

*Poinciana*  
*Community Development District*

*Agenda Package*

*July 18, 2018*

# AGENDA

# *Poinciana*

## *Community Development District*

---

135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

July 11, 2018

**Board of Supervisors  
Poinciana Community  
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, July 18, 2018 at 11:00 AM at the Starlight Ballroom, 384 Village Drive, Poinciana, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the June 20, 2018 Meeting
5. Review and Acceptance of Fiscal Year 2017 Audit Report
6. Ratification of Engagement Letter from Rumberger, Kirk & Caldwell, P.A. to Provide Special Counsel Services
7. Consideration of Second Amended and Restated Disclosure of Public Financing Report
8. Special Assessment Matters
  - A. Review of First Amendment to Master Methodology Regarding Undeveloped Land in Poinciana CDD
  - B. Consideration of Resolution 2018-11 Declaring and Adjusting Assessments Under the First Amendment to the Master Methodology Regarding Undeveloped Land in Poinciana CDD
  - C. Consideration of Resolution 2018-12 Setting a Public Hearing on First Amendment to Master Methodology Regarding Undeveloped Land in Poinciana CDD
9. Staff Reports
  - A. Attorney
    - i. Litigation Update
  - B. Engineer
  - C. District Manager
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager
    - i. Field Manager's Report
    - ii. Customer Complaint Log
10. Supervisor's Requests
11. General Audience Comments
12. Other Business
13. Next Meeting Date – August 15, 2018
14. Adjournment

The second order of business is the reciting of the Pledge of Allegiance.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is the approval of minutes from the June 20, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of the Fiscal Year 2017 audit report. A bound copy of the report is provided separately.

The sixth order of business is the ratification of engagement letter from Rumberger, Kirk & Caldwell, P.A. to Provide Special Counsel Services. A copy of the letter is enclosed for your review.

The seventh order of business is the consideration of the Second Amended and Restated Disclosure of Public Financing Report. A copy of the report is enclosed for your review.

The eighth order of business is the Special Assessment Matters. Section A is the review of the first amendment to the Master Methodology regarding undeveloped land in Poinciana CDD. A copy of the report is enclosed for your review. Section B is the consideration of Resolution 2018-11 declaring and adjusting assessments under the first amendment to the Master Methodology regarding undeveloped land in Poinciana CDD and Section C is the consideration of Resolution 2018-12 setting a public hearing on the first amendment to the Master Methodology regarding the undeveloped land in Poinciana CDD. Both Resolutions are enclosed for your review.

The ninth order of business is Staff Reports. Section A is the Attorney's Report and an update on the litigation will be discussed under Sub-Section 1. Section C is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Section D is the Field Manager's Report. The report will be presented at the meeting and the monthly aquatic and midge treatment reports are enclosed for your review. Sub-Section 2 includes the customer complaint log for review.

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

Sincerely,



George S. Flint  
District Manager

CC: Michael Eckert, District Counsel  
Kathleen Leo, District Engineer  
Brian Smith, Field Manager  
Darrin Mossing, GMS

Enclosures

# MINUTES

MINUTES OF MEETING  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, June 20, 2018 at 11:00 a.m. in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Robert Zimbardi	Chairman
LeRue "Skip" Stellfox	Vice Chairman
Lita Epstein	Assistant Secretary
David Lane	Assistant Secretary by phone
William Land	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Kathy Leo	District Engineer
Alan Scheerer	GMS
Pete Deglomine	Clarke Environmental
Amy Solts	Clarke Environmental
Gary Shullaw	AV Homes
Residents	

*The following is a summary of the discussions and actions taken at the June 20, 2018 Poinciana Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Zimbardi called the meeting to order and called the roll. Four Supervisors were physically present and Mr. Lane was on the phone.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

Mr. Norm Gundel, a resident of 419 Fountain Valley Drive, read a statement into the record about the Class Action Suit against AV Homes.

Dr. Martin Kessler, a resident, stated he was an independent defendant, yesterday, in the Class Action Suit. There were arguments about what the CDD should do, and that it would be a long process. The District was a government in the State of Florida and bound by ethics and concepts of good government.

Mr. Shaun Thornton, 165 Marabella Loop, heard that Taylor-Morrison agreed to pay 10% over the book value of the facility, which was \$73.7 million. The suggestion that residents were getting their value for the money, was ridiculous. As part of the purchase of AV Homes, residents should have due diligence, because the price was too high.

Mr. Gary Shullaw, Executive Vice President, AV Homes, confirmed that the transaction with Taylor-Morrison was pending, and until it closes, AV Homes would continue operating as an independent company. The expected timing was that it would close late in Quarter 3 and early in Quarter 4, of this year. Taylor-Morrison had not made any public comments about Solivita or the pending transaction with the CDD, and plans for Solivita Grand, were speculative. The current proposition to residents was to enter into a transaction that allowed residents to pay a lower debt assessment on the current club ownership fee and take control of the assets. As information becomes available, it would be shared with residents.

Mr. Mike Luddy, 101 Sevilla Court, proposed that all actions be postponed, until the intentions of the new owners were known, since the sale was pending, and address the conflict of interest with the current attorneys, based on their relationship with Taylor-Morrison, the CDD Board and AV Homes.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 16, 2018 Meeting**

Mr. Zimbardi presented the minutes of the May 16, 2018 meeting. Mr. Flint stated that revised minutes were emailed to the Board, incorporating minor changes from District Counsel.

Mr. Zimbardi noted that, on Page 9, “*Dr. Mark Kessler*” should be “*Dr. Martin Kessler.*”

On MOTION by Mr. Zimbardi, seconded by Mr. Land, with all in favor, the Minutes of the May 16, 2018 Meeting, were approved, as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Quit Claim Deed**

Mr. Eckert presented a Quit Claim Deed for a pond in Solivita East that was deeded to the District some time ago, pursuant to an inaccurate description. Since it was not related to the stormwater system and the golf course owner would handle future maintenance, it would be deeded back to the developer.

On MOTION by Ms. Epstein, seconded by Mr. Stellfox, with all in favor, authorization for the Chairman to execute the Quit Claim Deed for the deeding of Pond E15 to Avatar Properties, Inc., was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Litigation Update**

Mr. Eckert reported that a hearing was held, yesterday, for the judge to decide whether or not certain issues would be precluded from being litigated by the prior judge’s ruling. Mr. Zimbardi asked if there was an anticipated timeframe to hear from the judge. Mr. Eckert stated that the parties were supposed to provide issues to the judge in the next 30 days, such as whether or not it was appropriate to take discovery of AV Homes and their corporate representatives, and whether or not the legality of the Club Plan was an issue in a bond validation case or a collateral matter. He stated a judicial assistant would set the case management conference and the trial, in the fall, at the earliest. Mr. Eckert noted alleged discrepancies with the parcel ID numbers for undeveloped land, in the Assessment Methodology, which would be refined and brought back to the Board. A special meeting in early July may be necessary, to start the process. This would not impact assessment levels.

Mr. Eckert presented a Client Disclosure and Consent Waiver, due to an actual or potential conflict of interest, since his firm represented Taylor-Morrison in other CDDs and Taylor-Morrison could take control of AV Homes. He suggested that the District hire another law firm to handle the AV Homes purchase contract negotiations and that Hopping Green continue to assist the District with the bond validation financing and assessment and routine matters, such as the land and pond transfers. Ms. Epstein wanted legal advice from independent counsel before signing the waiver.

Discussion ensued regarding whether Hopping Green could provide legal services for regular business items. Mr. Eckert suggested continuing the meeting and if the District approved the waiver for item #1 only, his firm would continue performing the daily activities of the District that did not pertain to the amenities. Mr. Flint could provide attorney proposals at a special meeting or the continued meeting or the Board could authorize Mr. Flint to retain an attorney.

Ms. Epstein was in favor of continuing the meeting to July 9<sup>th</sup> and hiring a conflict of interest attorney. Mr. Stellfox wanted the Board to give Mr. Flint the latitude to hire an attorney by July 9<sup>th</sup>, have them attend the meeting and provide an opinion on the conflict of interest matter. Mr. Flint could provide names by July 9<sup>th</sup>, but may not be able to provide an opinion. Ms. Epstein felt that the attorney could provide opinions regarding the waiver. Mr. Zimbardi felt that Mr. Eckert provided good legal advice and should continue in his capacity, and another attorney handle the negotiations of the Purchase and Sale Agreement. Mr. Lane wanted to continue retaining Mr. Eckert and was opposed to spending money on additional lawyers, because everything was pending.

Mr. Eckert did not feel comfortable representing the Board in the negotiations between AV Homes and Taylor-Morrison on the amenity transaction, and the only reason for a potential conflict on validation matters was because the bond validation allowed the District to sell bonds. If Taylor-Morrison acquired AV Homes, some bond proceeds would be used to pay AV Homes or Taylor-Morrison. Ms. Epstein did not have a problem with signing the waiver, so that Hopping Green could continue to serve on issues not related to the amenities, but since the Board Members did not have the expertise to make a decision on the conflict of interest, she wanted a ruling from independent counsel.

After a lengthy debate ensued, Mr. Eckert suggested continuing the meeting to July 9 and authorizing Mr. Flint to hire legal counsel to review the conflict of interest issue. Mr. Zimbardi asked what would happen if there were filings in the bond validation case before July 9<sup>th</sup>. Mr. Eckert stated staff would ask the Board to schedule an emergency meeting.

On MOTION by Ms. Epstein, seconded by Mr. Land, with Mr. Zimbardi, Mr. Lane, Mr. Land and Ms. Epstein in favor and Mr. Stellfox dissenting, waiving the actual or potential conflicts on Item #1 on the Client Disclosure and Consent Waiver for Hopping Green to continue serving on issues not related to the amenities, but not waiving Items #2, #3 and #4 at this time, and authorizing the District Manager to retain independent counsel to evaluate the conflict of interest and report at a continued or special meeting, was approved. (Motion Passed 4-1)

Mr. Eckert would amend the waiver and provide to the Chairman for execution.

**B. Engineer**

Ms. Leo stated she was working with AV Homes on the pond acquisitions. One resident complained about low water levels in the ponds, which upon investigation, was due to dewatering by AV Homes for their construction activities; however, the dewatering stopped on Monday and water levels should start rising. AV Homes was asked to inform the District Engineer about future dewaterings. Mr. Zimbardi requested an email blast to the community about the dewatering of ponds for construction reasons.

Ms. Leo had revised ownership and pond maps, which she would email to the Board. The ponds were renamed according to the street that the pond was near. Mr. Zimbardi wanted AV Homes to understand that the CDD will accept the appropriate conveyances of ponds, but they must maintain the pond at their expense prior to District acceptance.

**C. District Manager**

**i. Action Items List**

Mr. Flint presented the Action Items List.

**ii. Approval of Check Register**

Mr. Flint presented the Check Register from May 1<sup>st</sup> through May 31, 2018 in the amount of \$66,022.71. It included Checks #2642 through Checks #2652 for the General Fund, in the amount of \$65,099.21, and payroll registers in the amount of \$923.50. The detail was behind the Check Register.

On MOTION by Mr. Stellfox, seconded by Ms. Epstein, with all in favor, approval of the May Check Register, was approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint presented the Unaudited Financial Statements through May 31, 2018.

Ms. Epstein voiced concern about the \$173,369 from “DUE FROM DEVELOPER” and the variance of \$191,454 for “ASSESSMENTS – DIRECT BILLED,” as the developer owed \$360,000. Mr. Flint stated that, according to Page 5, under “DIRECT BILLED ASSESSMENTS,” Avatar Properties, Inc. paid the December 1<sup>st</sup> payment, but not the February 1<sup>st</sup> or May 1<sup>st</sup> payments. The delay was due to turnover at Avatar Properties, Inc. Mr. Flint stated he would meet with Avatar Properties, Inc. after the meeting and provide an update to the Board on the status.

Ms. Epstein questioned if the Funding Agreement with the developer was sufficient to cover trial costs. Mr. Eckert noted there was \$215,000 that the Funding Agreement authorized, but not incurred, which the Board could increase to cover the trial costs. In the past, when there were overages, Avatar Properties, Inc. amended the Funding Agreement to increase the cap. Ms. Epstein recommended revisiting this matter on July 9<sup>th</sup>.

Mr. Flint stated that, in the General Fund, on-roll assessments were 100% collected, but there was a variance of \$691. Most were received in early April.

On MOTION by Mr. Lane, seconded by Mr. Stellfox, with all in favor, acceptance of the Financial Statements, were approved.

**iv. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint presented the Arbitrage Rebate Calculation Report, which was prepared by AMTEC. The District had a negative arbitrage of \$371,119, meaning that the District paid more interest than earned. Mr. Eckert stated that there was a legal requirement to file this report.

On MOTION by Mr. Zimbardi, seconded by Ms. Epstein, with all in favor, the Arbitrage Rebate Calculation Report, was accepted.

**D. Field Manager**

**i. Field Manager’s Report**

Mr. Flint announced that Mr. Brian Smith passed away, unexpectedly, and his duties were being transitioned to Mr. Alan Scheerer, who was a key Field Manager at GMS in the

Central Florida office. He stated that Mr. Scheerer has 30 years' experience performing field management related activities. Mr. Scheerer met with the contractors on-site and has additional meetings scheduled to get familiarized with the property. As a result of the transition, Mr. Flint noted that there was no Field Manager's Report, but the Board received an update on the status of the stormwater repairs and the issues identified by the District Engineer in their annual inspection. Mr. Scheerer would be meeting with staff, this afternoon.

Regarding the question about whether the aeration system could be modified to run 24 hours, Mr. Flint recalled Mr. Smith explaining to the Board, when the proposal was approved, that the system was designed to only run during daylight hours and was looking at alternatives to modify the system. Systems in other Districts operated on solar and have batteries, and staff was evaluating if there was some ability to carry that technology over to the aerators.

**ii. Customer Complaint Log**

Mr. Flint presented the Customer Complaint Log. Mr. Dave Ahrens complained about the low pond levels and Mr. Flint sent a response email yesterday and another one today, regarding the dewatering activity. Mr. Gary Berthold's email was forwarded to the Board about golf cart traffic around the ponds.

Mr. Zimbardi noted that these were stormwater ponds, not freshwater ponds, that were dependent upon rainfall, and water levels were going to drop during the dry season. He welcomed Mr. Scheerer. Mr. Scheerer appreciated the Board's patience, noting that all contractors were supportive in meeting with him on short notice.

Mr. Zimbardi asked Mr. Deglomine, of Clarke Environmental to discuss the fish stocking. Mr. Deglomine stated that their intent was to stock Ponds C-10 and E-3 with fish. The agreement was executed and it was sent to the District. The company Mr. Deglomine typically dealt with could not fill the order and he contacted another company. The fish should be stocked in the next couple of weeks. The Board approved Blue Gill, Large Mouth Bass and Channel Catfish, but bass was not available until October. Once the fish were in the ponds, it would take time until the fish were effective. Mr. Zimbardi asked Mr. Deglomine to monitor the treatments. Mr. Deglomine stated that Clarke was doing weekly treatments on Pond E-3.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Stellfox commented that Mr. Smith was a real gentleman and his passing was a tragic loss.

Mr. Zimbardi received an email about golf carts on the pond banks. There was a policy in place and Mr. Zimbardi requested that staff send out an e-blast. Mr. Flint stated that the request was for the CDD to put in signage. Mr. Zimbardi did not want signage and the Board agreed. Mr. Flint would have the HOA send an email to residents with a link to the CDD policy.

**EIGHTH ORDER OF BUSINESS**

**General Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Gundel asked where documents that were provided to the Board, that were not in the agenda package, could be found on the website. Mr. Flint stated that any documents would be in the Record of Proceedings (ROP); however, the ROP was not posted until the minutes were approved, which would be after the next meeting. Mr. Flint offered to email any documents that Mr. Gundel requested. Since the District was required to maintain all ROPs in this County, Mr. Flint will include a folder on the website for handouts.

Mr. Thornton asked if there were addendums to the Asset Sale and Purchase Agreement, to extend it and when it expired. Mr. Eckert indicated that the contract was currently in effect, and the inspection period was continued from time-to-time and the next deadline was in approximately 30 days. The Board authorized further extensions without further Board action. Mr. Flint confirmed that it was recently extended beyond the July 9<sup>th</sup> meeting.

Dr. Kessler apologized for being rude to an official for the State of Florida, at the last meeting.

Ms. Amy Solis, of Clarke Environmental, observed during the treatments on Pond E-3, that the golf course sprinklers were spraying into the lake. Reclaimed and dirty water could cause more midge problems. Mr. Zimbardi requested that staff inform the golf course or Floralawn. Mr. Flint stated he would handle.

A resident recalled at the last meeting, that Mr. Smith reported that additional aerators would be installed. Mr. Flint confirmed that staff was in the process of purchasing additional tubing to extend the aerators. Mr. Zimbardi asked if the system would accommodate the

extension. Mr. Flint confirmed that it would and it will be budgeted. It should not take more than two weeks to install.

A resident stated that last Wednesday, someone sprayed all around the trees on the golf course, killing all of the grass and voiced concern about the chemical going into the pond. Mr. Flint stated that Floralawn was creating rings around the trees to install mulch. The chemical was absorbed by the plant material. As long as it didn't rain within half an hour of applying, it would not runoff into the ponds.

Mr. Bruce Passer, 796 Pacific Ridge Road, commented that the community was listed as a gated community, but there were many open areas where anyone could walk in. Mr. Zimbardi stated that just because it was gated community, did not mean that it was a secure community. Mr. Eckert stated that this was an HOA issue.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – July 18, 2018 @ 11:00 A.M.**

Mr. Zimbardi announced that the next regular meeting was on July 18, 2018 at 11:00 a.m.

