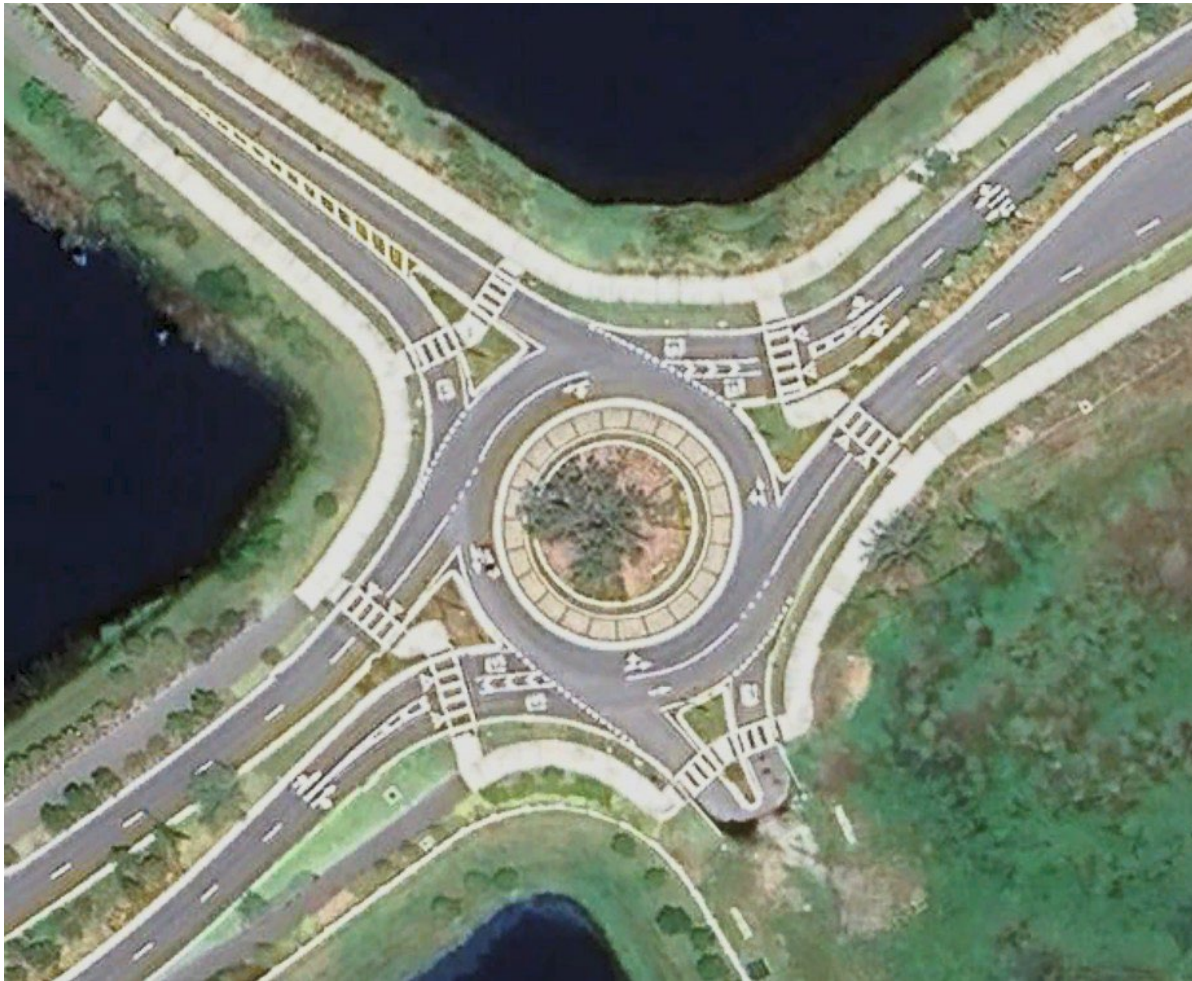
**Photo 5 - Broken Concrete Pavers on Truck Apron (Increased Damage Observed)
(Refer to Prior Photo 8 – 2025 Assessment)**



**Photo 6 - Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 11 – 2025 Assessment)**



**Photo 7
Deteriorating Thermoplastic and Worn Coloration (Further Deterioration Observed)
(Refer to Prior Photo 13 – 2025 Assessment)**



AERIAL PHOTO
Roundabout at Luminary Boulevard and Selten Way



Photo 8 - Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 14 – 2025 Assessment)



Photo 9 - Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 15 – 2025 Assessment)



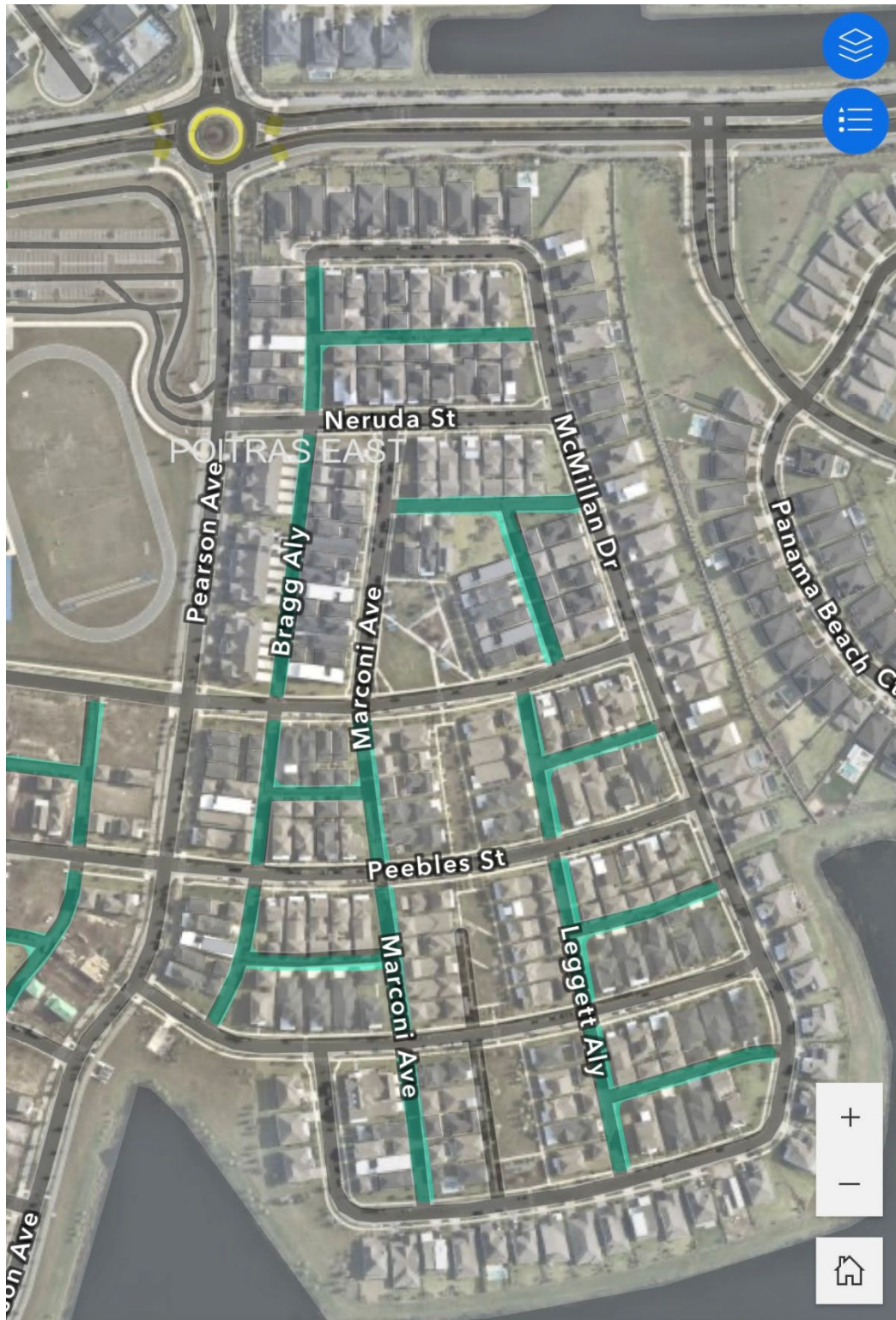
**Photo 10 - Uneven Concrete Pavers on Truck Apron (No Observed Changes)
(Refer to Prior Photo 18 – 2025 Assessment)**



**Photo 10.1 - Damage to Concrete Curb Along Truck Apron
(New Photo – 2026 Assessment)**



Photo 11
Deteriorating Thermoplastic and Worn Coloration (Further Deterioration Observed)
(Refer to Prior Photo 21 – 2025 Assessment)