*The meeting was recessed at 12:30 p.m. to confirm that the room was available for the continued meeting.*

*The meeting was reconvened at 12:35 p.m.*

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Land, seconded by Ms. Epstein, with all in favor, the meeting was continued to Monday, July 9, 2018 at 2:30 p.m., at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

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

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

# SECTION V

**Poinciana  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2017**

**Poinciana Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2017**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-29
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	30-31
MANAGEMENT LETTER	32-33
INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Poinciana Community Development District  
Polk County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Poinciana Community Development District as of and for the year ended September 30, 2017, and the related notes to financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors  
Poinciana Community Development District

### **Opinion**

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Poinciana Community Development District as of September 30, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June 29, 2018 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Poinciana Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 29, 2018

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

Management's discussion and analysis of Poinciana Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all position and liabilities of the District, with the difference between position and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2017.

- ◆ The District's total assets exceeded total liabilities by \$1,912,562 (net position). Unrestricted net position for Governmental Activities were \$517,496. Net investment in capital assets was \$1,177,841. Restricted net position was \$217,225.
- ◆ Governmental activities revenues totaled \$2,396,543 while governmental activities expenses totaled \$1,846,619.

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2017</b>	<b>2016</b>
Current assets	\$ 783,441	\$ 469,831
Restricted assets	1,395,861	1,627,577
Capital assets, net	<u>16,295,627</u>	<u>16,642,177</u>
 Total Assets	 <u>18,474,929</u>	 <u>18,739,585</u>
 Current liabilities	 1,436,215	 1,427,562
Non-current liabilities	<u>15,126,152</u>	<u>15,949,385</u>
 Total Liabilities	 <u>16,562,367</u>	 <u>17,376,947</u>
 Net investment in capital assets	 1,177,841	 521,158
Net position - restricted	217,225	313,445
Net position - unrestricted	<u>517,496</u>	<u>528,035</u>
 Total Net Position	 <u><u>\$ 1,912,562</u></u>	 <u><u>\$ 1,362,638</u></u>

The increase in current assets is mainly the result of timing as funds were due from developer at the end of the year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in non-current liabilities and increase in net investment in capital assets is mainly related to principal payments in the current year.

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2017</b>	<b>2016</b>
Program Revenues		
Charges for services	\$ 2,389,232	\$ 2,384,788
Operating grants and contributions	-	1,629
General Revenues		
Investment earnings	5,668	4,038
Miscellaneous	1,643	-
Total Revenues	<u>2,396,543</u>	<u>2,390,455</u>
Expenses		
General government	218,775	198,305
Physical environment	762,115	765,271
Interest on long-term debt	865,729	856,271
Total Expenses	<u>1,846,619</u>	<u>1,819,847</u>
Change in Net Position	549,924	570,608
Net Position - Beginning of Year	<u>1,362,638</u>	<u>792,030</u>
Net Position - End of Year	<u>\$ 1,912,562</u>	<u>\$ 1,362,638</u>

The increase in general government is mostly the result of an increase in supervisor and engineering fees.

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2017:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2017</u>	<u>2016</u>
Capital assets not being depreciated:		
Land improvements	\$ 10,404,277	\$ 10,404,277
Capital assets being depreciated:		
Infrastructure	10,396,500	10,396,500
Accumulated depreciation	(4,505,150)	(4,158,600)
Total Capital Assets, depreciated	<u>5,891,350</u>	<u>6,237,900</u>
Total Capital Assets	<u>\$ 16,295,627</u>	<u>\$ 16,642,177</u>

During the year, depreciation was \$346,550.

**General Fund Budgetary Highlights**

The budget exceeded governmental expenditures primarily because of lower repairs and maintenance and miscellaneous contingency expenditures than were expected.

The budget was amended mainly for increased supervisor and engineering fees.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In April 2012, the District issued \$13,285,000 Series 2012A-1 Senior Special Assessment Refunding Bonds and \$8,000,000 Series 2012A-2 Subordinate Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the Series 2000A Special Assessment Bonds. The balance outstanding at September 30, 2017 of the Series 2012A-1 and Series 2012A-2 Bonds were \$16,270,000.

**Economic Factors and Next Year's Budget**

Poinciana Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2018.

**Poinciana Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Poinciana Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Poinciana Community Development District, Governmental Management Services, 135 W Central Blvd, Suite 320, Orlando, FL 32801.

**Poinciana Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2017**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets:	
Cash and cash equivalents	\$ 335,681
Investments	107,731
Accounts receivable	7,737
Due from other governments	3,383
Due from developer	325,518
Prepaid expenses	3,391
Total Current Assets	783,441
Non-current Assets:	
Restricted assets:	
Investments	1,395,861
Capital assets not being depreciated:	
Land improvements	10,404,277
Capital assets being depreciated:	
Infrastructure	10,396,500
Less: accumulated depreciation	(4,505,150)
Total Non-current Assets	17,691,488
Total Assets	18,474,929
 <b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable	263,439
Accrued interest payable	322,776
Bonds payable	850,000
Total Current Liabilities	1,436,215
Non-current liabilities:	
Bonds payable	15,126,152
Total Liabilities	16,562,367
 <b>NET POSITION</b>	
Net investment in capital assets	1,177,841
Restricted for debt service	217,225
Unrestricted	517,496
Total Net Position	\$ 1,912,562

See accompanying notes.

**Poinciana Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (218,775)	\$ 213,435	\$ (5,340)
Physical environment	(762,115)	405,423	(356,692)
Interest on long-term debt	(865,729)	1,770,374	904,645
Total Governmental Activities	<u>\$ (1,846,619)</u>	<u>\$ 2,389,232</u>	<u>542,613</u>
	<b>General revenues:</b>		
			5,668
			1,643
			<u>7,311</u>
			549,924
			1,362,638
			<u>\$ 1,912,562</u>

See accompanying notes.

**Poinciana Community Development District**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2017**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 335,681	\$ -	\$ 335,681
Investments	107,731	-	107,731
Accounts receivable	7,737	-	7,737
Due from other governments	877	2,506	3,383
Due from developer	325,518	-	325,518
Due from other funds	-	6	6
Prepaid expenses	3,391	-	3,391
Restricted assets - investments at fair value	-	1,395,861	1,395,861
Total Assets	\$ 780,935	\$ 1,398,373	\$ 2,179,308
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 263,439	\$ -	\$ 263,439
Due to other funds	6	-	6
Total Liabilities	263,445	-	263,445
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid expenses	3,391	-	3,391
Restricted:			
Debt service	-	1,398,373	1,398,373
Assigned:			
Operating reserves	155,224	-	155,224
Unreserved and undesignated	358,875	-	358,875
Total Fund Balances	517,490	1,398,373	1,915,863
Total Liabilities and Fund Balances	\$ 780,935	\$ 1,398,373	\$ 2,179,308

See accompanying notes.

**Poinciana Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2017**

Total Governmental Fund Balances	\$ 1,915,863
----------------------------------	--------------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets not being depreciated (land and improvements) used in governmental activities are not financial resources and are not reported at the fund statement level.	10,404,277
--	------------

Capital assets being depreciated (infrastructure (\$10,396,500) net of accumulated depreciation (\$(4,505,150))) used in governmental activities are not current financial resources and therefore, are not reported at the fund statement level.	5,891,350
---	-----------

Long-term liabilities, including bonds payable (\$16,270,000), less net bond discount (\$293,848) are not due and payable in the current period and therefore, are not reported at the fund statement level.	(15,976,152)
--	--------------

Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund statement level.	<u>(322,776)</u>
--	------------------

Net Position of Governmental Activities	<u><u>\$ 1,912,562</u></u>
---	----------------------------

*See accompanying notes.*

**Poinciana Community Development District  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS  
For the Year Ended September 30, 2017**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 618,858	\$ 1,770,374	\$ 2,389,232
Investment earnings	3,294	2,374	5,668
Miscellaneous	1,643	-	1,643
Total Revenues	<u>623,795</u>	<u>1,772,748</u>	<u>2,396,543</u>
Expenditures			
Current			
General government	218,775	-	218,775
Physical environment	415,565	-	415,565
Debt service			
Principal	-	1,025,000	1,025,000
Interest	-	811,157	811,157
Other debt service costs	-	50,482	50,482
Total Expenditures	<u>634,340</u>	<u>1,886,639</u>	<u>2,520,979</u>
Net change in fund balances	(10,545)	(113,891)	(124,436)
Fund Balances - October 1, 2016	<u>528,035</u>	<u>1,512,264</u>	<u>2,040,299</u>
Fund Balances - September 30, 2017	<u>\$ 517,490</u>	<u>\$ 1,398,373</u>	<u>\$ 1,915,863</u>

See accompanying notes.

**Poinciana Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2017**

Net Change in Fund Balances - Total Governmental Funds	\$ (124,436)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(346,550)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement, but such repayments reduce liabilities in the Statement of Net Position.	1,025,000
Amortization expense of a bond premium/discount does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period.	(21,767)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year to the current year.	<u>17,677</u>
Change in Net Position of Governmental Activities	<u><u>\$ 549,924</u></u>

*See accompanying notes.*

**Poinciana Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -  
GENERAL FUND**

**For the Year Ended September 30, 2017**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 617,395	\$ 617,395	\$ 618,858	\$ 1,463
Investment earnings	3,500	3,500	3,294	(206)
Miscellaneous	-	-	1,643	1,643
Total Revenues	<u>620,895</u>	<u>620,895</u>	<u>623,795</u>	<u>2,900</u>
Expenditures				
Current				
General government	177,983	226,014	218,775	7,239
Physical environment	442,912	442,912	415,565	27,347
Total Expenditures	<u>620,895</u>	<u>668,926</u>	<u>634,340</u>	<u>34,586</u>
Net change in fund balances	-	(48,031)	(10,545)	37,486
Fund Balances - October 1, 2016	<u>505,939</u>	<u>528,035</u>	<u>528,035</u>	<u>-</u>
Fund Balances - September 30, 2017	<u>\$ 505,939</u>	<u>\$ 480,004</u>	<u>\$ 517,490</u>	<u>\$ 37,486</u>

*See accompanying notes.*

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 1, 1999, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. Chapter 190 provides that a Community Development District with a size of 1,000 acres or more may be established by rule adopted under Chapter 120 by the Florida Land and Water Adjudicatory Commission ("FLWAC"). The District was established by Rule 42AA-1, Florida Administrative Code as amended, adopted by FLWAC. The District consists of approximately 3,240 acres after a 2008 boundary amendment. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Poinciana Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis in a general election by qualified electors within the District. The District operates within the criteria established by Chapter 190.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Poinciana Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

When both restricted and unrestricted resources are combined in a fund, qualified expenses are considered to be paid first from restricted resources, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Funds – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Restricted Net Position**

Certain net position of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include infrastructure, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
----------------	----------

**d. Bond Discounts**

Bond discounts associated with the issuance of bonds are amortized over the life of the bonds using the straight line method of accounting.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**Poinciana Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**f. Net Position**

Net position represents the difference between assets and liabilities and are reported in three categories. Net investment in capital assets represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position are assets that do not meet definitions of the classifications previously described.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds (\$1,915,863) differs from “net position” of governmental activities (\$1,912,562) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land improvements	\$ 10,404,277
Infrastructure	10,396,500
Accumulated depreciation	<u>(4,505,150)</u>
Total	<u><u>\$ 16,295,627</u></u>

**Poinciana Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2017**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2017 were:

Bonds payable	\$ (16,270,000)
Bond discount, net	<u>293,848</u>
Total	<u>\$ (15,976,152)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (322,776)</u>
------------------	---------------------

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds (\$(124,436)) differs from the “change in net position” for governmental activities (\$549,924) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Poinciana Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(346,550)</u>
--------------	---------------------

**Long-term debt transactions**

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable	\$ <u>17,677</u>
--	------------------

The repayment of long-term liabilities is reported as an expenditure at the fund level, but such repayments reduce long-term liabilities at the government-wide level.

Debt principal payments	\$ <u>1,025,000</u>
-------------------------	---------------------

Amortization expense of the bond premium/discount does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond premium/discount	\$ <u>(21,767)</u>
---------------------------------------	--------------------

**NOTE C – CASH AND DEPOSITS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2017, the District's bank balance was \$350,295 and the carrying value was \$335,681.

**Poinciana Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE C – CASH AND DEPOSITS (CONTINUED)**

Custodial Credit Risk – Deposits (Continued)

As of September 30, 2017, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Commercial Paper	N/A	\$ 1,395,861
Certificate of Deposit	7/6/2020	107,731
Total		<u>\$ 1,503,592</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Commercial Paper is a Level 1 asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE C – CASH AND DEPOSITS (CONTINUED)**

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2017, the District's investments in Commercial Paper were rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in Commercial Paper represents 93% of the District's total investments. The investment in Certificates of Deposit represents 7% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2017 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Directly collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2017 was as follows:

	Balance 10/1/16	Additions	Deletions	Balance 09/30/17
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 10,404,277	\$ -	\$ -	\$ 10,404,277
Capital assets, being depreciated:				
Infrastructure	10,396,500	-	-	10,396,500
Less accumulated depreciation for:				
Infrastructure	(4,158,600)	(346,550)	-	(4,505,150)
Total Capital Assets Depreciated, Net	6,237,900	(346,550)	-	5,891,350
Governmental Activities Capital Assets	\$ 16,642,177	\$ (346,550)	\$ -	\$ 16,295,627

Depreciation of \$346,550 was allocated to physical environment.

**NOTE F – LONG-TERM DEBT**

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2017:

Long-term debt at October 1, 2016	\$ 17,295,000
Principal payments	(1,025,000)
Long-term debt at September 30, 2017	\$ 16,270,000
Less: bond discount, net	(293,848)
Total long-term debt, September 30, 2017	\$ 15,976,152

**Poinciana Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Refunding Bonds

\$13,285,000 Series 2012A-1 Senior Special Assessment Refunding Bonds due in annual principal installments maturing May 2031. Interest is due semi-annually on May 1 and November 1, at various rates between 1.6% and 4.5%. Current portion is \$580,000. \$ 10,595,000

\$8,000,000 Series 2012A-2 Subordinate Special Assessment Refunding Bonds due in annual principal installments maturing May 2031. Interest is due semi-annually on May 1 and November 1 at various rates between 5.75% and 6.00%. Current portion is \$270,000. 5,675,000

Bond payable 16,270,000

Bond discount, net (293,848)

Bonds Payable, Net \$ 15,976,152

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2017 are as follows:

Year Ending September 30,	Principal	Interest	Total
2018	\$ 850,000	\$ 774,663	\$ 1,624,663
2019	885,000	741,738	1,626,738
2020	920,000	705,850	1,625,850
2021	965,000	666,900	1,631,900
2022	1,010,000	624,313	1,634,313
2023-2027	5,825,000	2,356,287	8,181,287
2028-2031	5,815,000	752,774	6,567,774
Totals	<u>\$ 16,270,000</u>	<u>\$ 6,622,525</u>	<u>\$ 22,892,525</u>

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants

**Special Assessment Refunding Bonds**

Significant Bond Provisions

The Series 2012 Senior and Subordinate Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2022 at a redemption price equal to the principal amount of the Series 2012 Senior and Subordinate Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2012 Senior and Subordinate Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund - The Series 2012A-1 and Series 2012A-2 Reserve Accounts were funded from the proceeds of the Series 2012A-1 and Series 2012A-2 Bonds in amounts equal to 50 percent of the maximum annual debt outstanding Series 2012A-1 and Series 2012A-2 Bonds at issuance. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2017:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Senior Special Assessment Refunding Bonds, Series 2012A-1	\$ 535,748	\$ 535,748
Subordinate Special Assessment Refunding Bonds, Series 2012A-2	\$ 322,618	\$ 322,618

**Poinciana Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2017**

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Poinciana Community Development District  
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Poinciana Community Development District, as of and for the year ended September 30, 2017, and the related notes to the financial statements, and have issued our report thereon dated June 29, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Poinciana Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Poinciana Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Poinciana Community Development District's internal control over financial reporting.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors  
Poinciana Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Poinciana Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

June 29, 2018



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Poinciana Community Development District  
Polk County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Poinciana Community Development District as of and for the year ended September 30, 2017, and have issued our report thereon dated June 29, 2018.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2018, should be considered in conjunction with this Management Letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Poinciana Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Poinciana Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors  
Poinciana Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Poinciana Community Development District. It is management's responsibility to monitor the Poinciana Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2017.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the Poinciana Community Development District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 29, 2018



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Poinciana Community Development District  
Polk County, Florida

We have examined Poinciana Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2017. Management is responsible for Poinciana Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Poinciana Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Poinciana Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Poinciana Community Development District's compliance with the specified requirements.

In our opinion, Poinciana Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2017.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 29, 2018

# SECTION VI

# Rumberger KIRK & CALDWELL

**John A. Weiss**  
Rumberger, Kirk & Caldwell, P.A.  
Attorneys at Law  
101 North Monroe Street  
Suite 120 (32301)  
Post Office Box 10507  
Tallahassee, Florida 32302-2507  
Phone: 850.222.6550  
Fax: 850.222.8783  
jweiss@rumberger.com  
www.rumberger.com

June 22, 2018

George Flint, District Manager  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320  
Orlando, Florida 32801

VIA ELECTRONIC MAIL  
[gflint@gmscfl.com](mailto:gflint@gmscfl.com)

Re: Poinciana Community Development District  
Review Conflict of Interest Waiver

Dear Mr. Flint:

Thank you for agreeing to retain Rumberger, Kirk & Caldwell, P.A. ("RKC") as counsel for Poinciana Community Development District (PCDD) regarding the matter described above. While this letter is intended to deal with the specific legal services described above, these terms and conditions will also apply to any additional legal services that we may agree to provide that are outside the initial scope of representation.

This letter constitutes the engagement agreement (the "Agreement") between PCDD and RKC, describes the terms of our relationship, and sets forth the general terms of our assistance to PCDD in the referenced matter. If the Agreement is acceptable to you, as agent to PCDD, please sign and return a copy to me at your earliest convenience.

1. **Limitations on Obligation.** You acknowledge that we are not PCDD's general counsel and that our acceptance of this engagement does not involve an undertaking to represent its interests in any matter other than that described above. Furthermore, you acknowledge that our representation does not entail a continuing obligation to advise PCDD concerning subsequent legal developments that might have a bearing on its affairs generally or, after the completion of the matter as to which we are representing PCDD, subsequent legal developments related to or that might have a bearing on that matter.

2. **Fees for Services.** I will take principal responsibility for this matter. My hourly rate is \$400.00. I will charge half of that, or \$200.00, for time spent traveling, if any. If you authorize the services of an associate attorney or paralegal those rates will be \$250.00 and \$95.00 respectively.

3. **Costs and Expenses.** In addition to fees for legal services, there are certain costs and expenses that PCDD may be obligated to pay. Costs over \$500.00 shall be billed directly to you. You agree to pay these bills on a timely basis according to their terms. We will charge \$0.15 for copies and the standard IRS rate for mileage.

4. **Payment of Fees and Expenses.** All fees and costs shall be payable on a monthly basis.

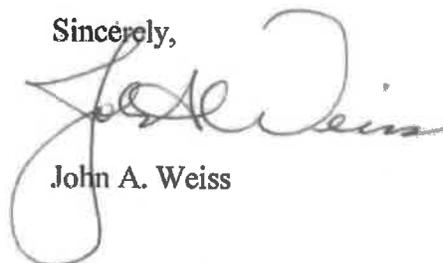
5. **Cooperation.** In order to enable us effectively to render the services contemplated, you agree to disclose fully and accurately all facts and to keep us apprised of all developments relating to the litigation. You agree to cooperate fully with us and to make yourself or PCDD's representatives available as necessary.

6. **Termination of Representation.** It is understood that, subject to any limitations imposed by the Rules Regulating the Florida Bar, RKC or you may terminate RKC's representation.

7. **Client Documents.** We will maintain any documents you furnish us in our client file (or files) for this matter. At the conclusion of the matter (or earlier, if appropriate), it is your obligation to advise us as to which, if any, of the documents in our files you wish us to return to you. We will retain any remaining documents in our files for a reasonable period of time and ultimately destroy them in accordance with our record retention program schedule then in effect.

As I said above, I will have primary responsibility for this matter. Please feel free to contact me at any time if you have any questions or concerns. We appreciate the opportunity to represent PCDD in this matter, and we look forward to working with you.

Sincerely,



John A. Weiss

I, THE UNDERSIGNED, AGREE TO THE TERMS AS DESCRIBED IN THIS LETTER.

BY: \_\_\_\_\_ 

Print Name: George Flint as District Manager for  
Poinciana Community Development District

Dated: \_\_\_\_\_ 6/22/2018

# SECTION VII

**This Instrument Prepared by  
and return to:**

Michael C. Eckert  
Hopping Green & Sams PA  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301

**SECOND AMENDED AND RESTATED  
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

*THIS SECOND AMENDED AND RESTATED DISCLOSURE OF PUBLIC  
FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL  
PROPERTY UNDERTAKEN BY THE POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT AMENDS AND RESTATES THE FIRST AMENDED  
AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN  
BY THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT RECORDED  
IN POLK COUNTY ON OCTOBER 17, 2012, AS INSTRUMENT NUMBER  
2012186123*

**Board of Supervisors and Officers<sup>1</sup>  
Poinciana Community Development District**

Robert Zimbardi  
Chairman

LeRue "Skip" Stellfox  
Vice-Chairman

Lita Epstein  
Assistant Secretary

David Lane  
Assistant Secretary

William Land  
Assistant Secretary

Governmental Management Services-Central Florida, LLC  
District Manager  
135 W. Central Boulevard, Suite 320  
Orlando, Florida 32801

**TABLE OF CONTENTS**

---

<sup>1</sup>This list reflects the composition of the Board of Supervisors and Officers as of June 2018. For a current list of Board members, please call the District Manager.

<b>Introduction.....</b>	<b>3</b>
<b>What is the District and how is it governed?.....</b>	<b>3</b>
<b>What infrastructure improvements does the District provide and how are the improvements paid for? .....</b>	<b>4</b>
<b>Offsite Roadway Improvements .....</b>	<b>4</b>
<b>Stormwater Management Facilities .....</b>	<b>4</b>
<b>Utilities .....</b>	<b>4</b>
<b>Tunnels .....</b>	<b>5</b>
<b>Assessments, Fees, and Charges .....</b>	<b>5</b>
<b>Method of Collection.....</b>	<b>6</b>

## INTRODUCTION

On behalf of the Board of Supervisors (the “**Board**”) of the Poinciana Community Development District (the “**District**”), the following information is provided to give you a description of the District's services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain potable water, wastewater and reclaimed facilities and water management and drainage control facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities. All District records are on file at the offices of Governmental Management Services – Central Florida, LLC and at the District’s local records office and are available for public inspection upon request during normal business hours.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that were levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. The District encompasses approximately 3,240 acres of land located entirely within the jurisdictional boundaries of Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit “A.”** As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be qualified electors. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Elections are held in conjunction with the general election in even numbered years. If at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide and maintain  
and how are the improvements paid for?**

The District encompasses a master planned active adult residential development known as Solivita (the "Development" or "Solivita"). The public infrastructure necessary to support the District's Improvement Plan includes, but is not limited to the following: offsite roadway improvements, stormwater management facilities and utilities. The District is also responsible for maintenance of two tunnels underneath Marigold Avenue. Each of these infrastructure improvements is more fully detailed below. Except for the tunnels, these improvements were funded by the District's sale of bonds (discussed below).

**Offsite Roadway Improvements**

The District has funded certain offsite roadway improvements to Cypress Parkway near the entrance to the development. These improvements are owned, operated and maintained by Polk County.

**Stormwater Management Facilities**

The District has provided, and will provide for the design and construction, acquisition and maintenance of stormwater management facilities necessary to support the infrastructure improvements, inclusive of water retention/detention ponds including canal and wetland plantings for enhancement within the environmental areas; control structures, pipes, weirs and flow diversion structures; interconnected facilities such as roadway curb and gutter, inlets, pipes and grassed swales; and all other improvements coincident with stormwater management systems. The stormwater management facilities were constructed and must be maintained in accordance with the regulatory requirements of the South Florida Water Management District and Polk County.

**Utilities**

The primary utility improvements funded by the District include a potable water system, a sanitary sewer system and reclaimed water lines. The District has also funded capacity payments to provide adequate utility capacity to serve the needs of the built-out development of Solivita.

*Potable Water.* The potable water distribution system provides potable water through a looped system of water mains ranging in size from 6" to 24" in diameter. The distribution

system is constructed in accordance with the requirements of the Florida Department of Environmental Protection and includes the appurtenant fittings, meters, valves, and valve boxes to effect service. Initially, potable water improvements were dedicated to the Florida Governmental Utility Authority (“FGUA”); however, those improvements have since been dedicated to the Toho Water Authority (“Toho”) and the District anticipates future dedications by the District or the developer to Toho. Toho is responsible for the maintenance of the dedicated potable water system.

*Sanitary Sewer.* The primary sanitary sewer infrastructure funded by the District includes force mains, pump and lift stations, including telemetry, as well as the appurtenant fittings, valves and flow meters required to connect the primary infrastructure to Toho’s wastewater system. Initially, sanitary sewer improvements were dedicated to FGUA; however, those improvements have since been dedicated to Toho and the District anticipates future dedications by the District or the developer to the Toho. Toho is responsible for the maintenance of the dedicated sanitary sewer system.

*Reclaimed Water.* A reclaimed water system delivers reuse water for irrigation to the Development via a looped distribution system located in the roadways. This system provides a productive way to eliminate the discharge of effluent produced from sewage treatment facilities and to provide for and accommodate the peak irrigation demands of the Development. The District has funded reclaimed water lines which equal or exceed eight (8) inches in diameter, and is ultimately responsible for operation and maintenance of such lines.

Further information can be obtained from the District's Improvement Plan on file in the District's public records.

### **Tunnels**

There are two tunnels underneath Marigold Avenue, with associated concrete end walls and retaining walls, which are owned and maintained by the District. An Interlocal Agreement with Polk County addresses the maintenance of the Tunnels, as well as other related matters.

### **Assessments, Fees and Charges**

The costs of a portion of these infrastructure improvements, excluding the Tunnels, have been financed by the District through the sale of its Series 2000A Special Assessment Bonds in the amount of \$27,315,000 (“Series 2000A Bonds”). In order to achieve both aggregate and annual debt service savings, the District’s Board of Supervisors determined it was in the best interest of the District, its residents and landowners, to refinance the outstanding Series 2000A Bonds via the issuance of refunding bonds. In order to effect such refunding, on March 21, 2012, the District Board adopted Resolution 2012-02, authorizing the issuance of refunding bonds not exceeding \$22,000,000 and specifying certain financial parameters for the sale of any such bonds and further authorizing the execution by the Chairman of a Bond Purchase Agreement consistent with the terms of Resolution 2012-02. The District then issued its Series 2012 Refunding Bonds

in the aggregate amount of \$21,285,000, (“Series 2012 Refunding Bonds”) which are scheduled to mature on May 1, 2031.

The Series 2012 Refunding Bonds and the interest due thereon, are payable solely from and secured by the levy of non-ad valorem, special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's improvements.

The special assessment per equivalent residential unit for capital improvements is **\$438.05** per year, inclusive of interest on the bonds, costs of issuance, estimated fees for collection under the uniform method, and discounts for early payment as provided by law. This amount does not include the operations and maintenance assessment which is determined and levied annually by the District’s Board against all benefitted lands in the District, based on the adopted budget.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes. More information can be obtained from the District's Improvement Plan on file in the District's public records.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

#### **Method of Collection**

The District's debt and maintenance assessments, on developed and platted lands, may appear on that portion of the annual real estate tax bill entitled non-ad valorem assessments, and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

The District’s debt and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law and pursuant to a schedule adopted by the Board each year. In the event that an assessment payment is not made in accordance with the adopted schedule, the whole assessment – including any remaining partial, deferred payments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

This description of the Poinciana Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development and maintenance of the Solivita community. If you have questions

or would simply like additional information about the District, please write to the District Manager, Poinciana Community Development District, District Offices, 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801, or call (407) 841-5524.

**IN WITNESS WHEREOF**, this Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, to be recorded in the Official Records of Polk County, Florida.

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Robert Zimbardi, Chairman of the Poinciana Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

The boundaries of the district are as follows:

PARCEL A

PERIMETER DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF SECTIONS 13, 14, 15, 22, 23, 24, 25, 26, 35 AND 36, IN TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE NORTHWEST CORNER OF POINCIANA NEIGHBORHOOD 1 EAST, VILLAGE 4, IN TOWNSHIP 27 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 56, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S04°40'45"E FOR A DISTANCE OF 301.04 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING LOCATED ON THE SOUTHERLY SIDELINE OF CYPRESS PARKWAY AND THE EASTERLY SIDELINE OF RHODODENDRON AVENUE; THENCE RUN S89°54'30"E FOR A DISTANCE OF 2930.85 FEET; THENCE RUN S89°46'58"E FOR A DISTANCE OF 5321.93 FEET; THENCE RUN S89°58'45"E FOR A DISTANCE OF 886.32 FEET; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 2059.86 FEET, THROUGH A CENTRAL ANGLE OF 19°04'49" A DISTANCE OF 685.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 93°12'37" A DISTANCE OF 40.67 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3139.52 FEET, THROUGH A CENTRAL ANGLE OF 20°42'36" A DISTANCE OF 1134.80 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°58'35" A DISTANCE OF 39.70 FEET; THENCE RUN N84°09'21"W FOR A DISTANCE OF 396.38 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 650.53 FEET, THROUGH A CENTRAL ANGLE OF 23°40'59" A DISTANCE OF 268.90 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 67°17'36" A DISTANCE OF 634.23 FEET; THENCE RUN S04°52'04"W FOR A DISTANCE OF 1734.81 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 28°42'35" A DISTANCE OF 280.60 FEET; THENCE RUN S33°34'39"W FOR A DISTANCE OF 472.17 FEET; THENCE RUN S56°25'21"E FOR A DISTANCE OF 1140.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE RUN S33°34'39"W FOR A DISTANCE OF 258.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1825.00 FEET, THROUGH A CENTRAL ANGLE OF 35°13'56" A DISTANCE OF 1122.23 FEET; THENCE RUN S01°39'17"E FOR A DISTANCE OF 1818.87 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1125.00 FEET; THROUGH A CENTRAL ANGLE OF 37°45'34" A DISTANCE OF 741.41 FEET; THENCE RUN S36°06'17"W FOR A DISTANCE OF 469.92 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 46°06'17" A DISTANCE OF 1227.14 FEET; THENCE RUN S10°00'00"E FOR A DISTANCE OF 403.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3350.00 FEET, THROUGH A CENTRAL ANGLE OF 10°00'00" A DISTANCE OF 584.69 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 1200.84 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 2075.00 FEET, THROUGH A CENTRAL ANGLE OF 20°19'55" A DISTANCE OF 736.33 FEET; THENCE RUN S20°19'55"E FOR A DISTANCE OF 443.56 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1925.00 FEET, THROUGH A CENTRAL ANGLE OF 26°36'00" A DISTANCE OF 893.70 FEET; THENCE RUN S06°16'05"W FOR A DISTANCE OF 520.38 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A

RADIUS OF 6225.00 FEET, THROUGH A CENTRAL ANGLE OF 09°04'15" A DISTANCE OF 985.52 FEET; THENCE RUN S15°20'20"W FOR A DISTANCE OF 1617.02 FEET; THENCE RUN N74°39'40"W FOR A DISTANCE OF 269.91 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 1575.00 FEET, THROUGH A CENTRAL ANGLE OF 15°20'20" A DISTANCE OF 421.65 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 1819.67 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 2950.00 FEET, THROUGH A CENTRAL ANGLE OF 52°36'25" A DISTANCE OF 2708.59 FEET; THENCE RUN N37°23'35"W FOR A DISTANCE OF 502.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 2300.00 FEET, THROUGH A CENTRAL ANGLE OF 11°48'13" A DISTANCE OF 473.83 FEET; THENCE RUN N49°11'48"W FOR A DISTANCE OF 833.92 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1875.00 FEET, THROUGH A CENTRAL ANGLE OF 30°30'00" A DISTANCE OF 998.11 FEET; THENCE RUN N18°41'48"W FOR A DISTANCE OF 940.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1925.00 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00" A DISTANCE OF 755.95 FEET; THENCE RUN N41°11'48"W FOR A DISTANCE OF 1295.00 FEET; THENCE RUN N48°48'12"E FOR A DISTANCE OF 475.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 40°00'00" A DISTANCE OF 925.03 FEET; THENCE RUN N08°48'12"E FOR A DISTANCE OF 3153.37 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1825.00 FEET, THROUGH A CENTRAL ANGLE OF 24°02'18" A DISTANCE OF 765.68 FEET; THENCE RUN N32°50'30"E FOR A DISTANCE OF 855.99 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1450.00 FEET, THROUGH A CENTRAL ANGLE OF 65°00'00" A DISTANCE OF 1644.97 FEET; THENCE RUN N32°09'30"W FOR A DISTANCE OF 749.99 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1300.00 FEET, THROUGH A CENTRAL ANGLE OF 16°30'00" A DISTANCE OF 374.37 FEET; THENCE RUN N15°39'30"W FOR A DISTANCE OF 740.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1975.00 FEET, THROUGH A CENTRAL ANGLE OF 24°00'00" A DISTANCE OF 827.29 FEET; THENCE RUN N39°39'30"W FOR A DISTANCE OF 765.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1225.00 FEET, THROUGH A CENTRAL ANGLE OF 39°45'00" A DISTANCE OF 849.87 FEET; THENCE RUN N00°05'30"E FOR A DISTANCE OF 229.96 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2875.650 ACRES MORE OR LESS.