AERIAL PHOTO
Laureate Park South – Alleys



**Photo 12 - Laggett Alley – Asphalt Damage (No Observed Changes)
(Refer to Prior Photo 26 – 2025 Assessment)**



**Photo 13- Laggett Alley – Asphalt Damage (No Observed Changes)
(Refer to Prior Photo 27 – 2025 Assessment)**



**Photo 14 - Laggett Alley – Asphalt Damage (No Observed Changes)
(Refer to Prior Photo 28 – 2025 Assessment)**



**Photo 15 - Marconi Alley – Deterioration of Thermoplastic
and Gouged Asphalt (No Observed Changes)
(Refer to Prior Photo 30 – 2025 Assessment)**



**Photo 16 - Bragg Alley – Scarred Asphalt (No Observed Changes)
(Refer to Prior Photo 31 – 2025 Assessment)**



**Photo 16.1 - Bragg Alley – Low Spot in Ribbon Curb, Concrete on Valley Gutter
(New Photo – 2026 Assessment)**



AERIAL PHOTO
Laureate Park South – Alleys



**Photo 17 - Rostand Alley – Low Spot In Valley
(New Alley - New Photo – 2026 Assessment)**



**Photo 18 - Fiddley Alley – Asphalt Damage
(New Alley - New Photo – 2026 Assessment)**



**Photo 19 - Fiddley Alley – Concrete Spilled into Asphalt
(New Alley - New Photo – 2026 Assessment)**



**Photo 20 - Gobat Alley – Asphalt Damage
(New Alley - New Photo – 2026 Assessment)**



**Photo 21 - Hasselmann Alley – Asphalt Damage
(New Alley - New Photo – 2026 Assessment)**



**Photo 22 - Ganzel Alley – Asphalt Raveling
(New Alley - New Photo – 2026 Assessment)**

APPENDIX B

Wind River Environmental Inspection Reports



A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487079615

Service Type: Inspections

Service Date: 10/29/2025

Service Time: 12:32 PM - 12:51 PM

Tech Name: Rocky Reeves Sr

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Progression Way

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

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

System Recommendations

- Recommend Eval/Custom Cleaning.

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Inspection of wet well and valve box and control panel and ran station through a complete cycle to insure that the station is working as it should. Recommend Eval/Custom Cleaning. Alarm beacon is not working.

Customer not on site

X

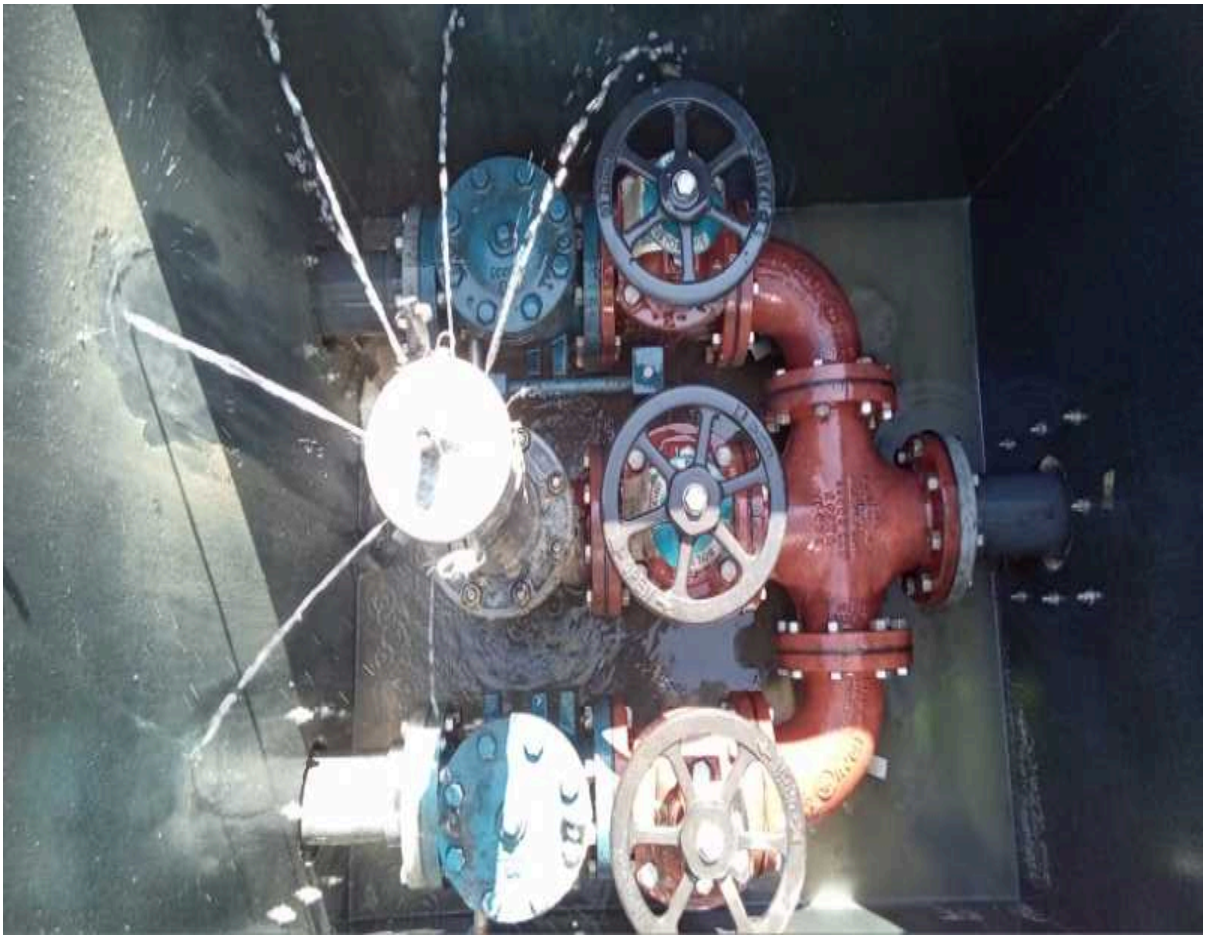
Customer Signature



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CITY OF BIRMINGHAM - HERCULES ENGINEERING
Name: Labe Nova Greenwood MECHANIC
TIME: _____ STATION # _____
CHECKED OK/GOOD AT THIS TIME _____ CAUTION - MAY REQUIRE FUTURE ATTENTION _____ UNSAFE - IF REQUIRES IMMEDIATE ATTENTION _____
Emergency Services Contact Signage Present & Visible: Yes ☒ No ☐ If Other Service Provider: _____
Crane Access to Station: Yes ☒ No ☐ Vehicles/Other Obstructions Present: Yes ☒ No ☐ Vegetation Clear for Safe Crane Operation: Yes ☒ No ☐
Safety Lock on Fence: Yes ☒ No ☐ Combination: 0131 Safety Lock on Wet Well: Yes ☒ No ☐ Combination: _____
Safety Lock on Panel: Yes ☒ No ☐ Combination: _____ Safety Lock on Valve Box: Yes ☒ No ☐ Combination: _____
Incoming Voltage to Control Panel: 786 Incoming Main Power Shut Off for Panel Functions: Yes ☒ No ☐
Pump 1 Amperage: 50.4 Pump 1 Hours: 958 Pump 2 Amperage: 53.3 Pump 2 Hours: 972
Condition of Belays: OK Condition of Phase Monitor: OK
Condition of Fuses: OK Condition of Alternator: OK
Battery Back Up Present for Emergency Alarm & Beacon: ☒ Condition: _____ Voltage: _____
Emergency Flashing Light Beacon Present: Yes ☒ No ☐ Condition: NOT WORKING Beacon Visible from a Pedestrian Area: Yes ☒ No ☐
Emergency High Decibel Alarm Present: Yes ☒ No ☐ Condition: OK Heard from a Pedestrian Area: Yes ☒ No ☐
Interior of the Wet Well Clean: Yes ☒ No ☐ Issues Found: Grease Mat on Surface Wet Waste Mass Accumulation Plastic Products
Float Switch 1: OK Float Switch 2: OK Float Switch 3: OK Float Switch 4: OK
Turn On All Pumps, Drain Lift Station Well & Check NEEDLER Value for All Pumps: _____
Is "Blowby" Present: Yes ☒ No ☐ Was Any Evidence of "Cavitation" Found: Yes ☒ No ☐ All Pumps Operating Normally: Yes ☒ No ☐
Guide Rail System Present: Yes ☒ No ☐ Hoist Type: Chain Cables: Rings Handles or Other "Hooking" Mechanism on Pump: Yes ☒ No ☐
Hoisting System Present: Yes ☒ No ☐ Schedule 40 H.D.P.E. Valve System Pipe Diameter: 4"
Valve System Pipe Material: Ductile Iron Schedule 80 Material: Plastic Iron Type: Flange Glue Threaded
Check Valves & Condition of Check Valves: OK Material: Plastic Iron Type: Flange Glue Threaded
Isolation Valves & Condition of Isolation Valves: OK Material: Plastic Iron Type: Flange Glue Threaded
Bypass Port Present: Yes ☒ No ☐ Diameter: 4" Connection Type: Cartridge Base: Flange Male-Thread Female-Thread
RECOMMENDATIONS:
BROWNIE'S SEPTIC & PLUMBING SERVING THE ALABAMA AREA
ALL-FLORIDA SEPTIC
Needs new h/b for Alarm Light