ALSO INCLUDING:

PARCEL C

PERIMETER DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF SECTIONS 13, 24, AND 25, IN TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF POINCIANA NEIGHBORHOOD 3, VILLAGE 3, IN TOWNSHIP 27 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 52, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT BEING ON THE SOUTHERLY SIDELINE OF WALNUT STREET AND THE EASTERLY SIDELINE OF MARIGOLD AVENUE. THENCE RUN

FROM A TANGENT BEARING OF S56°25'21"E RUN EASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 2392.77 FEET, THROUGH A CENTRAL ANGLE OF 34°37'51" A DISTANCE OF 1446.24 FEET; THENCE RUN N88°56'48"E FOR A DISTANCE OF 97.67 FEET; THENCE RUN S04°03'28"W FOR A DISTANCE OF 330.04 FEET; THENCE RUN S54°03'28"W FOR A DISTANCE OF 153.75 FEET; THENCE RUN S61°47'51"W FOR A DISTANCE OF 211.04 FEET; THENCE RUN S08°01'02"E FOR A DISTANCE OF 40.95 FEET; THENCE RUN S47°33'48"E FOR A DISTANCE OF 170.24 FEET; THENCE RUN S05°05'14"W FOR A DISTANCE OF 170.69 FEET; THENCE RUN S08°32'10"W

FOR A DISTANCE OF 224.90 FEET; THENCE RUN S01°40'55"W FOR A DISTANCE OF 227.80 FEET; THENCE RUN S05°05'14"W FOR A DISTANCE OF 1230.28 FEET; THENCE RUN S18°34'59"W FOR A DISTANCE OF 582.94 FEET; THENCE RUN S37°56'48"W FOR A DISTANCE OF 336.99 FEET; THENCE RUN S00°06'26"W FOR A DISTANCE OF 170.14 FEET; THENCE RUN S38°18'16"W FOR A DISTANCE OF 323.43 FEET; THENCE RUN S49°40'20"W FOR A DISTANCE OF 257.88 FEET; THENCE RUN S56°44'06"W FOR A DISTANCE OF 156.10 FEET; THENCE RUN S7°17'59"W FOR A DISTANCE OF 146.98 FEET; THENCE RUN S46°42'14"W FOR A DISTANCE OF 268.65 FEET; THENCE RUN S61°53'00"W FOR A DISTANCE OF 158.15 FEET; THENCE RUN N78°20'54"W FOR A DISTANCE OF 169.83 FEET; THENCE RUN N53°53'43"W FOR A DISTANCE OF 180.00 FEET; THENCE RUN S36°06'17"W FOR A DISTANCE OF 70.00 FEET; THENCE RUN S52°45'05"W FOR A DISTANCE OF 157.04 FEET; THENCE RUN N81°15'40"W FOR A DISTANCE OF 148.46 FEET; THENCE RUN N77°03'48"W FOR A DISTANCE OF 59.12 FEET; THENCE RUN S12°56'12"W FOR A DISTANCE OF 80.00 FEET; THENCE RUN N77°03'48"W FOR A DISTANCE OF 166.57 FEET; THENCE RUN FROM A TANGENT BEARING OF N10°00'00"W RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1375.00 FEET, THROUGH A CENTRAL ANGLE OF 24°50'04" A DISTANCE OF 595.98 FEET; THENCE RUN N36°06'17"E FOR A DISTANCE OF 469.92 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 1275.00 FEET, THROUGH A CENTRAL ANGLE OF 37°45'33" A DISTANCE OF 840.25 FEET; THENCE RUN N01°39'17"W FOR A DISTANCE OF 1818.87 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1675.00 FEET, THROUGH A CENTRAL ANGLE OF 35°13'55" A DISTANCE OF 1029.98 FEET; THENCE RUN N33°34'39"E FOR A DISTANCE OF 258.09 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING. CONTAINING 154.728 ACRES MORE OR LESS.

LESS AND EXCEPT:

LOT 1, BLOCK 302, "POINCIANA NEIGHBORHOOD 6 NORTH VILLAGE 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 42 THROUGH 49 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN NORTH 89°56'36" EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 644.07 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°03'25" EAST A DISTANCE OF 102.49 FEET TO THE NORTHERLYMOST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2519.00 FEET, A CENTRAL ANGLE OF 01°55'54" AND A CHORD OF 84.92 FEET THAT BEARS SOUTH 41°32'37" EAST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 84.96 FEET; THENCE SOUTH 46°34'51" WEST, A DISTANCE OF 74.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°26'07" AND A CHORD OF 35.80 FEET THAT BEARS NORTH 8°42'05" WEST, SAID POINT BEING HEREAFTER REFERRED TO AS POINT "A"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.90 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2619.00 FEET, A CENTRAL ANGLE OF 01°24'21" AND A CHORD OF 64.25 FEET THAT BEARS NORTH 41°16'50" WEST, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.28 FEET; THENCE NORTH 49°25'20" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 0.20 ACRES, MORE OR LESS.)

ALSO LESS AND EXCEPT:

AN APPROXIMATE 2 1/2 ACRE PARCEL LOCATED IN TRACT C, NEIGHBORHOOD 1-E VILLAGE 4, AS RECORDED IN PLAT BOOK 56, PAGE 31, BEING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH:

DESCRIPTION: SOLIVITA – PHASE VIA (RECORDED IN PLAT BOOK 131, PAGES 30-35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA).

ALL OF BLOCKS 14, 15, 16 AND 17; PORTIONS OF BLOCKS 18, 19, 20, 21, 22, 23, 24, 25 AND 26; ALL OF TRACTS K-1, K-2, K-3, K-4, K-6, K-7, K-8 AND K-9, A PORTION OF TRACT K-5; ALL OF THE PUBLIC RIGHT-OF-WAY FOR ROUGH LANE; PORTIONS OF THE PUBLIC RIGHT-OF-WAYS FOR, SCORE DRIVE, LONG COURT AND SPIKE DRIVE; A PORTION OF GREENWAY 1 AS SHOWN ON PAGE 34; A PORTION OF GREENWAYS 1, 2 AND 3 AS SHOWN ON PAGE 35; A PORTION OF GREENWAYS 1 AND 2 AS SHOWN ON PAGE 36; A PORTION OF GREENWAYS 2 AND 3 AS SHOWN ON PAGE 37 AND A PORTION OF GREENWAY 1 AS SHOWN ON PAGE 38, THE ABOVE AS SHOWN ON REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1, VILLAGE 3, AS RECORDED IN PLAT BOOK 58, PAGES 31 THROUGH 38, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, (PLEASE NOTE THAT THE PORTIONS OF THE REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1, VILLAGE 3 PLAT DESCRIBED ABOVE WERE VACATED BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS AT THEIR JULY 13, 2005 MEETING) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE S 89°57'44" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2472.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF GOLF VILLAS II AT POINCIANA, AS RECORDED IN PLAT BOOK 72, PAGES 16 THROUGH 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S 89°57'44" E ALONG SAID NORTH LINE A DISTANCE OF 2369.24 FEET TO THE MOST NORTHERLY CORNER OF LOT 8, BLOCK 59, OF SAID REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1, VILLAGE 3; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 59 THE FOLLOWING COURSES AND DISTANCES : S 14°41'52" W A DISTANCE OF 355.07 FEET; THENCE S 19°01'09" E A DISTANCE OF 256.27 FEET TO THE MOST SOUTHERLY CORNER OF LOT 12 OF SAID BLOCK 59, SAID POINT BEING ON A NORTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF BLOCK 55 AS SHOWN ON SAID PLAT; THENCE S 56°39'52" E ALONG THE SOUTHERLY LINE OF SAID BLOCK 55 A DISTANCE OF 209.11 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 55, SAID POINT BEING ON THE WESTERLY LINE OF GREENWAY 3 AS SHOWN ON SAID PLAT; THENCE S 58°57'28" W ALONG THE WESTERLY LINE OF SAID GREENWAY 3 A DISTANCE OF 78.56 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 54 AS SHOWN ON SAID PLAT; THENCE S 85°52'35" W ALONG THE NORTHERLY LINE OF SAID BLOCK 54 A DISTANCE OF 251.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 54; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 54 THE FOLLOWING COURSES AND DISTANCES: S 53°27'40" W A DISTANCE OF 129.38 FEET; THENCE S 33°12'14" W A DISTANCE OF 129.39 FEET; THENCE S 10°10'36" W A DISTANCE OF 150.32 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 54; THENCE S 06°23'29" E ALONG THE WEST LINE OF GREENWAY 4 AS SHOWN ON SAID PLAT A DISTANCE OF 59.99 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 52 AS SHOWN ON SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 52 THE FOLLOWING COURSES AND DISTANCES: S 22°29'49" E A DISTANCE OF 144.98 FEET; THENCE S 31°54'09" E A DISTANCE OF 138.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 52; THENCE S 78°11'28" E ALONG THE SOUTHERLY LINE OF SAID BLOCK 52 A DISTANCE OF 228.53 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 52; THENCE S 09°21'52" E ALONG THE WEST LINE OF GREENWAY 5 AS SHOWN ON SAID PLAT A DISTANCE OF 107.64 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 51 AS SHOWN ON SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 51 THE FOLLOWING COURSES AND DISTANCES : S 39°07'24" W A DISTANCE OF 267.65 FEET; THENCE S 00°32'13" W A DISTANCE OF 252.09 FEET; THENCE S 31°54'27" E A DISTANCE OF 135.03 FEET TO THE MOST WESTERLY CORNER OF LOT 8 OF SAID BLOCK 51; THENCE S 04°54'55" W ALONG THE WEST LINE OF GREENWAY 4 LYING SOUTH OF SAID LOT 8, BLOCK 51 AND NORTH OF LOT 6, BLOCK 47 AS SHOWN ON SAID PLAT, A DISTANCE OF 64.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 47; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 47 THE FOLLOWING COURSES AND DISTANCE : N 81°26'08" W A DISTANCE OF 127.07 FEET; THENCE S 69°09'12" W A DISTANCE OF 129.16 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 47; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 47 THE FOLLOWING COURSES AND DISTANCES : S 46°18'56" W A DISTANCE OF 128.96 FEET; THENCE S 23°22'07" W A DISTANCE OF 129.08 FEET; THENCE S 08°30'30" E A DISTANCE OF 163.06 FEET TO THE MOST SOUTHERLY CORNER

OF LOT 11 OF SAID BLOCK 47; THENCE S 26°23'05" E ALONG THE WEST LINE OF GREENWAY 3 LYING SOUTH OF SAID LOT 11, BLOCK 47 AND NORTH OF LOT 11, BLOCK 40 AS SHOWN ON SAID PLAT AND ALONG THE WESTERLY LINE OF SAID BLOCK 40 A DISTANCE OF 422.01 FEET TO THE MOST WESTERLY CORNER OF LOT 7 OF SAID BLOCK 40; THENCE S 41°02'16" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, BLOCK 40 A DISTANCE OF 120.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 40; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 40 THE FOLLOWING COURSES AND DISTANCE : S 61°20'51" E A DISTANCE OF 121.61 FEET; THENCE S 76°39'46" E A DISTANCE OF 121.62 FEET; THENCE N 88°15'31" E A DISTANCE OF 121.64 FEET; THENCE N 77°08'44" E A DISTANCE OF 91.93 FEET; THENCE N 83°49'57" E A DISTANCE OF 178.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD AS SHOWN ON SAID PLAT, SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 06°44'44" AND A RADIUS OF 4010.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 472.10 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 39 AS SHOWN ON SAID PLAT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 05°51'52" E 471.83 FEET); THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 39 THE FOLLOWING COURSES AND DISTANCES : S 89°43'43" W A DISTANCE OF 367.50 FEET; THENCE S 73°05'33" W A DISTANCE OF 125.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 39; THENCE S 40°55'23" W ALONG THE WESTERLY LINE OF SAID BLOCK 39 A DISTANCE OF 125.61 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID BLOCK 39 AND ALONG THE WEST LINE OF GREENWAY 2, LYING SOUTH OF LOT 10 OF SAID BLOCK 39 AND NORTH OF LOT 6, BLOCK 37 AS SHOWN ON SAID PLAT, AND ALONG THE WESTERLY LINE OF SAID BLOCK 37, S 27°19'09" W A DISTANCE OF 614.17 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID BLOCK 37 S 37°44'32" E A DISTANCE OF 217.18 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID BLOCK 37; THENCE S 22°32'13" W ALONG THE WEST LINE OF GREENWAY 2 LYING SOUTH OF LOT 3 OF SAID BLOCK 37 AND NORTH OF LOT 20, BLOCK 27 AS SHOWN ON SAID PLAT, A DISTANCE OF 115.01 FEET TO THE MOST EASTERLY CORNER OF LOT 19 OF SAID BLOCK 27; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID BLOCK 27 THE FOLLOWING COURSES AND DISTANCES : N 37°38'21" W A DISTANCE OF 271.09 FEET; THENCE S 88°52'22" W, A DISTANCE OF 143.19 FEET; THENCE S 64°58'04" W A DISTANCE OF 303.42 FEET; THENCE N 25°00'35" W A DISTANCE OF 119.91 FEET; THENCE S 65°08'34" W A DISTANCE OF 192.00 FEET; THENCE S 74°04'39" W A DISTANCE OF 111.97 FEET; THENCE S 82°08'35" W A DISTANCE OF 43.45 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID BLOCK 27, N 07°48'58" W A DISTANCE OF 52.62 FEET; THENCE N 11°19'01" W A DISTANCE OF 119.72 FEET; THENCE N 79°56'01" W A DISTANCE OF 15.34 FEET; THENCE N 06°46'04" E A DISTANCE OF 65.11 FEET; THENCE N 20°03'14" E A DISTANCE OF 65.99 FEET; THENCE N 87°19'26" E A DISTANCE OF 12.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 40°55'26" AND A RADIUS OF 359.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 72°29'01" E A DISTANCE OF 251.00 FEET), CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 43°07'10" AND A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING AT CENTRAL ANGLE OF 47°51'29" AND A RADIUS OF 405.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 338.79 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 71°12'14" E 329.03 FEET); THENCE N 38°55'40" W A DISTANCE OF 175.50 FEET; THENCE N 45°04'59" W A DISTANCE OF 134.31 FEET; THENCE S 70°54'23" W A DISTANCE OF 77.22 FEET; THENCE S 88°26'21" W A DISTANCE OF 88.14 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 29°37'12" AND A RADIUS OF 518.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 268.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 68°44'26" W A DISTANCE OF 265.14 FEET), SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE,

CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 79°03'34" AND A RADIUS OF 62.03 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.57 FEET TO THE POINT OF CURVATURE OF A CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 86°30'33" W 78.95 FEET) , CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 29°32'58" AND A RADIUS OF 104.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 01°59'34" AND A RADIUS OF 2234.64 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 82°36'31" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 62°38'41" E A DISTANCE OF 131.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 91°36'50" AND A RADIUS OF 144.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 28°58'03" W A DISTANCE OF 74.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 56°47'36" AND A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 131.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 26°25'29" AND A RADIUS OF 227.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 67°48'53" W A DISTANCE OF 101.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 86°11'07" AND A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 10°53'40" AND A RADIUS OF 601.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 104°14'28" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 24°02'38" AND A RADIUS OF 530.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 86°47'49" AND A RADIUS OF 189.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 286.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 43°29'39" W A DISTANCE OF 91.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 82°30'10" AND A RADIUS OF 157.50 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 54°00'10" W A DISTANCE OF 157.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 105°35'45" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 06°37'12" AND A RADIUS OF 1340.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 92°01'56" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14°34'38" AND A RADIUS OF 665.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 169.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 68°17'04" AND A RADIUS OF 166.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID

CURVE A DISTANCE OF 198.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 26°34'37" AND A RADIUS OF 100.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 21°57'58" E A DISTANCE OF 13.30 FEET; THENCE N 38°04'31" W A DISTANCE OF 106.93 FEET; THENCE N 46°46'59" W A DISTANCE OF 98.41 FEET; THENCE N 55°57'20" W A DISTANCE OF 98.24 FEET; THENCE N 65°07'34" W A DISTANCE OF 98.24 FEET; THENCE N 73°45'49" W A DISTANCE OF 89.70 FEET; THENCE N 62°57'12" W A DISTANCE OF 70.73 FEET; THENCE N 45°03'03" W A DISTANCE OF 77.53 FEET; THENCE N 16°59'23" W A DISTANCE OF 74.56 FEET; THENCE N 10°42'56" E A DISTANCE OF 74.56 FEET; THENCE N 38°46'36" E A DISTANCE OF 77.53 FEET; THENCE N 44°54'08" W A DISTANCE OF 121.58 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 18°05'23" AND A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.61 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 39°44'51" W 102.19 FEET); THENCE N 59°17'51" W A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 02°33'13" AND A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.71 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 29°25'32" W 16.71 FEET); THENCE N 56°31'23" W A DISTANCE OF 9.97 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 39°42'30" AND A RADIUS OF 324.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 224.54 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S07°57'40"W 220.08 FEET); THENCE S79°10'49"W A DISTANCE OF 18.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FAIRWAY ROAD (80.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT, SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 72°13'02" AND A RADIUS OF 590.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 743.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N48°02'30"W 695.39 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N84°09'01"W A DISTANCE OF 136.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 89°02'54" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 38.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MARIGOLD AVENUE (150.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT; THENCE N04°53'53"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MARIGOLD AVENUE A DISTANCE OF 11.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 08°01'14" AND A RADIUS OF 3289.52 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 460.48 FEET TO A POINT ON THE SOUTHERLY LINE OF GREENWAY 1 AS SHOWN ON THE PLAT OF SAID GOLF VILLAS II AT POINCIANA, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N00°53'16"E 460.11 FEET); THENCE ALONG THE SOUTHERLY LINE OF SAID GREENWAY 1 THE FOLLOWING COURSES AND DISTANCES: N55°49'17"E, A DISTANCE OF 269.01 FEET; THENCE S84°51'03"E A DISTANCE OF 262.50 FEET TO A POINT ON THE EAST LINE OF SAID GREENWAY 1; THENCE N10°01'57"E ALONG THE EAST LINE OF SAID GREENWAY 1 AND ALONG THE EAST LINE OF TRACT A-1 AS SHOWN ON SAID PLAT OF GOLF VILLA II AT POINCIANA, A DISTANCE OF 764.20 FEET TO THE POINT OF BEGINNING. CONTAINING 177.61 ACRES MORE OR LESS.