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Customer Service Report

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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

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

Service Information

WO #: 8487096569
Service Type: Repairs
Service Date: 11/17/2025
Service Time: 9:51 AM - 1:20 PM
Tech Name: Rocky Reeves Sr

Location Information

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

Service Description	Qty	Unit Price	Ext. Price
Repair-C-Pump Service Evaluation Only	1.00	\$157.5000	\$157.50
		Subtotal:	\$0.00
		Tax:	\$0.00
		Total:	\$0.00

System Recommendations

- Recommend Eval/Custom Cleaning.

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Work performed today included: Met with customer and went over the issues found at the station. Recommend Eval/Custom Cleaning. Need a battery for emergency back up and new alarm beacon and new emergency service sign.

Customer not on site

X

Customer Signature



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Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487098895

Service Type: Projects

Service Date: 12/10/2025

Service Time: 5:18 PM - 6:36 PM

Tech Name: JC Martinez

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Progression Way

Orlando, FL 32827

Name: Jeff/OFC

Email: LaneA@pfm.com

jjnewton@dwma.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Energy Charge	1.00	\$25.0000	\$25.00
Project-C-Cleaning, Other	1.00	\$1,250.0000	\$1,250.00
		Subtotal:	\$1275.00
		Tax:	\$0.00
		Total:	\$1275.00

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Work performed today included: Vac out lift station remove grease build up solids sludge debris trash rags clean walls pipe floats to bottom. Per call.

Customer not on site

X

Customer Signature



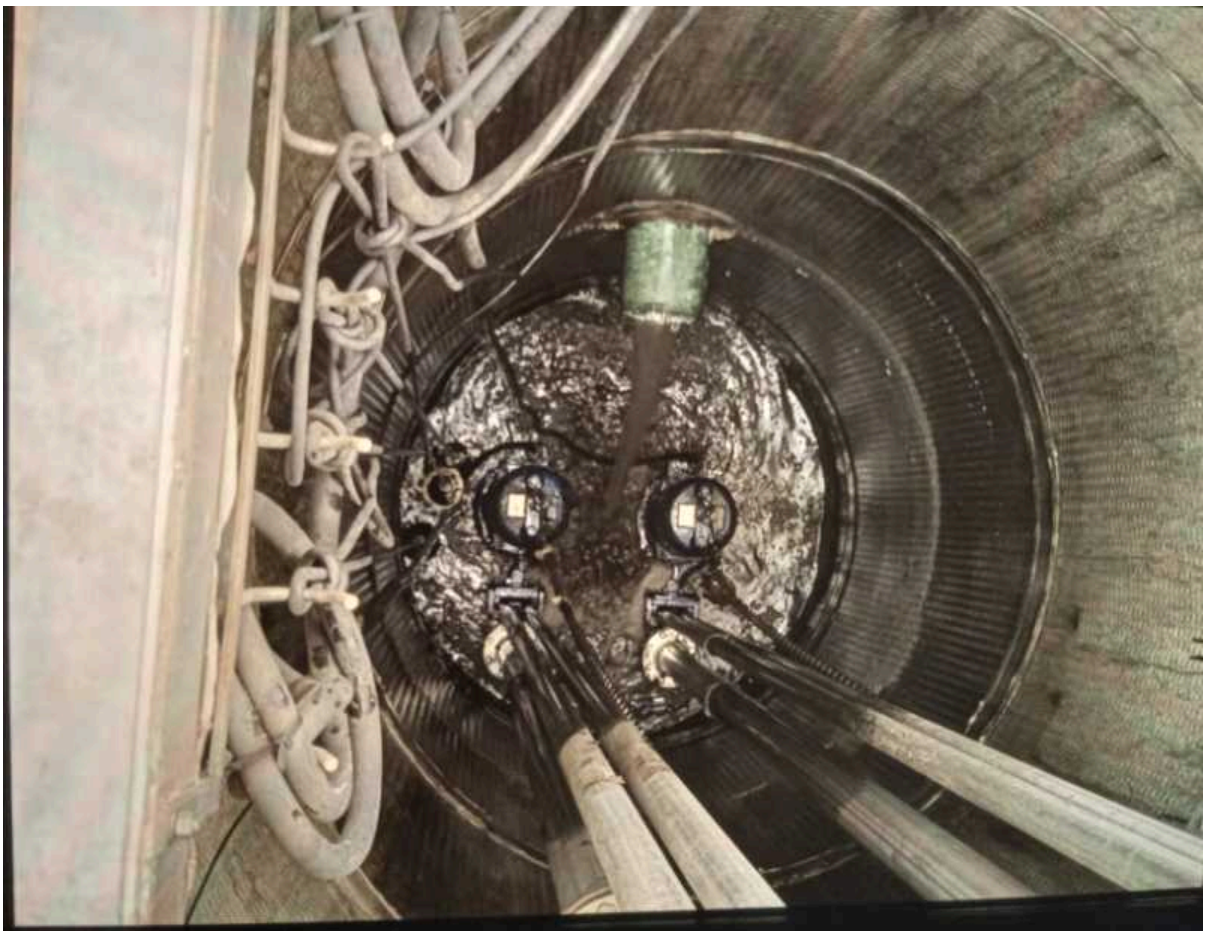
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Control Number

Control Number 148156

PRIVATE SANITARY SEWER & LIFT STATION HAULER MANIFEST / USER COMPLIANCE REPORT

Hauler Information:

Name: Brown's Phone # 407-891-4144
Address: 2909 N 00T Rd City 01100 State FL Zip 32710
Vehicle Tag #: 270036
Waste Hauling Permit #: 20040001 Tank Capacity: 3000 Gallons
Driver's Name: Polina East
Customer Name: Polina East
Physical Address: Polina East
Type of Device: 2000
Volume Pumped: 2000

Private Sanitary Sewer Lift Station Conditions:

Wet well in good condition: ☒ Yes ☐ Needs Repair
Pumps operating properly: ☒ Yes ☐ Needs Repair
Float system functioning properly: ☒ Yes ☐ Needs Repair
Control panel functioning properly: ☒ Yes ☐ Needs Repair
Alarm system light and bell functioning properly: ☒ Yes ☐ Needs Repair
Emergency contact number posted: ☒ Yes ☐ Needs Repair
Control Panel and wet well secured/locked: ☒ Yes ☐ Needs Repair

Certification: I certify that the above information is true and accurate. I further certify that said device was completely pumped and cleaned, and no materials were pumped back into the device unless prior approval was received from the control authority of the Publicly Owned Treatment Works wastewater collection system. I understand that falsification of this information may be a violation of the local code and ordinances and I may be subject to enforcement action in accordance with the provisions set forth therein.

Customer Signature: MRTS Date: 12/01/17
Print Customer Name: _____

Driver Signature: AC Date: 12/01/17

Discharge Approval: On the dates and times provided below, the wastes listed in this manifest were approved for discharge, and were disposed by the hauler at the following permitted treatment facilities:

Facility #1 Name: _____ Time: _____ Invoice/Ticket #: _____
Waste Received Date: _____
Facility #2 Name: _____ Time: _____ Invoice/Ticket #: _____
Waste Received Date: _____
Facility #3 Name: _____ Time: _____ Invoice/Ticket #: _____
Waste Received Date: _____
Comments/Remarks Required: _____



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Customer Service Report

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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

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

Service Information

WO #: 8487089233
Service Type: Inspections
Service Date: 01/29/2026
Service Time: 9:24 AM - 9:42 AM
Tech Name: Diana Gamble

Location Information

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

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

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

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

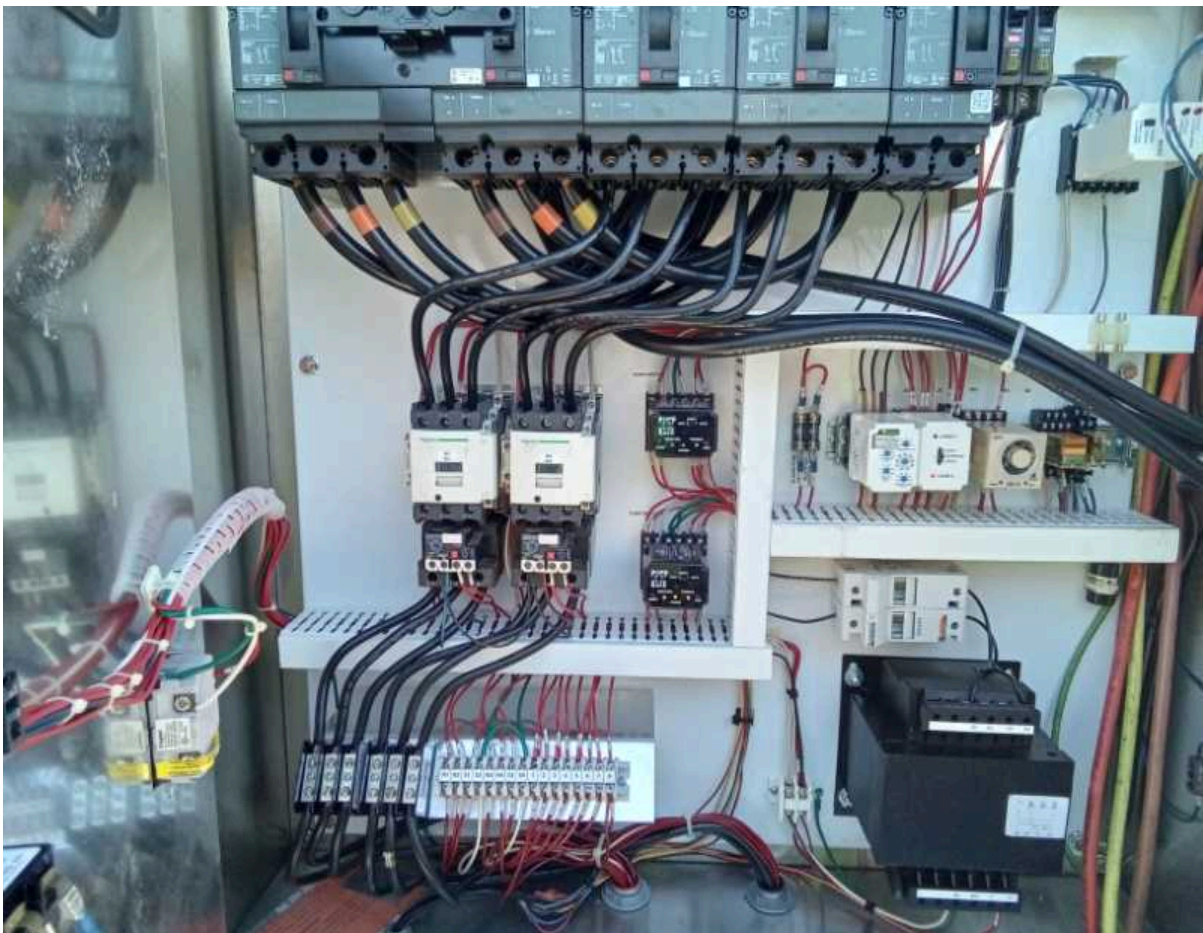
Customer not on site

X

Customer Signature



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LIFT STATION PREVENTATIVE MAINTENANCE & INSPECTION REPORT

CUSTOMER: Lake View Greenfield Woods Properties, Inc. Orlando 32822 WORK ORDER: 84870619239

DATE: January 29, 2026 TIME: _____ TECHNICIAN: Diorra STATION #: _____

CHECKED ON/GOOD AT THIS TIME: _____ CAUTION - MAY REQUIRE FUTURE ATTENTION: _____ UNSAFE IF REQUIRES IMMEDIATE ATTENTION: _____

61151008

☐ Emergency Services Contacted (Signage Present & Visible) Yes ☐ No ☐ If Other Service Provider: _____

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

☐ Safety Lock on Hoist: Yes ☐ No ☐ Combination: _____

☐ Safety Lock on Panel: Yes ☐ No ☐ Combination: _____

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

☐ Incoming Voltage to Control Panel: 480

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

Pump 1 Amperage: 52.0 Pump 1 Hours: 1657 Pump 2 Amperage: 55.7 Pump 2 Hours: 1652

Condition of Rungs: Good Condition of Phase Monitor: N/A

Condition of Frame: Good Condition of Alternator: Good

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

Emergency Flashing Light Beacon Present: Yes ☐ No ☐ Condition: _____ Beacon Visible from a Predesignated Area: Yes ☐ No

Emergency High Decibel Alarm Present: Yes ☐ No ☐ Condition: _____ Heard from a Predesignated Area: Yes ☐ No

Interior of the New Well Clean: Yes ☐ No ☐ Issues Found: _____ Green Mat on Surface: Yes ☐ No ☐ Wet Area Mass Accumulation: Plastic Products

Fuse Switch 1: 4.0 Fuse Switch 2: 4.0 Fuse Switch 3: 4.0 Fuse Switch 4: 4.0

Turn On All Pumps, Drill Lift Station Well & Check MUGGER Value for All Pumps: _____

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

Guide Rail System Proper & in Good Condition: Yes ☐ No ☐ Comments: _____

Insulating System Present: Yes ☐ No ☐ Held Type: Chilly Cable: Rings Handling or Other "Hooking" Mechanism on Pumps: Yes ☐ No

Valve System Pipe Material: Ductile Iron Schedule 80 ☐ Schedule 40 ☐ N.D.P.E. ☐ Valve System Pipe Diameter: _____

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

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

Repeat Part Present: Yes ☐ No ☐ Diameter: _____ Connection Type: Carlock Basin ☐ Flange ☐ Male Thread ☐ Female Thread ☐

RECOMMENDATIONS: _____

BROWNIE'S
SEPTIC & PLUMBING
SERVICES

ALLIED
SERVICES

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Customer Service Report

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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

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

Service Information

WO #: 8487108161
Service Type: Inspections
Service Date: 03/05/2026
Service Time: 3:20 PM - 8:08 AM
Tech Name: Scotty Frometa

Location Information

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

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$0.0000	\$0.00
		Subtotal:	\$0.00
		Tax:	\$0.00
		Total:	\$0.00

System Recommendations

- Recommend Eval/Custom Cleaning.

Location Comments

LS code: 0131

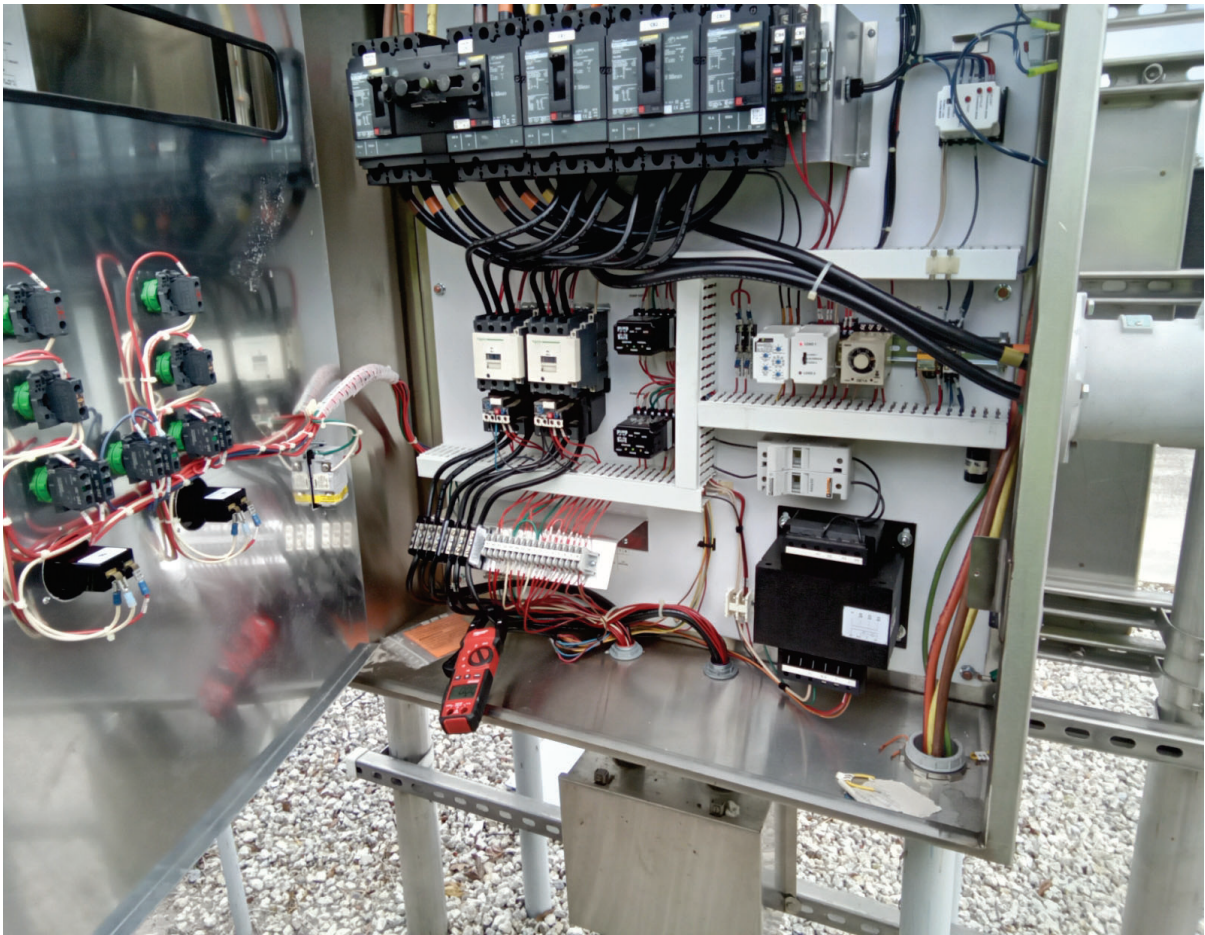
Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Technician inspected and ran through a complete cycle to ensure functionality of the lift station. Technician inspected the pumps, valves, float switches, and control panel to ensure station functionality. Cover was accessed and secured properly upon completing the inspection. Both pumps pull around 50 amps, station is running well. Recommend Eval/Custom Cleaning. Will need a clean soon especially the float switches.