LESS AND EXCEPT:

LOT 67, SOLIVITA – PHASE VIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 67; THENCE NORTH 72°52'04" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT, 125.38 FEET; THENCE SOUTH 17°02'52" EAST ALONG THE

NORTHEASTERLY LINE OF SAID LOT, SAME BEING THE SOUTHWESTERLY LINE OF TRACT P-E18 AS SHOWN ON SAID PLAT, 55.00 FEET; THENCE SOUTH 72°52'04" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 125.30 FEET; THENCE NORTH 17°07'56" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT, SAME BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SORRENTO ROAD AS SHOWN ON SAID PLAT, 55.00 FEET TO THE POINT OF BEGINNING. SAID LOT CONTAINS 6,894 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT:

LOT 117, SOLIVITA – PHASE VIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 117; THENCE NORTH 80°34'33" EAST ALONG THE NORTHERLY LINE OF SAID LOT, 131.58 FEET; THENCE SOUTH 11°36'32" EAST ALONG THE EASTERLY LINE OF SAID LOT, SAME BEING THE WESTERLY LINE OF TRACT G-4 AS SHOWN ON SAID PLAT, 55.04 FEET; THENCE SOUTH 80°34'33" WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 134.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 03°55'26" AND A CHORD OF 22.25 FEET THAT BEARS NORTH 07°27'44" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF VIZCAYA COURT AS SHOWN ON SAID PLAT, 22.26 FEET; THENCE NORTH 09°25'27" WEST CONTINUING ALONG SAID LOT LINE AND SAID RIGHT-OF-WAY LINE, 32.76 FEET TO THE POINT OF BEGINNING. SAID LOT CONTAINS 7,300 SQUARE FEET, MORE OR LESS.

ALSO INCLUDING:

DESCRIPTION: SOLIVITA – PHASE VIB

A PORTION OF BLOCKS 18 THROUGH 26, TRACT K-5, GREENWAY 1 (LYING SOUTHEASTERLY AND EASTERLY OF BLOCK 23), GREENWAY 1 (LYING BETWEEN BLOCKS 22 AND 23), GREENWAY 1 (LYING SOUTH OF BLOCK 26), GREENWAY 2 (LYING BETWEEN BLOCKS 24 AND 26), GREENWAY 3 (LYING BETWEEN BLOCKS 21 AND 22) AND A PORTION OF THE FOLLOWING PUBLICLY DEDICATED ROAD RIGHT-OF-WAYS (ALL 60-FOOT-WIDE): CART LANE, LONG COURT, SCORE DRIVE AND SPIKE DRIVE, OF THE REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1, VILLAGE 3, AS RECORDED IN PLAT BOOK 58, PAGES 31 THROUGH 38, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, (PLEASE NOTE THAT THE PORTIONS OF THE REPLAT OF A PORTION OF POINCIANA NEIGHBORHOOD 1, VILLAGE 3 PLAT DESCRIBED ABOVE WERE VACATED BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS AT THEIR JULY 27, 2005 MEETING) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 89°57'44" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 2472.78 FEET TO THE NORTHEAST CORNER OF GOLF VILLAS II AT POINCIANA, AS RECORDED IN PLAT BOOK 72, PAGES 16 THROUGH 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 10°01'57" WEST ALONG THE EAST LINE OF TRACT A-1 AS SHOWN ON SAID PLAT OF GOLF VILLA II AT POINCIANA AND ALONG THE EAST LINE OF GREENWAY 1 AS SHOWN ON SAID PLAT, 764.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GREENWAY 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 84°51'03" WEST, 262.50 FEET; THENCE SOUTH 55°49'17" WEST, 269.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 08°01'14" AND A RADIUS OF 3289.52 FEET, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MARIGOLD AVENUE AS SHOWN ON THE PLAT OF POINCIANA NEIGHBORHOOD 1 VILLAGE 3, AS RECORDED IN PLAT BOOK 52, PAGES 8 THROUGH 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 460.48 FEET TO THE POINT ON TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 00°53'16" WEST 460.11 FEET); THENCE SOUTH 04°53'53" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MARIGOLD AVENUE, 11.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL

ANGLE OF 89°02'54" AND A RADIUS OF 25.00 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 38.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FAIRWAY ROAD AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 84°09'01" EAST A DISTANCE OF 136.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 72°13'02" AND A RADIUS OF 590.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 743.65 FEET TO THE POINT OF BEGINNING: THENCE NORTH 79°10'56" EAST, 18.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EAST HAVING A RADIUS OF 324.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 07°57'40" EAST, 220.08 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°42'30", A DISTANCE OF 224.55 FEET; THENCE SOUTH 56°31'23" EAST, 9.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 375.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°25'32" EAST, 16.71 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°33'13", A DISTANCE OF 16.71 FEET; THENCE SOUTH 59°17'51" EAST, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 325.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 39°44'51" EAST, 102.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°05'23", A DISTANCE OF 102.61 FEET; THENCE SOUTH 44°54'08" EAST, 121.58 FEET; THENCE SOUTH 38°46'36" WEST, 77.53 FEET; THENCE SOUTH 10°42'56" WEST, 74.56 FEET; THENCE SOUTH 16°59'23" EAST, 74.56 FEET; THENCE SOUTH 45°03'03" EAST, 77.53 FEET; THENCE SOUTH 62°57'12" EAST, 70.73 FEET; THENCE SOUTH 73°45'49" EAST, 89.70 FEET; THENCE SOUTH 65°07'34" EAST, 98.24 FEET; THENCE SOUTH 55°57'20" EAST, 98.24 FEET; THENCE SOUTH 46°46'59" EAST, 98.41 FEET; THENCE SOUTH 38°04'31" EAST, 106.93 FEET; THENCE SOUTH 21°57'58" WEST, 13.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST HAVING A RADIUS OF 100.78 FEET, A CENTRAL ANGLE OF 26°34'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°31'13" WEST, 46.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 166.62 FEET AND A CENTRAL ANGLE OF 68°17'04"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 198.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTH HAVING A RADIUS OF 665.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 70°53'44" WEST, 168.73 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'38", A DISTANCE OF 169.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 92°01'56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EAST HAVING A RADIUS OF 1,340.56 FEET AND A CENTRAL ANGLE OF 06°37'12"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 105°35'45"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.15 FEET; THENCE NORTH 54°00'10" EAST, 157.26 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 157.50 FEET, A CENTRAL ANGLE OF 82°30'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°44'44" EAST, 207.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.79 FEET; THENCE SOUTH 43°29'39" EAST, 91.36 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WEST HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 86°47'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°05'45" EAST, 259.71 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 286.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 530.90 FEET AND A CENTRAL ANGLE OF 24°02'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 104°14'28"; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 601.00 FEET AND A CENTRAL ANGLE OF 10°53'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 86°11'07"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.21 FEET; THENCE NORTH 67°48'53" EAST, 101.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 227.90 FEET, A CENTRAL ANGLE OF 26°25'29", AND A CHORD BEARING AND DISTANCE OF NORTH 81°01'37" EAST, 104.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 132.50 FEET AND A CENTRAL ANGLE OF 56°47'36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.34 FEET; THENCE SOUTH 28°58'03" EAST, 74.32 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WEST HAVING A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 91°36'50", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°50'22" WEST, 206.49 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.25 FEET; THENCE SOUTH 62°38'47" WEST, 131.11 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 82°36'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°20'32" WEST, 66.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST HAVING A RADIUS OF 2234.64 FEET AND A CENTRAL ANGLE OF 01°59'34"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 104.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32°42'55" EAST, 53.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°32'58", A DISTANCE OF 54.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 62.03 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86°31'17" EAST, 78.95 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°04'28", A DISTANCE OF 85.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 518.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68°44'26" EAST, 265.14 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°37'12", A DISTANCE OF 268.11 FEET; THENCE NORTH 88°26'21" EAST, 88.14 FEET; THENCE NORTH 70°54'23" EAST, 77.22 FEET; THENCE SOUTH 45°04'59" EAST, 134.31 FEET; THENCE SOUTH 38°55'40" EAST, 175.50 FEET TO THE POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 405.60 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71°12'44" WEST, 329.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°51'29", A DISTANCE OF 338.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 43°07'10"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH HAVING A RADIUS OF 359.00 FEET AND A CENTRAL ANGLE OF 40°55'26"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.42 FEET; THENCE SOUTH 87°19'26" WEST, 12.72 FEET; THENCE SOUTH 20°03'14" WEST, 65.99 FEET; THENCE SOUTH 06°46'04" WEST, 65.11 FEET; THENCE SOUTH 79°52'10" EAST, 15.34 FEET; THENCE SOUTH 11°19'01" EAST, 119.72 FEET; THENCE SOUTH 07°48'58" EAST, 52.62 FEET; THENCE SOUTH 82°08'35" WEST, 273.79 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF FAIRWAY ROAD; THENCE NORTH 01°02'42" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 108.48 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WEST HAVING A RADIUS OF 1,790.51 FEET, A CENTRAL ANGLE OF 30°48'08", AND A CHORD BEARING AND DISTANCE OF NORTH 16°26'46" WEST, 951.03 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 962.58 FEET; THENCE NORTH 31°50'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 414.62 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EAST HAVING A RADIUS OF 1,660.00 FEET, A CENTRAL ANGLE OF 24°16'23", AND A CHORD

BEARING AND DISTANCE OF NORTH 19°42'38" WEST, 698.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 703.25 FEET; THENCE NORTH 07°34'27" WEST, 566.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WEST HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 04°21'33", AND A CHORD BEARING AND DISTANCE OF NORTH 09°45'13" WEST, 44.88 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 44.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.03 ACRES, MORE OR LESS.

LESS AND EXCEPT:

LOT 31, SOLIVITA – PHASE VIB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGES 14 THROUGH 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE NORTH 57°47'34" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AMALFI LANE AS SHOWN ON SAID PLAT, 80.00 FEET; THENCE SOUTH 32°15'06" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 143.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 530.90 FEET, A CENTRAL ANGLE OF 08°40'30" AND A CHORD OF 80.30 FEET THAT BEARS SOUTH 60°45'09" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHWESTERLY LINE OF TRACT P-E3, SOLIVITA – PHASE VIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 80.38 FEET; THENCE NORTH 32°10'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 139.60 FEET TO THE POINT OF BEGINNING. SAID LOT CONTAINS 11,429 SQUARE FEET, MORE OR LESS.

ALL TOGETHER CONTAINING A TOTAL ACREAGE OF 3239.728 ACRES.

*Specific Authority 190.005, 190.046 FS. Law Implemented 190.004, 190.005, 190.046 FS. History–New 11-1-99, Amended 6-18-08.*

# SECTION VIII

# SECTION A



**PRELIMINARY FIRST AMENDMENT TO  
MASTER ASSESSMENT METHODOLOGY  
POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT  
AND POINCIANA WEST COMMUNITY  
DEVELOPMENT DISTRICT RECREATION  
FACILITIES CONSTRUCTION &  
ACQUISITION REGARDING  
UNDEVELOPED LAND IN POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

July 18, 2018

Prepared for:  
Members of the Boards of Supervisors,  
Poinciana Community Development District  
Poinciana West Community Development District

Prepared by:  
Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817

---

**PRELIMINARY FIRST AMENDMENT TO MASTER ASSESSMENT METHODOLOGY  
POINCIANA COMMUNITY DEVELOPMENT DISTRICT  
AND POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT  
RECREATION FACILITIES CONSTRUCTION & ACQUISITION  
REGARDING UNDEVELOPED LAND IN THE POINCIANA COMMUNITY DEVELOPMENT  
DISTRICT**

July 18, 2018

---

**A. Purpose**

This First Amendment to the Master Assessment Methodology ("First Amendment") dated July 18, 2018 amends and updates the "Master Assessment Methodology" dated December 13, 2017 ("Master Methodology") which provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Poinciana Community Development District ("PCDD") to fund the Recreational Facilities Construction and Acquisition ("RFA") for the PCDD and Poinciana West Community Development District ("PWCDD," and collectively the "Districts"). The assessments previously levied on the lands within the PWCDD are unaffected by this First Amendment. The assessments previously levied on the platted and developed lots within the PCDD are unaffected by this First Amendment. This First Amendment is intended to address two issues, both of which relate solely to the assessments levied on undeveloped lands within the PCDD. First, it has been brought to the District's attention that some of the parcel identification numbers for the undeveloped land included in the Master Methodology were outdated or incorrect. Second, 122 lots previously designated in the Master Methodology as unplatted have been platted. Consequently, this First Amendment provides updates with respect to the identity, acreage and unit counts of the undeveloped parcels and recognizes the platting of 122 lots.

**B. Amended and Restated Section 3.3, including Tables 5 and 6**

Section 3.3, including Tables 5 and 6, of the Master Methodology is hereby amended and restated, and replaced in its entirety with the following:

### 3.3 True-Up Mechanism

In order to assure that the assessment debt will not build up on the unplatted land within the PCDD, the PCDD shall conduct the following true-up test at the time of the approval of each plat and/or site plan. No true-up obligation is applicable to PWCDD because it is completely platted. The test is that the debt per acre remaining on the undeveloped, developable land is never allowed to increase above the initial maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the par amount of the bonds issued divided by the total number of planned units within the Districts, which is \$17,072.39 per unit. Phase 5A has now been platted into 122 lots, thereby reducing the number of unplatted units from 833 in the Master Methodology to 711. The principal per unit was then multiplied by the remaining 711 units planned for the 147-remaining net developable unplatted acres, which results in a principal assessment per remaining unplatted developable acre of \$82,843.

The allocation of the 147-remaining net developable unplatted acres among the parcels listed in Table 5 is based upon the best information available at this time and is subject to change over time as development proceeds within the PCDD. However, the true-up calculation is always based on the total 147-remaining net developable unplatted acres. As outlined in Table 5, there are 711 planned units remaining to be developed within these 147 acres. This produces a remaining unit per net developable unplatted acre count of 4.85 and an initial principal assessment per remaining net developable unplatted acre of \$82,843.

**Table 5. True-Up Threshold**

Unassigned Units	711
Total Net Unplatted Acres	146.52
Units/Net Acre	4.85
Maximum Bonds Principal/Net Acre	\$82,843.14

The developable property that currently remains unplatted will be the subject of a true-up analysis for the principal assessment assignment. An examination of the remaining net developable unplatted acres with anticipated lot counts and net acreages is found in Table 6.

**Table 6. Parcels Within District – Initial Net Developable Acreage Assessments\***

Phase Name	Anticipated Lot Count	Parcel ID	Parcel ID Net Acreage*	% of Undev. Acres	Bond Principal Assessment per Parcel(s)
5B	129	282715933579001260			
5C & D	242	282715933579001260	88.94	60.7%	\$7,368,400
5E(S)	66	282715933579001260			
5E(W)	77	282714933541004170	20.07	13.7%	\$1,662,579
5H	165	282714933530001000	33.43	22.8%	\$2,769,488
<u>1G</u>	<u>32</u>	<u>282714933541004050</u>	<u>4.08</u>	<u>2.8%</u>	<u>\$338,000</u>
Total Unplatted Lots	711	Total Unplatted Lots	146.52	100.0%	\$12,138,466

\*Vacant lands are located only in the PCDD (net acreages are estimates); PWCDD has fulfilled the platting of all its residential units

Thus, each net developable unplatted acre is assigned a principal assessment of \$82,843 at the time of the adoption of this First Amendment. As outlined above, the assignment of Series 2019 Bonds assessments to the 147 unplatted developable acres within the PCDD will convert from an acreage to an ERU basis when some or all the acreage has been included in a plat or approved site plan. Units assigned an assessment by the PCDD to a parcel pursuant to one of these two steps will be subtracted proportionately from the remaining unplatted developable acreage.

Future plats and site plans for the remaining 147 net developable unplatted acres must absorb at least 4.85 units per acre. Plats or site plans which reduce the unit density on the remaining net developable unplatted acreage below 4.85 units per acre shall trigger a true-up payment. However, a true-up payment may be suspended at the PCDD's sole discretion if the property owner can demonstrate to the PCDD, and the PCDD finds in its sole discretion, that all necessary land use approvals, including applicable zoning, can reasonably and economically support a density lower than 4.85 units per remaining net developable unplatted acre based on the totality of the remaining development program.

If additional land, not currently subject to the debt assessments, is developed in such a manner as to receive special benefit from the Districts' RFA, it is contemplated that the Methodology will be re-applied to include such new parcels. The additional land, as a result of applying the Methodology, will be allocated an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.

### **C. Amended and Restated Assessment Roll**

Based on the modifications discussed above, Exhibit A to the Master Methodology is amended and replaced with "Exhibit "A" attached hereto.

### **D. Reference**

All references to "Methodology" in the "Master Methodology" shall mean the Master Methodology, as amended by this First Amendment.

EXHIBIT "A"  
Amended and Restated Assessment Roll



























































COMMUNITY	PARCEL ID	PROF DSCR1	Units	Acres	Phase	Assessment Area	Series 2017 RFA Bond Principal Per Unit	RFA Debt Assessment (net)	RFA Debt Assessment (gross)
Ponciana	262714833546000210	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000220	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000230	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000240	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000250	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000260	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000270	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000280	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000290	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000300	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000310	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000320	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000330	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000340	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000350	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000360	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000370	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000380	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000390	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000400	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000410	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000420	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000430	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000440	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000450	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18
Ponciana	262714833546000460	SOLVITA PHASE IH - UNIT 2 PB 154 PG 41-42	1		1H	2	\$17,072.39	\$946.91	\$1,018.18































































COMMUNITY	PARCEL ID	PROF DSCR1	Units	Acres	Phase	Assessment Area	Series 2017 REA Bond Principal Per Unit	REA Debt Assessment (net)	REA Debt Assessment (Gross)
Poinciana West	28271683361200350	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200360	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200370	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200380	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200390	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200400	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200410	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200420	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200430	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200440	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200450	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200460	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200470	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200480	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200490	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200500	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200510	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200520	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200530	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200540	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200550	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200560	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200570	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200580	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200590	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18
Poinciana West	28271683361200600	SOLVITA PHASE 7E - UNIT 2 PB 155 PG 13-16	1		7E	2	\$17,072.39	\$946.91	\$1,018.18



























# SECTION B

## RESOLUTION 2018-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT DECLARING AND REALLOCATING CERTAIN SPECIAL ASSESSMENTS ON CERTAIN PROPERTY DESIGNATED AS UNDEVELOPED IN THE MASTER METHODOLOGY; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED AND REALLOCATED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors of the Poinciana Community Development District (the "Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Amenity Improvements") described in the *Amenity Facility Engineering Report* dated December 13, 2017 (the "Improvement Plan"), attached hereto as **Exhibit A**; and

**WHEREAS**, the District adopted a *Master Assessment Methodology Poinciana Community Development District and Poinciana West Community Development District Recreation Facilities Construction and Acquisition* dated December 13, 2017 ("Master Methodology"), attached hereto as **Exhibit B** which allocated special assessments to secure the bonds anticipated to be issued to fund the Improvement Plan; and

**WHEREAS**, the District levied special assessments by adoption of Resolution 2018-07 ("Assessments"); and

**WHEREAS**, it has been brought to the District's attention that certain of the parcel identification numbers for undeveloped land solely owned by Avatar Properties, Inc. ("Avatar") and listed in the Master Methodology are outdated or incorrect; and

**WHEREAS**, it has been brought to the District's attention that 122 residential lots have been platted by Avatar in Phase 5A and such platting was not reflected in the Master Methodology; and

**WHEREAS**, Avatar has requested the District adopt an amendment to the Master Methodology to correct the parcel identification numbers and to incorporate the platting of the 122 lots in Phase 5A, and thus reallocate certain of the assessments identified in the Master Methodology as levied against undeveloped lands (“Reallocated Assessments”); and

**WHEREAS**, the District’s assessment consultant has prepared a *Preliminary First Amendment to Master Assessment Methodology Poinciana Community Development District and Poinciana West Community Development District Recreation Facilities Construction and Acquisition Regarding Undeveloped Land in Poinciana Community Development District* dated July 18, 2018 (“First Amendment,” together with the Master Methodology, the “Methodology”), attached hereto as **Exhibit C**; and

**WHEREAS**, the First Amendment corrects the parcel identification numbers of the undeveloped land owned by Avatar Properties, Inc. by: a) adding to Table 6 and the Assessment Roll parcel identification number 28-27-15-933579-001260, b) removing parcel identification numbers 28-27-14-933530-042000 and 28-27-14-933543-001730 from Table 6 and the Assessment Roll, c) adjusting the acreage and initial principal debt assessments per acre for the undeveloped lands based on current information, and d) setting forth the amounts of the Reallocated Assessments; and

**WHEREAS**, the First Amendment also recognizes the platting of the 122 lots in Phase 5A; and

**WHEREAS**, the First Amendment does not change the assessments levied in Resolution 2018-07 against platted lots within the District; and

**WHEREAS**, the First Amendment does not change the assessments levied by the Board of Supervisors of the Poinciana West Community Development District (“PWCDD”) pursuant to PWCDD Resolution 2018-05 against lots within the PWCDD; and

**WHEREAS**, the First Amendment does not alter the methodology for assessment allocation and imposition of assessments contained in the Master Methodology nor does it alter the methodology for true-up analysis; and

**WHEREAS**, the District is empowered by Chapter 190, Florida Statutes, the *Uniform Community Development District Act*, Chapter 170, Florida Statutes, *Supplemental and Alternative Method of Making Local Municipal Improvements*, and Chapter 197, Florida Statutes, *Tax Collections, Sales, and Liens*, to levy and reallocate assessments; and

**WHEREAS**, the District hereby determines that the special assessments included in the Master Methodology, as proposed to be reallocated by the First Amendment, will not exceed the benefits to the property improved; and

**WHEREAS**, the District determines it is in the best interests of the District, its property owners and residents to reallocate certain of the Assessments identified in the Master

Methodology as levied against undeveloped lands and levy the Reallocated Assessments, as set forth in the First Amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The Assessments were levied, and a certain portion of the Assessments identified in the Master Methodology as levied against undeveloped lands shall be reallocated, and the Reallocated Assessments shall be imposed to defray a portion of the costs of the Amenity Improvements.

2. The nature and general location of the Amenity Improvements that have been or will be constructed, installed and/or acquired are more specifically described in the Improvement Plan, which plan is attached hereto as Exhibit A and on file at the offices of the District Manager, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District Records Office").

3. The total estimated cost of the Amenity Improvements to be funded by the bonds remains unchanged at \$84,085,543. No change is made to the allocation of the costs of the Amenity Improvements between the District and the PWCDD, as set forth in Resolution 2018-02 and Resolution 2018-07.

4. The Assessments, as reallocated, will defray approximately \$95,520,000 in costs to construct, install and/or acquire a portion of the Improvements, inclusive of financing-related costs, capitalized interest and debt service reserve, but exclusive of interest, penalties and collection costs. This amount is unchanged from Resolutions 2018-02 and 2018-07.

5. The manner in which the Assessments, as reallocated, shall be apportioned, reallocated and paid as set forth within Exhibits B and C attached hereto and on file at the District Records Office.

6. The Assessments, as reallocated, are and shall be levied on lots and lands within the District which are adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and such Assessments, as reallocated, are further designated by the assessment plat hereinafter provided for.

7. There is on file at the District Records Office, an assessment roll and map showing the area to be assessed, with certain plans and specifications describing the Improvements and the costs thereof, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments, as reallocated, are confirmed, the Assessments, as reallocated, shall be paid in accordance with the Methodology, but in no event in more annual installments than allowed for by law. The Assessments, as reallocated, may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the

uniform method of collecting the Assessments, as reallocated, is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments, as reallocated, may be collected as otherwise permitted by law.

9. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of levying and reallocating the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, the amount thereof to be assessed against each property as improved, and the adoption of the First Amendment.

10. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of July, 2018.

ATTEST:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Asst. Secretary

\_\_\_\_\_  
Chairman

Exhibit A: *Amenity Facility Engineering Report* dated December 13, 2017  
Exhibit B: *Master Methodology* dated December 13, 2017  
Exhibit C: *Preliminary First Amendment to Master Methodology* dated July 18, 2018

# **AMENITY FACILITY ENGINEERING REPORT**

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

**Prepared for:**

**Poinciana Community Development District  
313 Campus Street  
Celebration, Florida 34747**

**Prepared by:**

**ATKINS**

**482 South Keller Road  
Orlando, Florida 32810**

**December 13, 2017**

## TABLE OF CONTENTS

	<u>Page</u>
<b>LIST OF TABLES</b> .....	ii
<b>LIST OF FIGURES</b> .....	ii
<b>APPENDICES</b> .....	ii
<b>Section 1 INTRODUCTION</b> .....	1-1
<b>1.1 INTRODUCTION</b> .....	1-1
<b>Section 2 THE DEVELOPMENT DESCRIPTION</b> .....	2-1
<b>2.1 GENERAL</b> .....	2-1
<b>Section 3 DISTRICT AMENITY FACILITIES</b> .....	3-1
<b>3.1 GENERAL</b> .....	3-1
<b>3.2 EXISTING AMENITY FACILITIES</b> .....	3-2
<b>3.2.1 #1 Riviera Spa &amp; Fitness Center/Indoor Pool &amp; Track</b> .....	3-4
<b>3.2.2 #2 Waterfront Galleries/Café</b> .....	3-6
<b>3.2.3 #3 Mosaics Restaurant &amp; Starlight Ballroom</b> .....	3-8
<b>3.2.4 #4 Bell Tower</b> .....	3-10
<b>3.2.5 #5 Freedom Park</b> .....	3-11
<b>3.2.6 #6 Palms Amenity Complex</b> .....	3-12
<b>3.2.7 #7 Rainbow Lakes #1 Community Pool &amp; Cabana</b> .....	3-14
<b>3.2.8 #8 Rainbow Lakes #2 Community Pool &amp; Cabana</b> .....	3-15
<b>3.2.9 #9 Candlewood Community Pool &amp; Cabana</b> .....	3-16
<b>3.2.10 #10 Capri Community Pool &amp; Cabana</b> .....	3-17
<b>3.2.11 #11 Terra Vista #1 Community Pool &amp; Cabana</b> .....	3-18
<b>3.2.12 #12 Terra Vista #2 Community Pool &amp; Cabana</b> .....	3-19
<b>3.2.13 #13 Flora Vista #1 Community Pool &amp; Cabana</b> .....	3-20
<b>3.2.14 #14 Flora Vista #2 Community Pool &amp; Cabana</b> .....	3-21
<b>3.2.15 #15 Lago Vista Community Pool &amp; Cabana</b> .....	3-22
<b>3.2.16 #16 Venezia Facility</b> .....	3-23
<b>3.2.17 #17 Bella Viana Pool and Cabana</b> .....	3-24
<b>3.3 POTENTIAL NEW CAPITAL FACILITIES</b> .....	3-25
<b>3.3.1 #1 Reconstructed Waterfront Galleries/Café</b> .....	3-27
<b>3.3.2 #2 Reconstructed Mosaics Restaurant &amp; Starlight Ballroom</b> .....	3-29
<b>3.3.3 #3 New Performing Arts Building</b> .....	3-31
<b>3.3.4 #4 New Health and Fitness Center</b> .....	3-33
<b>Section 4 ENGINEER'S CERTIFICATION</b> .....	4-1
<b>4.1 ENGINEER'S CERTIFICATION</b> .....	4-1

## LIST OF TABLES

<u>Table</u>	<u>Title</u>	<u>Page</u>
Table 1	- ABSORPTION SCHEDULE – PCDD AND PWCDD.....	2-1
Table 2	-PROPOSED IMPROVEMENTS COSTS SUMMARY TABLE.....	3-1

## LIST OF FIGURES

<u>Figure</u>	<u>Title</u>	<u>Page</u>
Figure 1	– LOCATION MAP .....	1-2
Figure 2	– SOLIVITA MASTER PLAN .....	1-3
Figure 3	- OVERALL MASTER PLAN WITH FACILITIES .....	3-3
Figure 4	- OVERALL CAPITAL IMPROVEMENTS EXHIBIT .....	4-26

## APPENDICES

<b>APPENDIX A – SURVEYS .....</b>	<b>A-1</b>
<b>Village Center Surveys.....</b>	<b>A-2</b>
<b>Palms Amenity Complex .....</b>	<b>A-3</b>
<b>Rainbow Lakes #1 Community Pool &amp; Cabana.....</b>	<b>A-4</b>
<b>Rainbow Lakes #2 Community Pool &amp; Cabana.....</b>	<b>A-5</b>
<b>Candlewood Community Pool &amp; Cabana .....</b>	<b>A-6</b>
<b>Capri Community Pool &amp; Cabana.....</b>	<b>A-7</b>
<b>Terra Vista #1 Community Pool &amp; Cabana.....</b>	<b>A-8</b>
<b>Terra Vista #2 Community Pool &amp; Cabana.....</b>	<b>A-9</b>
<b>Flora Vista #1 Community Pool &amp; Cabana .....</b>	<b>A-10</b>
<b>Flora Vista #2 Community Pool &amp; Cabana .....</b>	<b>A-11</b>
<b>Lago Vista Community Pool &amp; Cabana .....</b>	<b>A-12</b>
<b>Venezia Facility/Two (2) Tennis Courts, Community Pool &amp; Cabana.....</b>	<b>A-13</b>
<b>Bella Vianna Pool &amp; Cabana .....</b>	<b>A-14</b>
<b>Solivita Club Phase 5 Proposed .....</b>	<b>A-15</b>
<b>Appendix B – Opinion of Costs .....</b>	<b>B-1</b>
<b>Appendix C – Solivita Fitness Sample Renderings.....</b>	<b>C-1</b>

**Section 1**  
**INTRODUCTION**

**1.1 INTRODUCTION**

Solivita is a planned mixed-use development in northeast Polk County along the Polk and Osceola County border. Solivita is a self-contained portion of the overall Poinciana Planned Development in Osceola and Polk Counties, which was master-planned in the 1970s and has been under continuous development since. There are over 50,000 residents now living in Poinciana. Location map shown in Figure 1-1.

Solivita is being developed as an active adult community consisting of single- and multi-family dwellings, a town center, golf course, and numerous parks and recreation facilities. Solivita is comprised of two villages; i.e., Solivita and Solivita West. Solivita is being constructed in several phases spanning approximately 15 years. Future phases of Solivita are owned by Avatar Properties, Inc., the Developer. The current Solivita Master Plan is illustrated in Figure 1-2.

Solivita has 4,187.56 acres and is comprised of two separate and distinct Community Development Districts, namely, Poinciana Community Development District or PCDD (3,240.65 acres) and Poinciana West Community Development District or PWCDD (949 acres). The PCDD was established November 1, 1999 and the PWCDD was established October 6, 2006 by rule of the Florida Land and Water Adjudicatory Commission and Polk County, Florida, respectively pursuant to the provisions of Chapter 190, Florida Statutes. These CDD's provides an efficient mechanism for managing and financing the public infrastructure associated with the planning and development of Solivita.

A proposed interlocal agreement between the PCDD and PWCDD gives the ability to the PCDD to act on behalf of both districts as it relates to the acquisition, management and development of recreational facilities. It is proposed that certain recreational facilities will be acquired by the PCDD from the developer, Avatar Properties, Inc. Through the interlocal agreement between the PCDD and PWCDD and funded by proposed bonds, the PCDD is acquiring recreational facilities within the PCDD and PWCDD boundaries and proposing additional capital improvements.

This Engineering Report provides a general description of the existing infrastructure to be acquired by the PCDD. It also provides a general description of the proposed capital improvements to the project.