Customer not on site

X

Customer Signature



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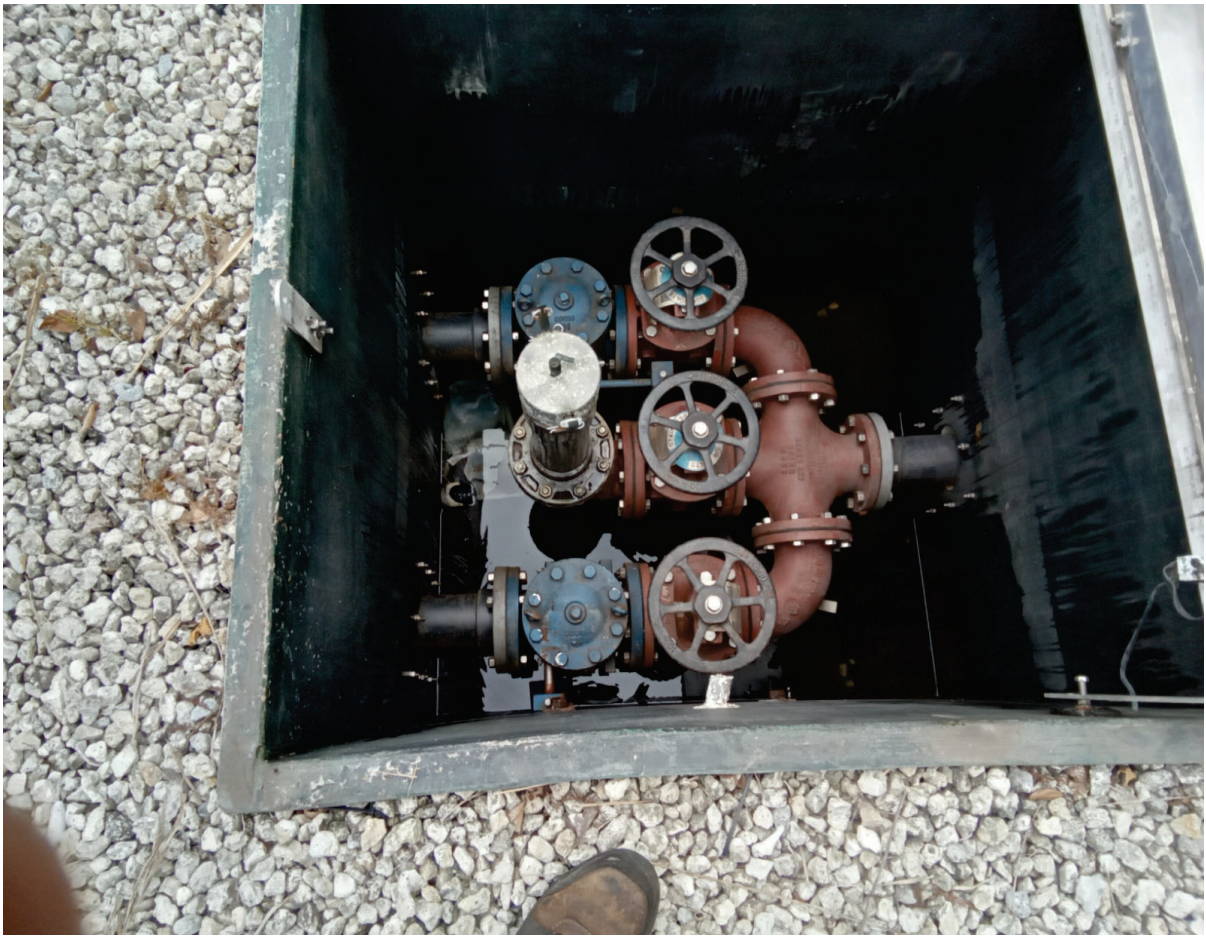
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Customer Service Report

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800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487095092

Service Type: Inspections

Service Date: 03/17/2026

Service Time: 12:47 PM - 12:55 PM

Tech Name: Scotty Frometa

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Progression Way

Orlando, FL 32827

Name: Robert Schanck/OFC

Email: LaneA@pfm.com

rschanck@lja.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Inspect-C-Service Call-Lift Station (Eval 1st hour)	1.00	\$144.4600	\$144.46
Energy Charge	1.00	\$25.0000	\$25.00
		Subtotal:	\$169.46
		Tax:	\$0.00
		Total:	\$169.46

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Technician inspected and ran through a complete cycle to ensure functionality of the lift station. Technician inspected the pumps, valves, float switches, and control panel to ensure station functionality. Cover was accessed and secured properly upon completing the inspection. Pumps pull 50 amps, station is running great.