ORLANDO



Walt Disney World



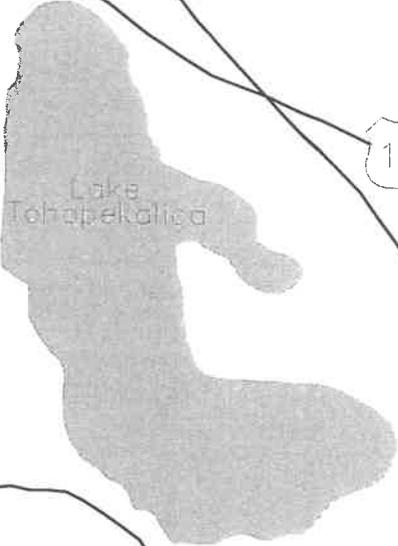
KISSIMMEE

To Tampa



Poinciana Blvd

Pleasant Hills Rd



ST. CLOUD

Marigold Ave



Pleasant Hill Rd



To Miami



Cypress Pky

PROJECT SITE

OSCEOLA COUNTY

POLK COUNTY



NOT TO SCALE



Hatchineha Rd



ATKINS

SOLIVITA  
LOCATION MAP

7-13-16

SOLIVITA EAST GOLF MAINTENANCE FACILITY

CYPRESS PARKWAY

PRELUDA COUNTY PARK COUNTY

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 1E

PHASE 1F

PHASE 1G

PHASE 1H

PHASE 1I

PHASE 1J

PHASE 1K

PHASE 1L

PHASE 1M

PHASE 1N

PHASE 1O

PHASE 1P

PHASE 1Q

PHASE 1R

PHASE 1S

PHASE 1T

PHASE 1U

PHASE 1V

PHASE 1W

PHASE 1X

PHASE 1Y

PHASE 1Z

PHASE 2A

PHASE 2B

PHASE 2C

PHASE 2D

PHASE 2E

PHASE 2F

PHASE 2G

PHASE 2H

PHASE 2I

PHASE 2J

PHASE 2K

PHASE 2L

PHASE 2M

PHASE 2N

PHASE 2O

PHASE 2P

PHASE 2Q

PHASE 2R

PHASE 2S

PHASE 2T

PHASE 2U

PHASE 2V

PHASE 2W

PHASE 2X

PHASE 2Y

PHASE 2Z

PHASE 3A

PHASE 3B

PHASE 3C

PHASE 3D

PHASE 3E

PHASE 3F

PHASE 3G

PHASE 3H

PHASE 3I

PHASE 3J

PHASE 3K

PHASE 3L

PHASE 3M

PHASE 3N

PHASE 3O

PHASE 3P

PHASE 3Q

PHASE 3R

PHASE 3S

PHASE 3T

PHASE 3U

PHASE 3V

PHASE 3W

PHASE 3X

PHASE 3Y

PHASE 3Z

PHASE 4A

PHASE 4B

PHASE 4C

PHASE 4D

PHASE 4E

PHASE 4F

PHASE 4G

PHASE 4H

PHASE 4I

PHASE 4J

PHASE 4K

PHASE 4L

PHASE 4M

PHASE 4N

PHASE 4O

PHASE 4P

PHASE 4Q

PHASE 4R

PHASE 4S

PHASE 4T

PHASE 4U

PHASE 4V

PHASE 4W

PHASE 4X

PHASE 4Y

PHASE 4Z

PHASE 5A

PHASE 5B

PHASE 5C

PHASE 5D

PHASE 5E

PHASE 5F

PHASE 5G

PHASE 5H

PHASE 5I

PHASE 5J

PHASE 5K

PHASE 5L

PHASE 5M

PHASE 5N

PHASE 5O

PHASE 5P

PHASE 5Q

PHASE 5R

PHASE 5S

PHASE 5T

PHASE 5U

PHASE 5V

PHASE 5W

PHASE 5X

PHASE 5Y

PHASE 5Z

PHASE 6A

PHASE 6B

PHASE 6C

PHASE 6D

PHASE 6E

PHASE 6F

PHASE 6G

PHASE 6H

PHASE 6I

PHASE 6J

PHASE 6K

PHASE 6L

PHASE 6M

PHASE 6N

PHASE 6O

PHASE 6P

PHASE 6Q

PHASE 6R

PHASE 6S

PHASE 6T

PHASE 6U

PHASE 6V

PHASE 6W

PHASE 6X

PHASE 6Y

PHASE 6Z

PHASE 7A

PHASE 7B

PHASE 7C

PHASE 7D

PHASE 7E

PHASE 7F

PHASE 7G

PHASE 7H

PHASE 7I

PHASE 7J

PHASE 7K

PHASE 7L

PHASE 7M

PHASE 7N

PHASE 7O

PHASE 7P

PHASE 7Q

PHASE 7R

PHASE 7S

PHASE 7T

PHASE 7U

PHASE 7V

PHASE 7W

PHASE 7X

PHASE 7Y

PHASE 7Z

PHASE 8A

PHASE 8B

PHASE 8C

PHASE 8D

PHASE 8E

PHASE 8F

PHASE 8G

PHASE 8H

PHASE 8I

PHASE 8J

PHASE 8K

PHASE 8L

PHASE 8M

PHASE 8N

PHASE 8O

PHASE 8P

PHASE 8Q

PHASE 8R

PHASE 8S

PHASE 8T

PHASE 8U

PHASE 8V

PHASE 8W

PHASE 8X

PHASE 8Y

PHASE 8Z

PHASE 9A

PHASE 9B

PHASE 9C

PHASE 9D

PHASE 9E

PHASE 9F

PHASE 9G

PHASE 9H

PHASE 9I

PHASE 9J

PHASE 9K

PHASE 9L

PHASE 9M

PHASE 9N

PHASE 9O

PHASE 9P

PHASE 9Q

PHASE 9R

PHASE 9S

PHASE 9T

PHASE 9U

PHASE 9V

PHASE 9W

PHASE 9X

PHASE 9Y

PHASE 9Z

PHASE 10A

PHASE 10B

PHASE 10C

PHASE 10D

PHASE 10E

PHASE 10F

PHASE 10G

PHASE 10H

PHASE 10I

PHASE 10J

PHASE 10K

PHASE 10L

PHASE 10M

PHASE 10N

PHASE 10O

PHASE 10P

PHASE 10Q

PHASE 10R

PHASE 10S

PHASE 10T

PHASE 10U

PHASE 10V

PHASE 10W

PHASE 10X

PHASE 10Y

PHASE 10Z

PHASE 11A

PHASE 11B

PHASE 11C

PHASE 11D

PHASE 11E

PHASE 11F

PHASE 11G

PHASE 11H

PHASE 11I

PHASE 11J

PHASE 11K

PHASE 11L

PHASE 11M

PHASE 11N

PHASE 11O

PHASE 11P

PHASE 11Q

PHASE 11R

PHASE 11S

PHASE 11T

PHASE 11U

PHASE 11V

PHASE 11W

PHASE 11X

PHASE 11Y

PHASE 11Z

PHASE 12A

PHASE 12B

PHASE 12C

**Section 2**  
**THE DEVELOPMENT DESCRIPTION**

**2.1 GENERAL**

The PCDD, pursuant to the provisions of Chapter 190, Florida Statutes, was established by rule of the Florida Land and Water Adjudicatory Commission effective November 1, 1999. The PCDD consists of, after the 2008 boundary amendment, approximately 3,240 acres; and the PWCDD, likewise established on October 6, 2006 consists of 949 acres. The lot development schedule for the land within the PCDD and PWCDD are provided in Table 2-1 and Table 2-2. All future lot development assumptions were provided by the developer.

The portion of Solivita within the PCDD and PWCDD consists of several villages inspired by community based design principles and includes single and multi-family residences, central community recreation complex, neighborhood recreation areas, commercial town center area, golf course and various biking and pedestrian trails. The master plan for the remaining phases is shown on Figure 1-2. In general, the development program within the community consists of approximately 5,589 residential units, an 18-hole golf courses and other non-residential space.

**Table 1 - ABSORPTION SCHEDULE – PCDD AND PWCDD**

<b>Solivita Clubhouse</b>								
<b>Income Statement - Sale of Assets</b>								
<b>At 12/31/16</b>								
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>Lots Owned by Avatar Properties, Inc.</b>	<b>1116</b>	<b>878</b>	<b>636</b>	<b>422</b>	<b>212</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Prospected Sales</b>	<b>215</b>	<b>238</b>	<b>242</b>	<b>214</b>	<b>210</b>	<b>212</b>	<b>-</b>	<b>-</b>
<b>PCDD</b>	<b>115</b>	<b>137</b>	<b>171</b>	<b>214</b>	<b>210</b>	<b>212</b>	<b>-</b>	<b>-</b>
<b>PWCDD</b>	<b>100</b>	<b>101</b>	<b>71</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(1) Year 2023 – 5,589 total closings by developer

**Section 3**  
**DISTRICT AMENITY FACILITIES**

**3.1 GENERAL**

As noted previously, the PCDD is acquiring existing community amenity facilities as well as obtaining financing to make improvements with new recreational facilities within the district. The initial gross purchase price is \$72.9 million to transfer the existing community amenity facilities listed in the purchase and sale agreement. As part of the transfer, the PCDD is acquiring personal property within the existing facilities. An inventory of personal property is available in the public record.

Additionally, the PCDD is seeking financing for \$11.2 million in additional capital improvements within the community. Table 2 below is a summary of the estimated costs associated with the proposed improvements. A more detailed opinion of costs is provided in Appendix B – Opinion of Costs. The following sections identify the existing facilities to be acquired and the proposed improvements.

**Table 2 –PROPOSED IMPROVEMENTS COSTS SUMMARY TABLE**

**Opinion of Costs**  
**Solivita Proposed Improvements**

Facility	Approximate Cost
Proposed Performing Arts Building	\$ 6,960,000
Proposed Health and Wellness Complex (Phase 5)	\$ 3,120,000
Reconstructed Mosaics Restaurant and Starlight Ballroom	\$ 1,190,000
Reconstructed Waterfront Café and Arts and Crafts REMODEL	\$ 660,000
Sub-total	\$ 11,930,000
20% Contingency and other Soft Costs	\$ 2,386,000
Sub-total	\$ 14,316,000

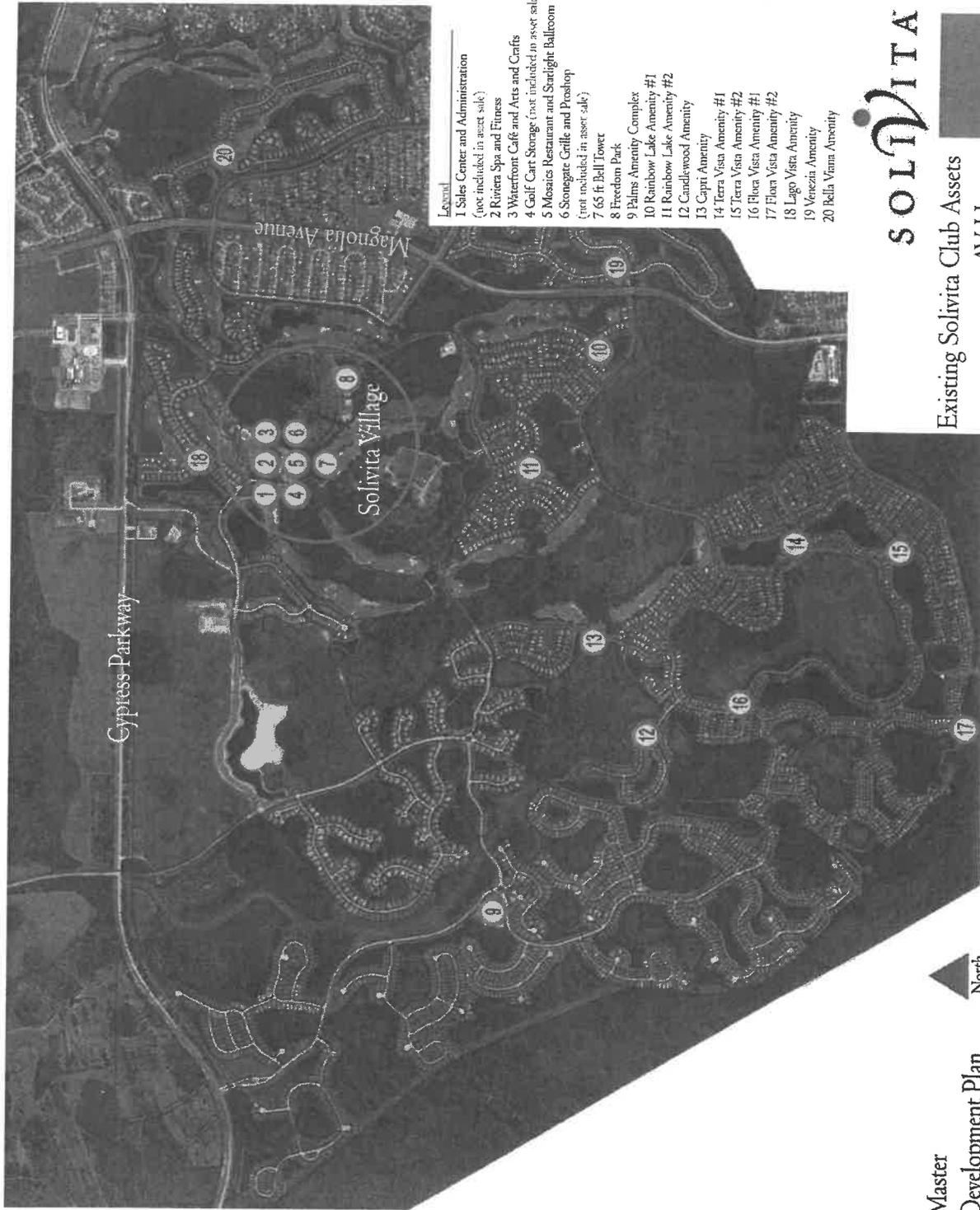
1. The CDD Boards have not yet approved any specific construction or reconstruction activities.
2. It is currently proposed that \$11.2 million from the proceeds of the Special Assessment Bonds will fund the construction and/or reconstruction of all or a portion of the improvements listed above. It is anticipated that the CDD Boards will continue to refine both the components comprising the improvements to be funded with the Special Assessment Bonds and the cost estimates set forth above.

### **3.2 EXISTING AMENITY FACILITIES**

A total of 17 existing facilities will be acquired from Avatar Properties, Inc.. The facilities were timed in phases with the development and were constructed from 2001-2009. Surveys for the properties are included in Appendix A. Inspections for each of the properties is documented in a Property Condition Assessment, prepared by Delta Engineering & Inspections, Inc., available in public record.

These facilities include:

1. Rivera Spa & Fitness Center/Indoor Pool & Track
2. Waterfront Galleries/Café
3. Mosaics Restaurant & Starlite Ballroom
4. 65' Bell Tower
5. Freedom Park
6. Palms Amenity Complex
7. Rainbow Lakes #1 Community Pool & Cabana
8. Rainbow Lakes #2 Community Pool & Cabana
9. Candlewood Community Pool & Cabana
10. Capri Community Pool & Cabana
11. Terra Vista #1 Community Pool & Cabana
12. Terra Vista #2 Community Pool & Cabana
13. Flora Vista #1 Community Pool & Cabana
14. Flora Vista #2 Community Pool & Cabana
15. Lago Vista Community Pool & Cabana
16. Venezia Facility/Two (2) Tennis Courts, Community Pool & Cabana
17. Bella Vianna Pool & Cabana



- Legend**
- 1 Sales Center and Administration (not included in asset sale)
  - 2 Riviera Spa and Fitness
  - 3 Waterfront Cafe and Arts and Crafts
  - 4 Golf Cart Storage (not included in asset sale)
  - 5 Mosaics Restaurant and Starlight Ballroom
  - 6 Stonegate Grille and Proshop (not included in asset sale)
  - 7 65 ft Bell Tower
  - 8 Freedom Park
  - 9 Palms Amenity Complex
  - 10 Rainbow Lake Amenity #1
  - 11 Rainbow Lake Amenity #2
  - 12 Candlewood Amenity
  - 13 Capri Amenity
  - 14 Terra Vista Amenity #1
  - 15 Terra Vista Amenity #2
  - 16 Flora Vista Amenity #1
  - 17 Flora Vista Amenity #2
  - 18 Lago Vista Amenity
  - 19 Venezia Amenity
  - 20 Bella Vianna Amenity

Master  
Development Plan



North

**SOLIVITA**

Existing Solivita Club Assets  
AV Homes  
Solivita, Florida

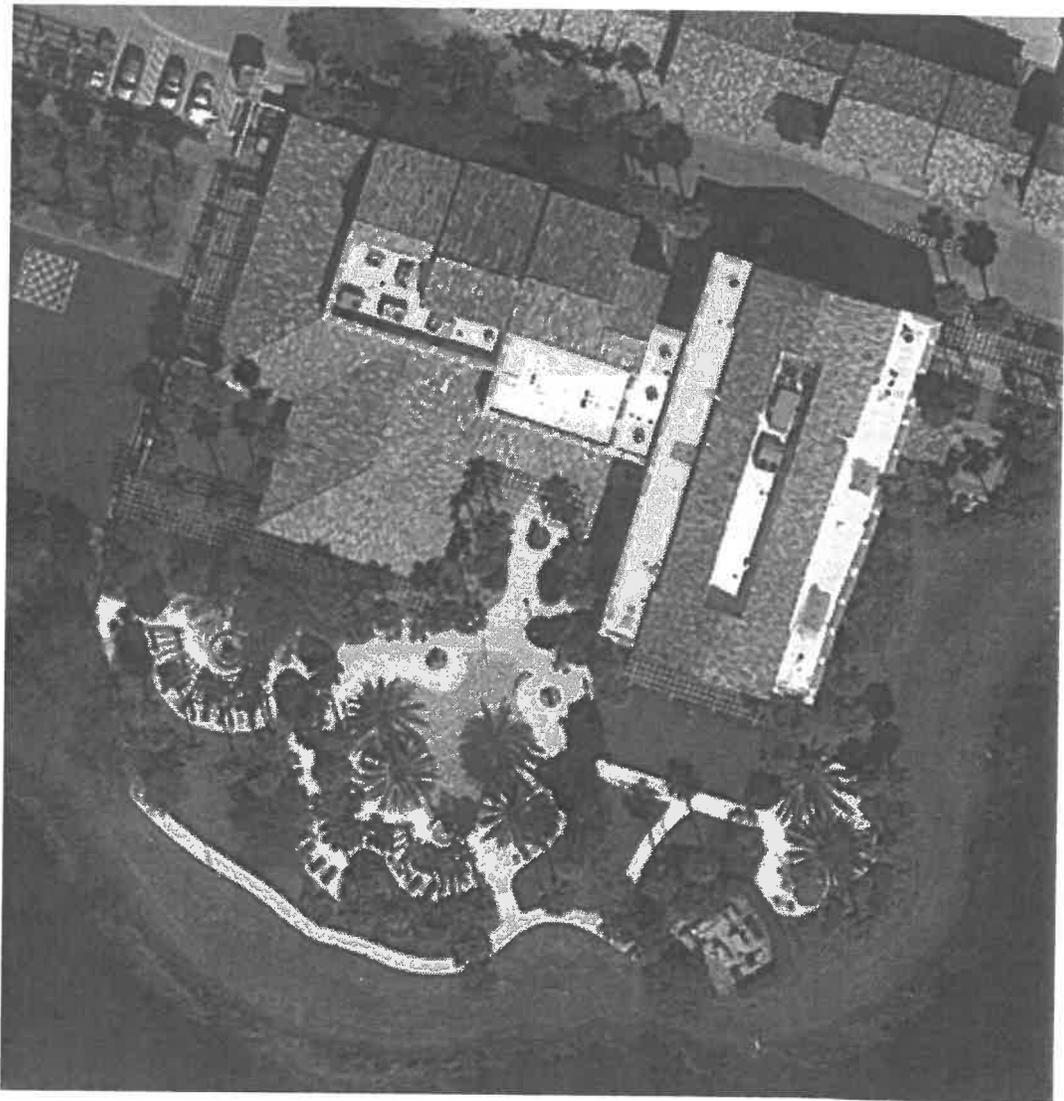


HELLMAN ARCHITECTURE

### **3.2.1 #1 Riviera Spa & Fitness Center/Indoor Pool & Track**

The Riviera Spa & Fitness Center is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a mixed roof system, and roof mounted HVAC systems. Indoor facilities include a fitness center with multiple rooms, an indoor pool, an indoor track, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include an outdoor pool, an outdoor hot tub, outdoor pool deck areas, outdoor patios, pergolas, sidewalks, and landscaping.