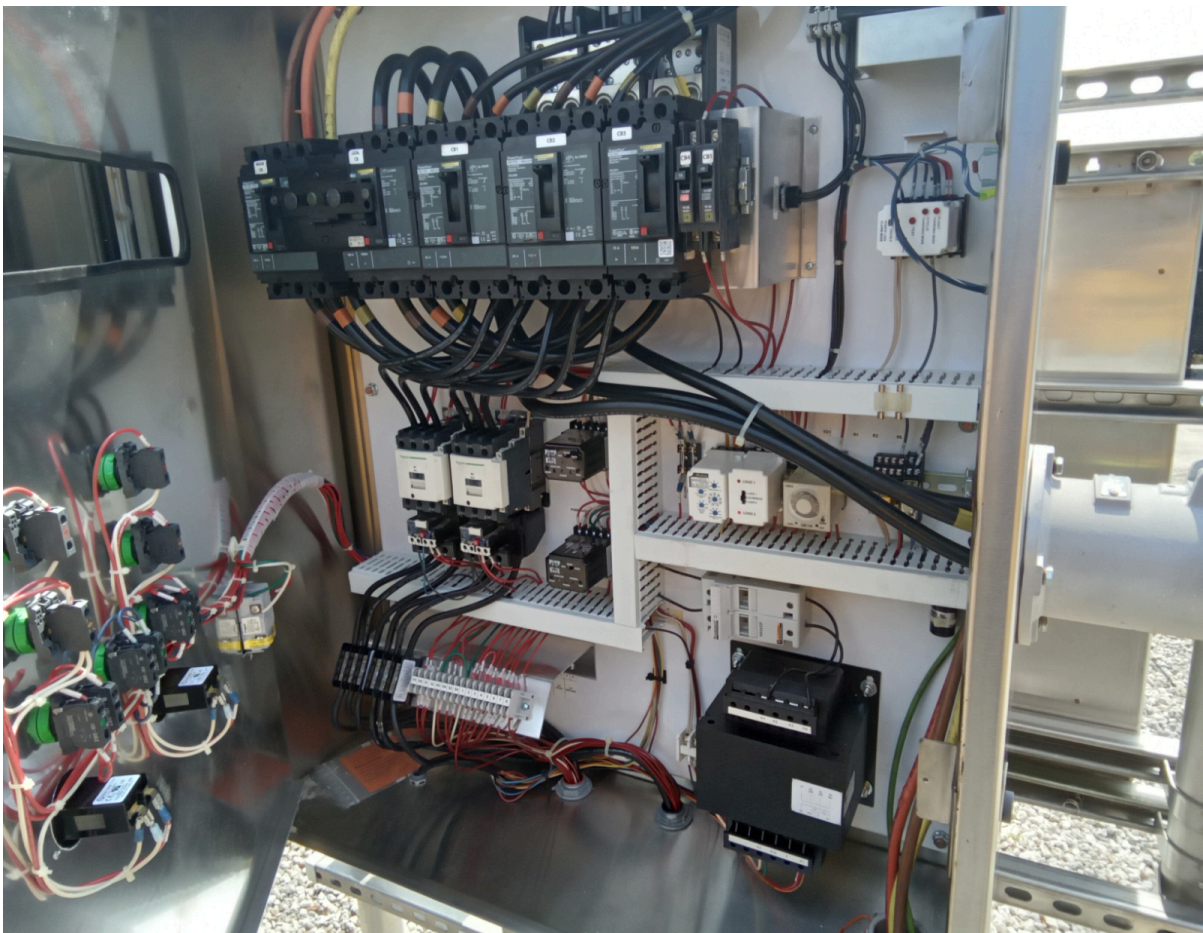
Customer not on site

X

Customer Signature



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For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

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

Service Information

WO #: 8487098320
Service Type: Inspections
Service Date: 04/09/2026
Service Time: 9:13 AM - 10:24 AM
Tech Name: Tywan Moss

Location Information

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

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

System Recommendations

- Recommend Vector Services.
- Recommend Lift Station/Pump Repairs.

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Performed a Lift Station inspection. Work performed today included: Performed a Lift Station inspection today. The work included inspecting the wet well, valve box, and panel, and running the station through a complete cycle to ensure it's functioning properly. The technician found that pump 1 is drawing around 30 amps and pump 2 is drawing around 50 amps. Due to the grease buildup in the wet well, the technician recommended cleaning it. Additionally, since the amps are different, it's recommended to pull both pumps. Recommend Vector Services. Performed a Lift Station inspection today. The work included inspecting the wet well, valve box, and panel, and running the station through a complete cycle to ensure it's functioning properly. The technician found that pump 1 is drawing around 30 amps and pump 2 is drawing around 50 amps. Due to the grease buildup in the wet well, the technician recommended cleaning it. Additionally, since the amps are different, it's recommended to pull both pumps. Recommend Lift Station/Pump Repairs. EMERGENCY follow up is required!.

Customer not on site

X

Customer Signature



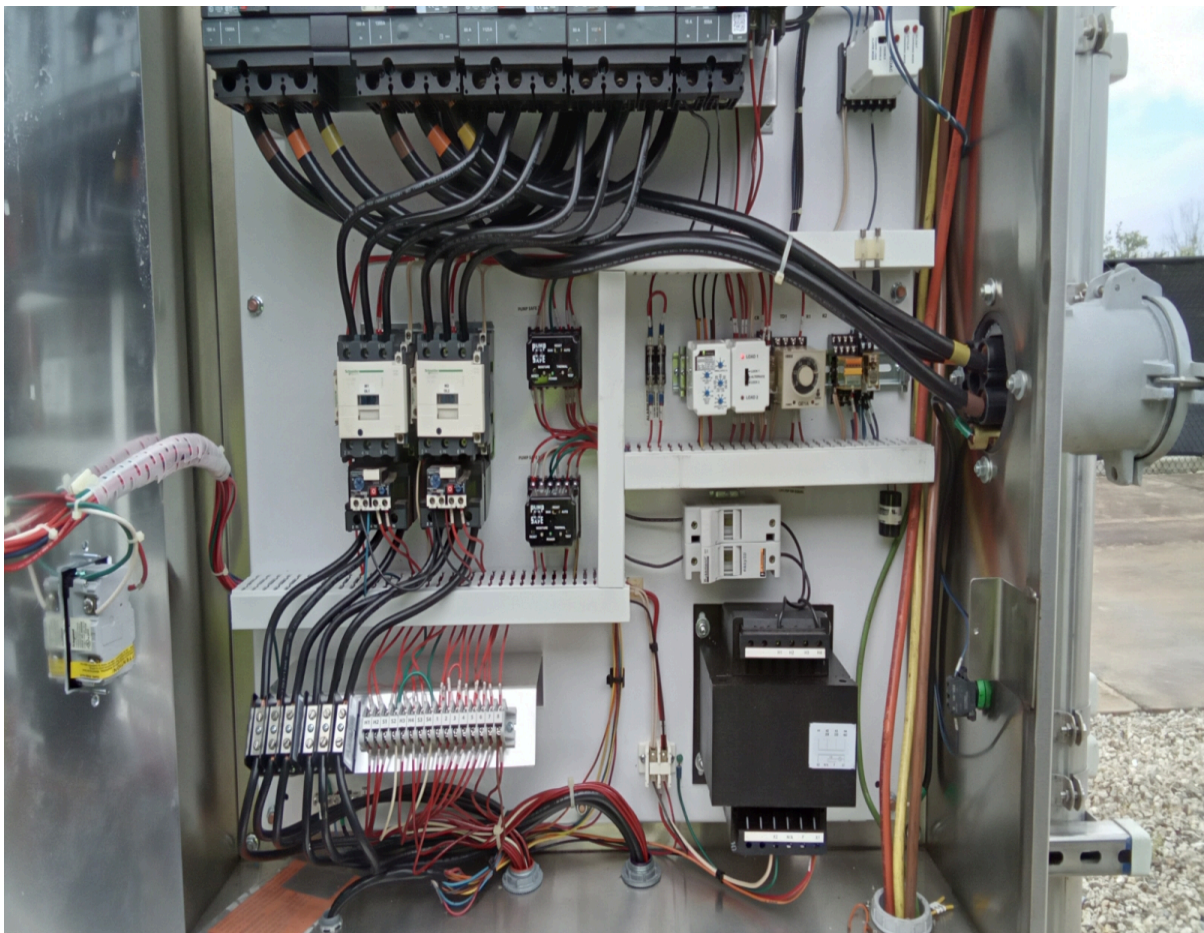
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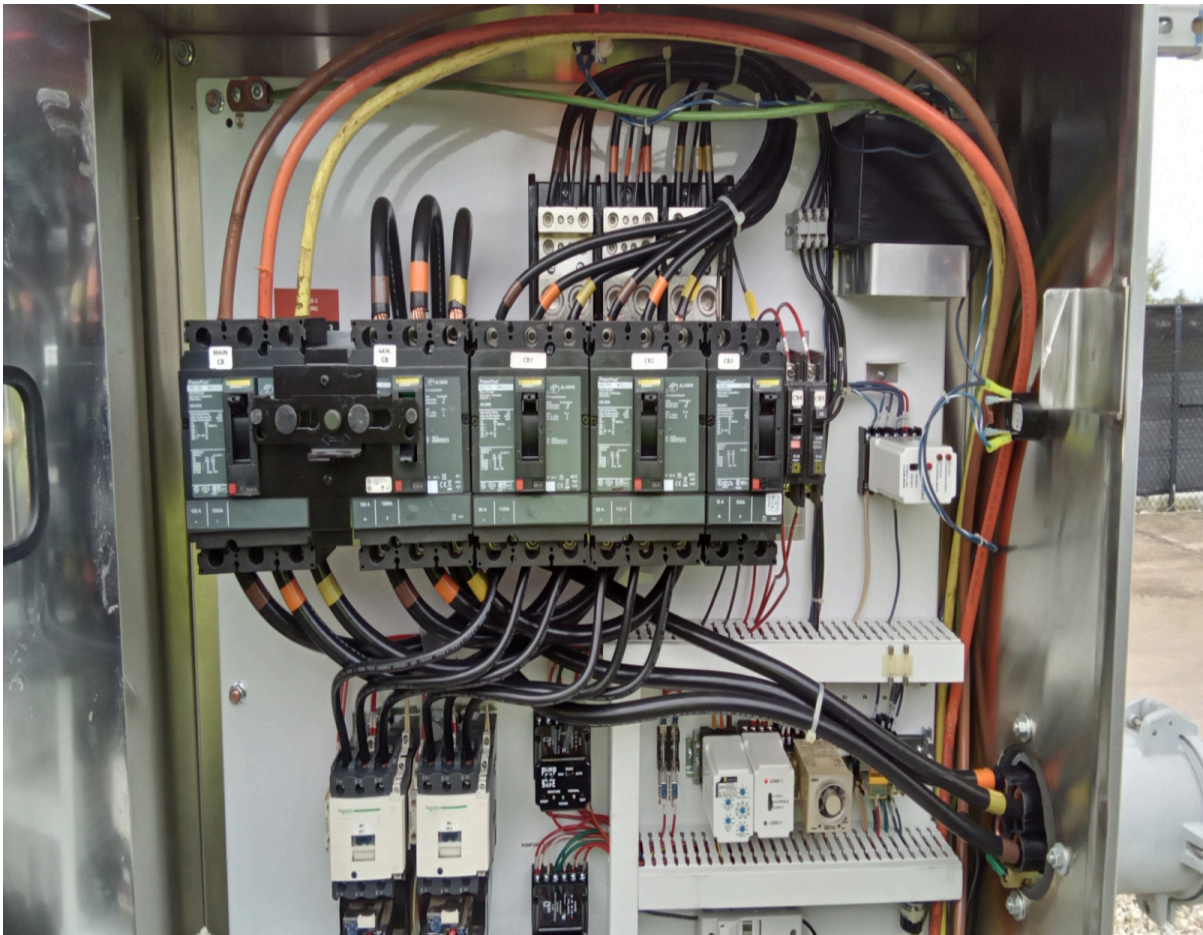
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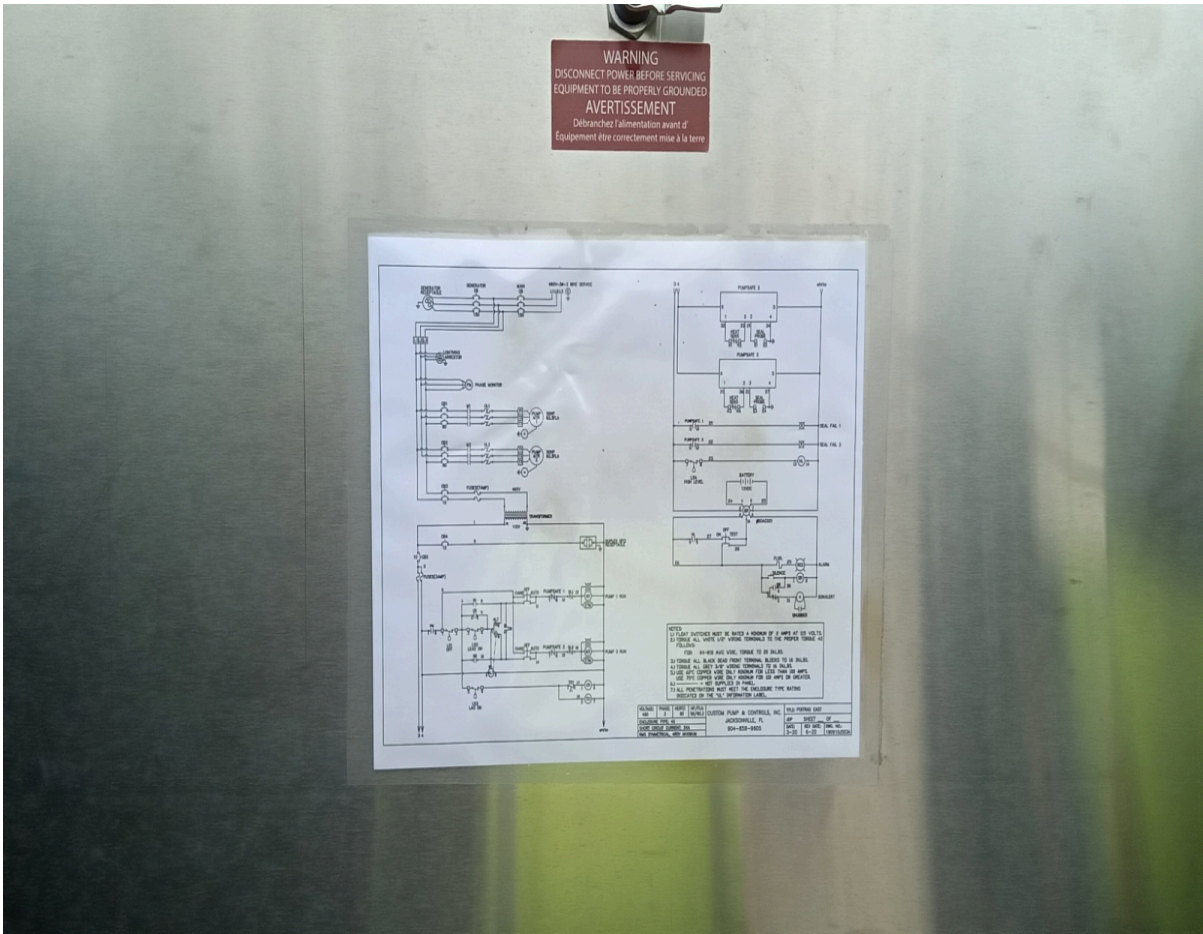
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A Wind River Environmental Company

We Keep Life Flowing!

Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

Name: Poitras East Community District

Customer Id: 2643477

Email: LaneA@pfm.com

Phone: 407-723-5925

Payment Type: Invoice

Service Information

WO #: 8487112649

Service Type: Projects

Service Date: 04/20/2026

Service Time: 1:59 PM - 4:56 PM

Tech Name: Cruz Colon

Location Information

Site Name: LS - Lake Nona

Greenwood

Address:

14068 Progression Way

Orlando, FL 32827

Name: Robert Schanck/OFC

Email: LaneA@pfm.com

rschanck@lja.com

Phone: 407-644-4068

Service Description	Qty	Unit Price	Ext. Price
Project-C-Hours-Vactor/Hi-Vac Truck	1.00	\$1,275.0000	\$1,275.00
Fuel / Energy Recovery	1.00	\$25.0000	\$25.00
		Subtotal:	\$1300.00
		Tax:	\$0.00
		Total:	\$1300.00

[+] [-] - Indicates service or quantity changed based on services provided

System Recommendations

No system recommendations

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Work performed today included: LS - clean.

Customer not on site

X

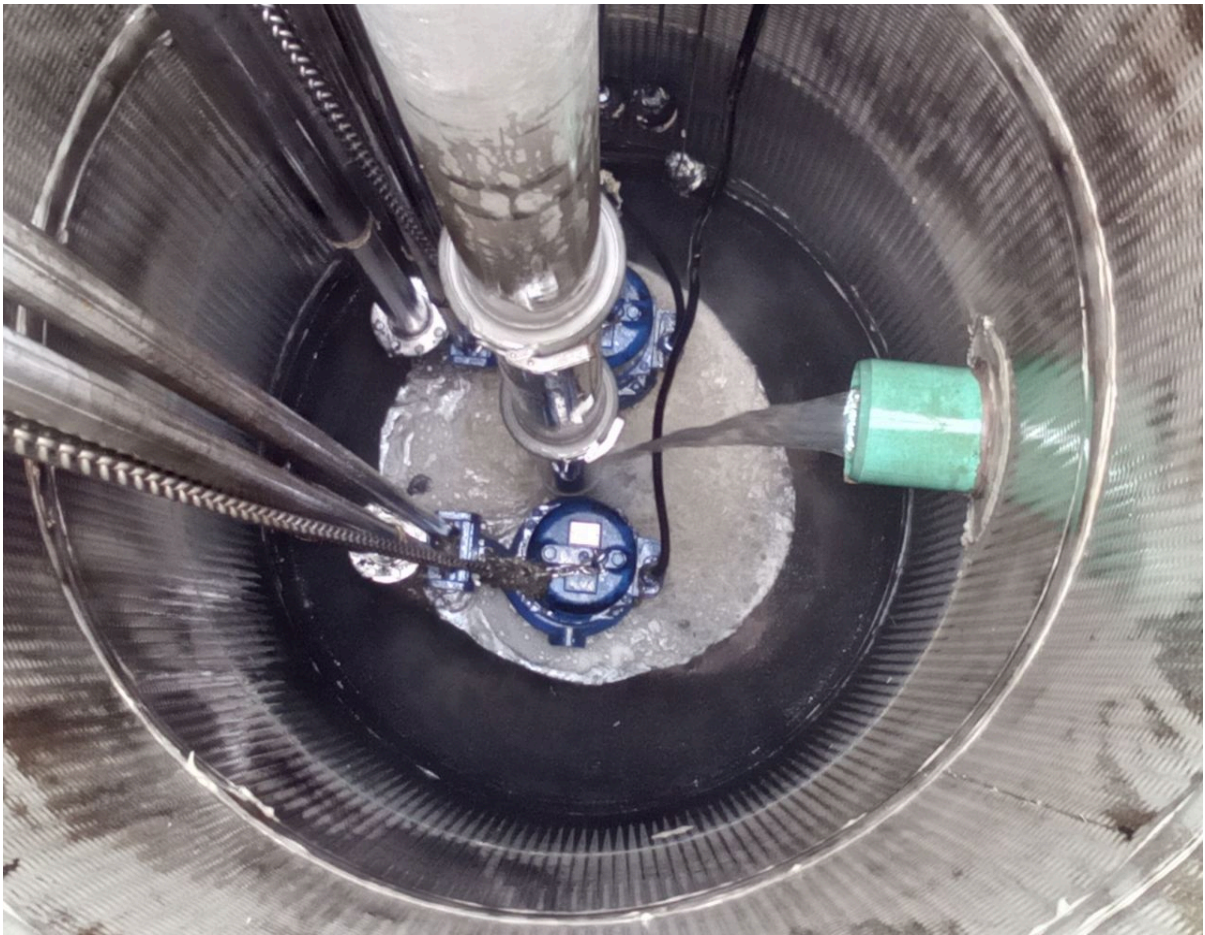
Customer Signature



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Control Number 060750

PRIVATE SANITARY SEWER & LIFT STATION HAULER MANIFEST / USER COMPLIANCE REPORT

Generator Information:
 Name: Brownie's
 Address: 4949 N. Orange Blossom Trail
 Vehicle Tag #: 4A QX980050
 Waste Hauling Permit #: 4A QX980050
 Driver's Name: 4A QX980050
 Customer Name: Constans Chase Apt 15
 Physical Address: 1100 Country Chase Circle Orlando FL 32837
 Type of Device: Sewer
 Volume Pumped: 1000 Gal

Private Sanitary Sewer Lift Station Conditions:

Wet well in good condition	☐ Yes	☒ Needs Repair
Pumps operating properly	☐ Yes	☒ Needs Repair
Float system functioning properly	☐ Yes	☒ Needs Repair
Control panel functioning properly	☐ Yes	☒ Needs Repair
Alarm system light and bell functioning properly	☐ Yes	☒ Needs Repair
Emergency contact number posted	☐ Yes	☒ Needs Repair
Control Panel and wet well secured/locked	☐ Yes	☒ Needs Repair

Certification: I certify that the above information is true and accurate. I further certify that said device was completely pumped and cleaned, and no materials were pumped back into the device unless prior approval was received from the control authority of the Publicly Owned Treatment Works wastewater collection system. I understand that falsification of this information may be a violation of the local code and ordinances and I may be subject to enforcement action in accordance with the provisions set forth therein.

Customer Signature: _____ Date: 04/20/26
 Print Customer Name: _____
 Driver Signature: [Signature] Date: 04/20/26

Discharge Approval: On the dates and times provided below, the wastes listed in this manifest were approved for discharge, and were disposed by the hauler at the following permitted treatment facilities:

Facility #1 Name: City of Orlando
 Waste Received Date: 5-20-26 Time: 5:10
 Facility #1 Operator Signature: [Signature] Invoice/Ticket #: 74762
 Facility #2 Name: _____
 Waste Received Date: _____ Time: _____ Invoice/Ticket #: _____
 Facility #2 Operator Signature: _____
 Comments/Repairs Required: _____

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A Wind River Environmental Company

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Customer Service Report

We appreciate your business!

For Emergencies Call
800-499-1682

This is not an invoice.

Customer Information

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

Service Information

WO #: 8487113483
Service Type: Repairs
Service Date: 04/28/2026
Service Time: 4:03 PM - 10:42 AM
Tech Name: Eddie Fender

Location Information

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

Service Description	Qty	Unit Price	Ext. Price
Repair-C-Service Evaluation Only	1.00	\$655.9300	\$655.93
Energy Charge	1.00	\$25.0000	\$25.00
Repair-C-Emergency-Weekday call after 2 PM	1.00	\$319.0700	\$319.07
		Subtotal:	\$1000.00
		Tax:	\$0.00
		Total:	\$1000.00

[+] [-] - Indicates service or quantity changed based on services provided

System Recommendations

- Recommend Lift Station/Pump Repairs.

Location Comments

LS code: 0131

Tech Notes

Cover was accessed and properly secured. Work performed today included: Arrived at station for emergency call. Upon arrival I noticed that pump 1 4inch check valve was bad , stop pump 1 from pumping, pump 2 have a bad overload making it keep tripping at 44amp , so to make it work until it gets fixed, I put pump 1 on pump 2 side so station will pump down in auto. Recommend 1 new 4inch check valves, 1new overload. Station is operating with 1 pump in auto. Arrived at station for emergency call. Upon arrival I noticed that pump 1 4inch check valve was bad , stop pump 1 from pumping, pump 2 have a bad overload making it keep tripping at 44amp , so to make it work until it gets fixed, I put pump 1 on pump 2 side so station will pump down in auto. Recommend 1 new 4inch check valves, 1new overload. Station is operating with 1 pump in auto. Recommend Lift Station/Pump Repairs.

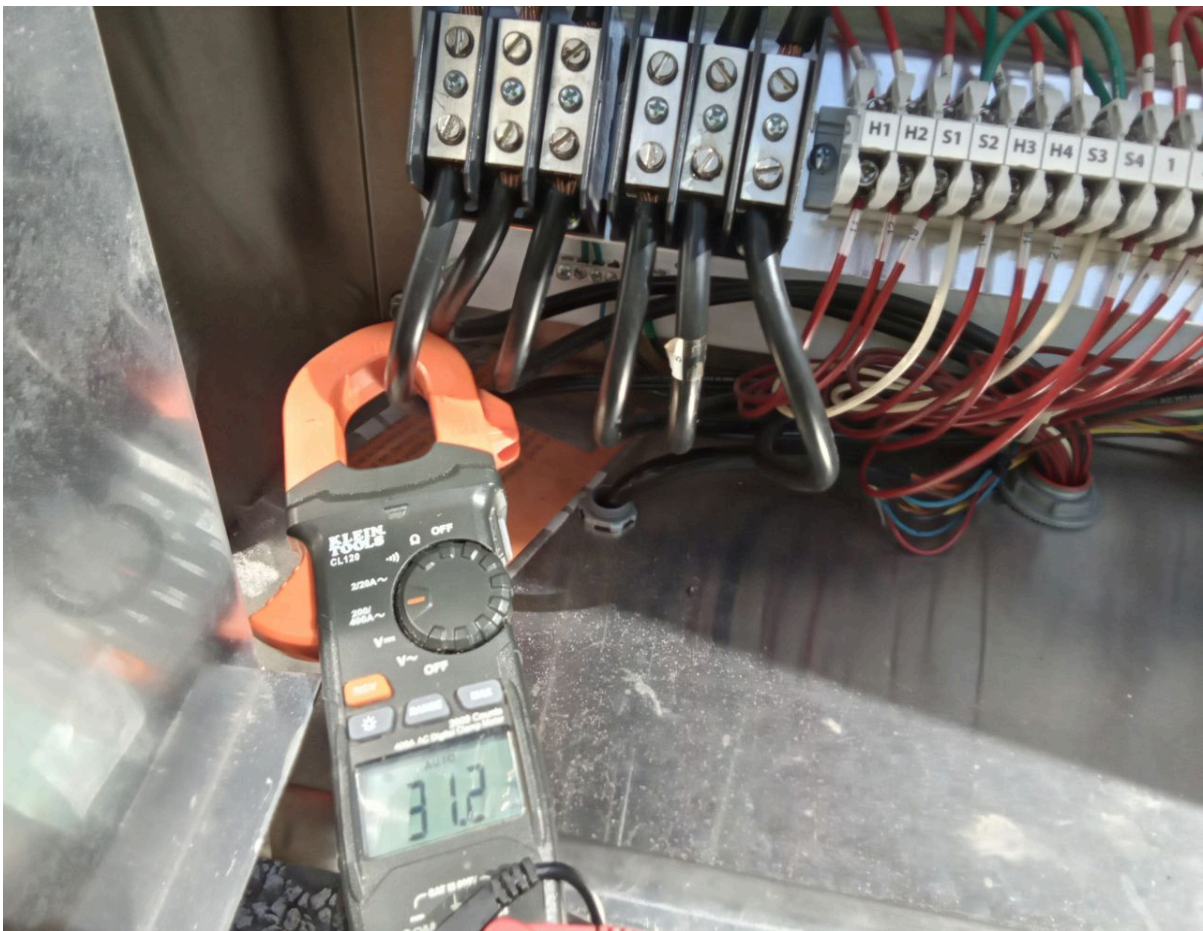
Customer not on site

X

Customer Signature



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