Riviera Spa & Fitness Center Aerial



Riviera Spa & Fitness Center Floor Plan



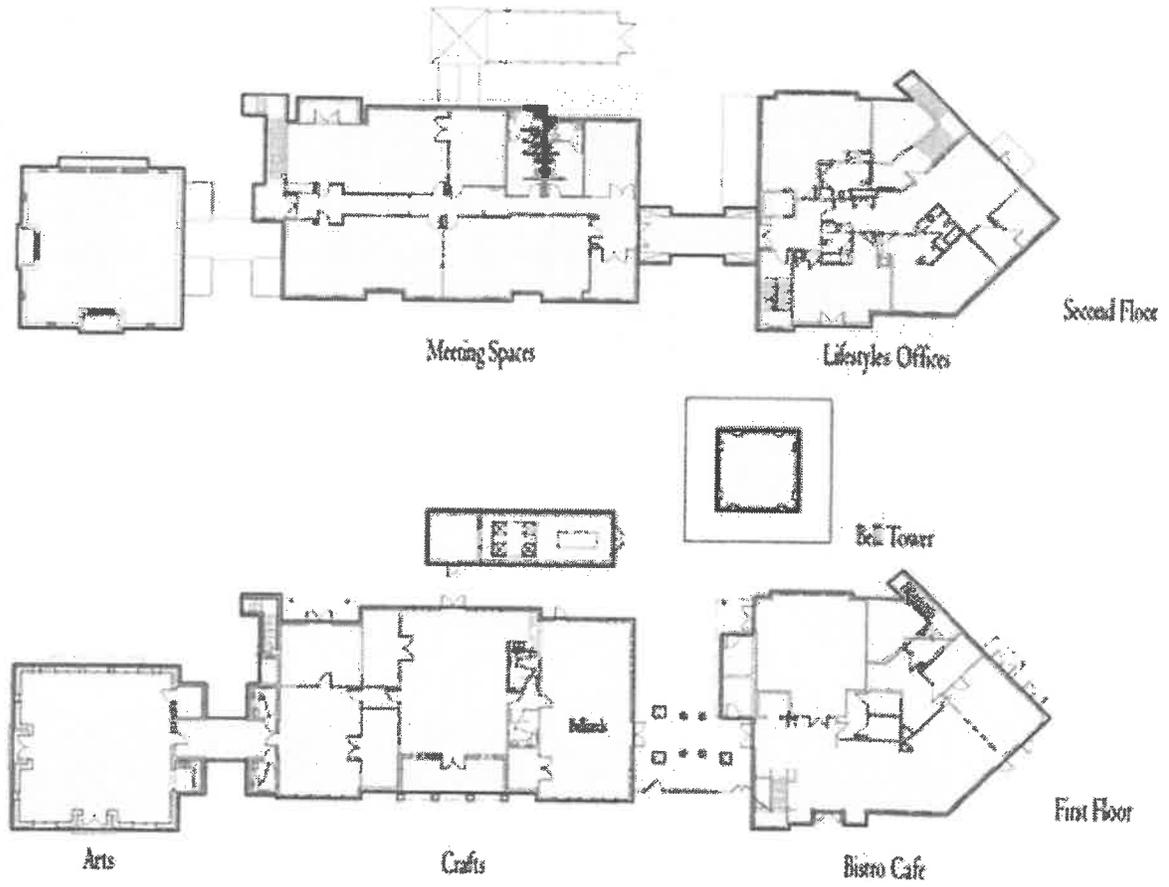
### **3.2.2 #2 Waterfront Galleries/Café**

The Waterfront Galleries/Café is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a hip-gable roof system, and ground mounted HVAC systems. Indoor facilities include a café with kitchen, a library, an arts and crafts room, meeting spaces, offices, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include an outdoor waterfront patio area, an outdoor seating area, sidewalks, and landscaping.

Waterfront Galleries/Café Aerial



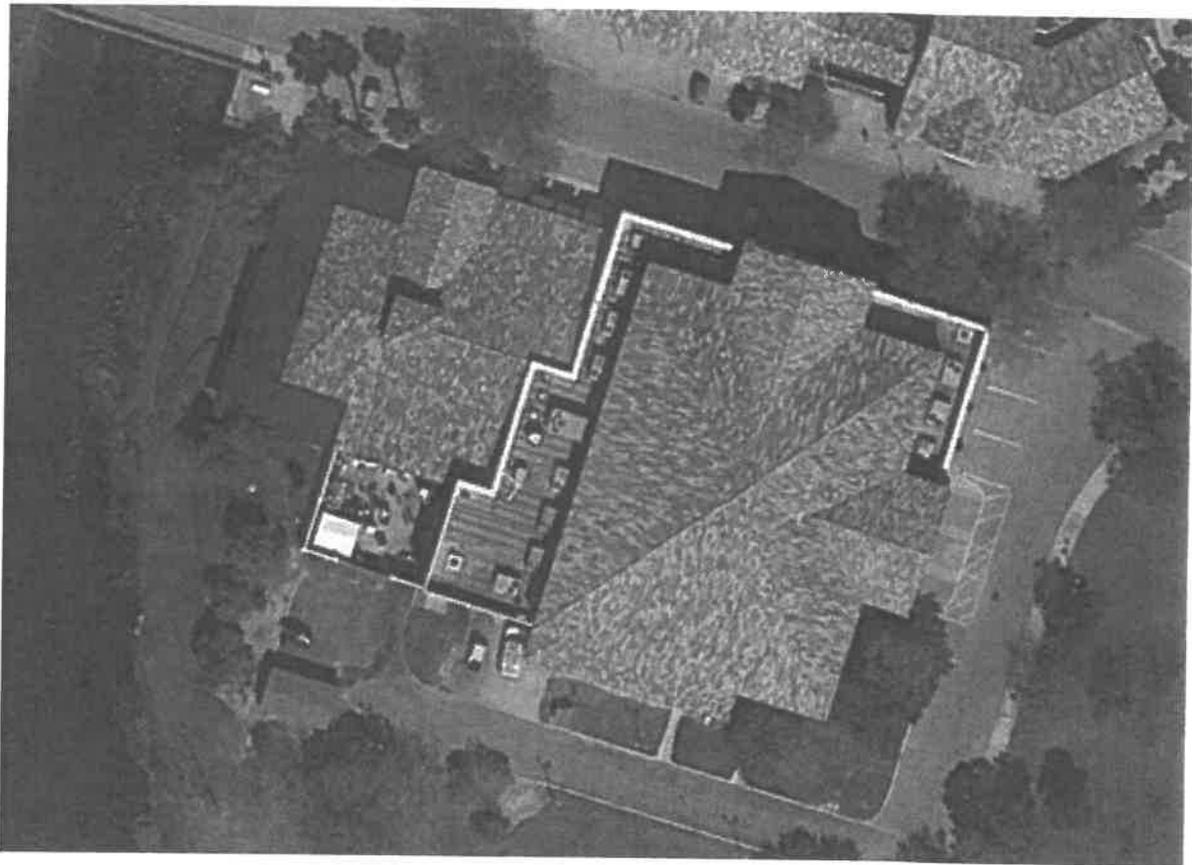
Waterfront Galleries/Café Floor Plan



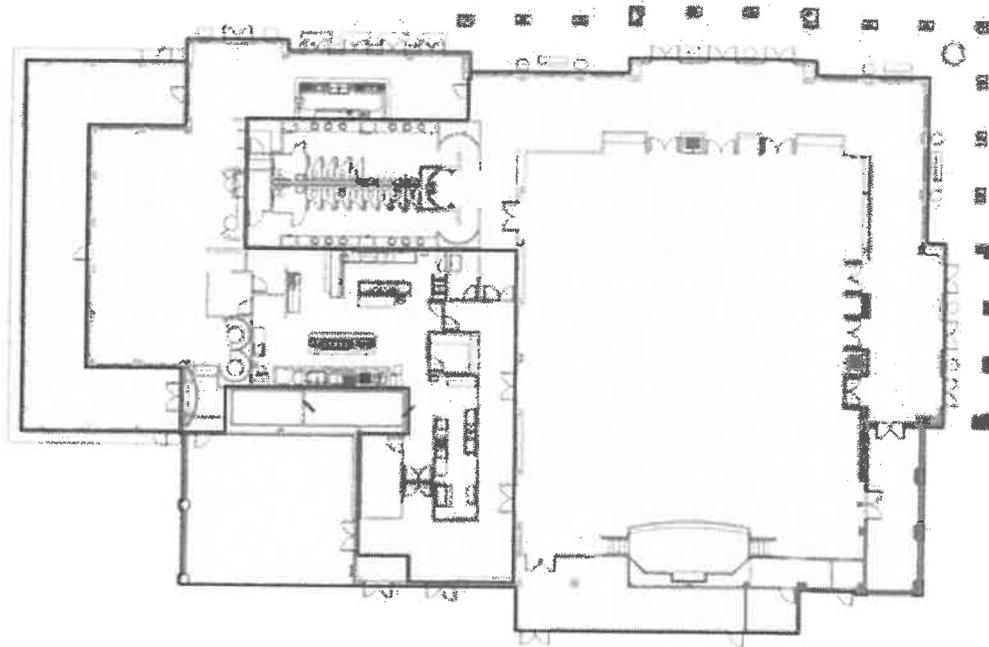
### **3.2.3 #3 Mosaics Restaurant & Starlight Ballroom**

The Mosaics Restaurant & Starlight Ballroom is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a mixed roof system, and roof mounted HVAC systems. Indoor facilities include a commercial kitchen, restaurant seating area, restrooms, covered patio seating, lobby areas, ballroom space, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include sidewalks and landscaping.

Mosaics Restaurant & Starlight Ballroom Aerial



Mosaics Restaurant & Starlight Ballroom Plan



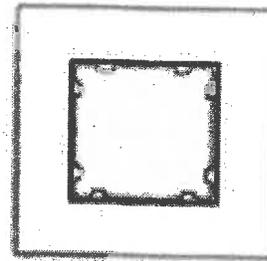
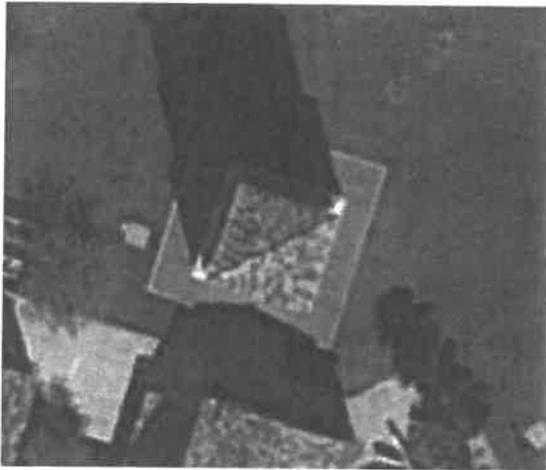
Mosaics Restaurant

Ballroom

### 3.2.4 #4 Bell Tower

The Bell Tower is located within the Village portion of the community. The building is a 65 ft. tall structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, and a mixed roof system. The foundation is a combination of a spread footer and deep footing system. Indoor facilities include the bell system and access. There are no outdoor facilities specific to the Bell Tower.

Bell Tower Aerial



Bell Tower Floor Plan

### 3.2.5 #5 Freedom Park

Freedom Park is located to the east of the Village portion of the community in the south-west quadrant of the intersection of Village Dr. and Solivita Blvd. The park contains a softball field, tennis courts, pickle ball courts, shuffle board courts, horseshoe pits, bocci ball courts, shade structures, a restroom facility, and parking areas. The buildings are concrete masonry structures with stucco finishes. Personal property included within the existing site is part of the acquisition.

Freedom Park Aerial



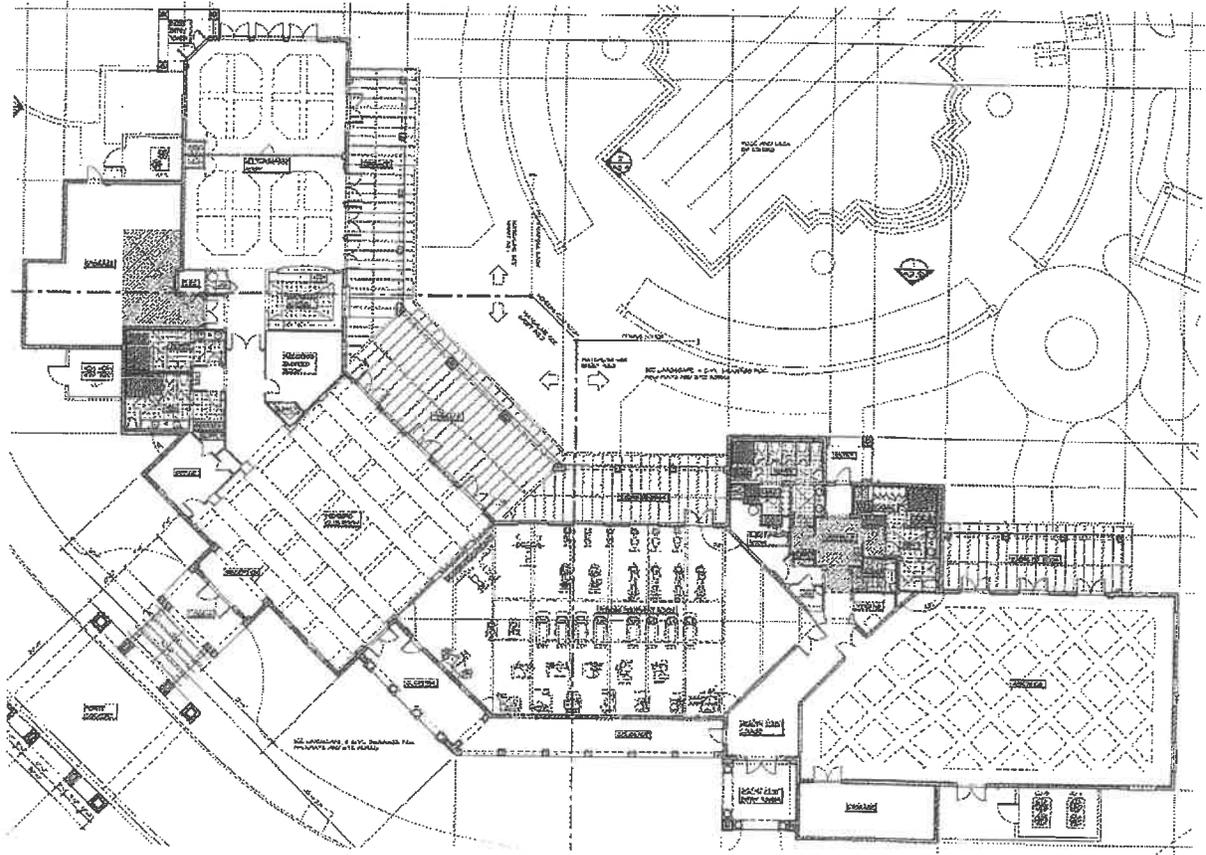
### **3.2.6 #6 Palms Amenity Complex**

The Palms Amenity Complex is located in the north-west quadrant of the intersection of Barcelona Dr. and San Clemente Ave. The complex includes a fitness building, a pool cabana building, lap pool, spa, tennis courts, pickle ball courts, bocci ball courts, patio areas, and parking areas. The building is a single story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, veneer accents, a mixed roof system, and ground mounted HVAC systems. Indoor facilities include a fitness room, yogo/aerobics room, club room, multi-purpose room, restrooms, lockers, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include sidewalks and landscaping.

Palms Amenity Complex Aerial



Palms Amenity Complex Plan



### **3.2.7 #7 Rainbow Lakes #1 Community Pool & Cabana**

The Rainbow Lakes #1 Community Pool & Cabana is located in the southern quadrant of the intersection of Rock Springs Dr. and Lake Butler Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

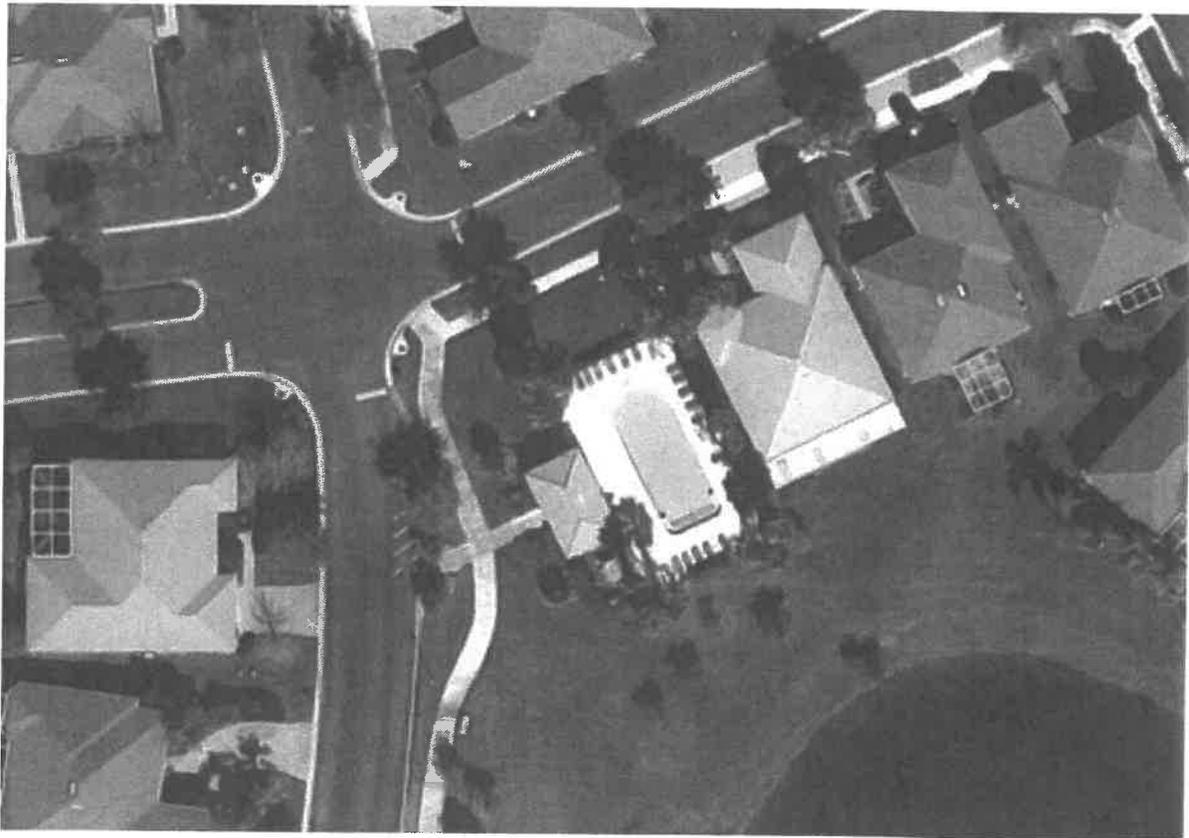
Rainbow Lakes #1 Community Pool & Cabana Aerial



### **3.2.8 #8 Rainbow Lakes #2 Community Pool & Cabana**

The Rainbow Lakes #2 Community Pool & Cabana is located in the southeast quadrant of the intersection of Gulf Dr. and Crystal River Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

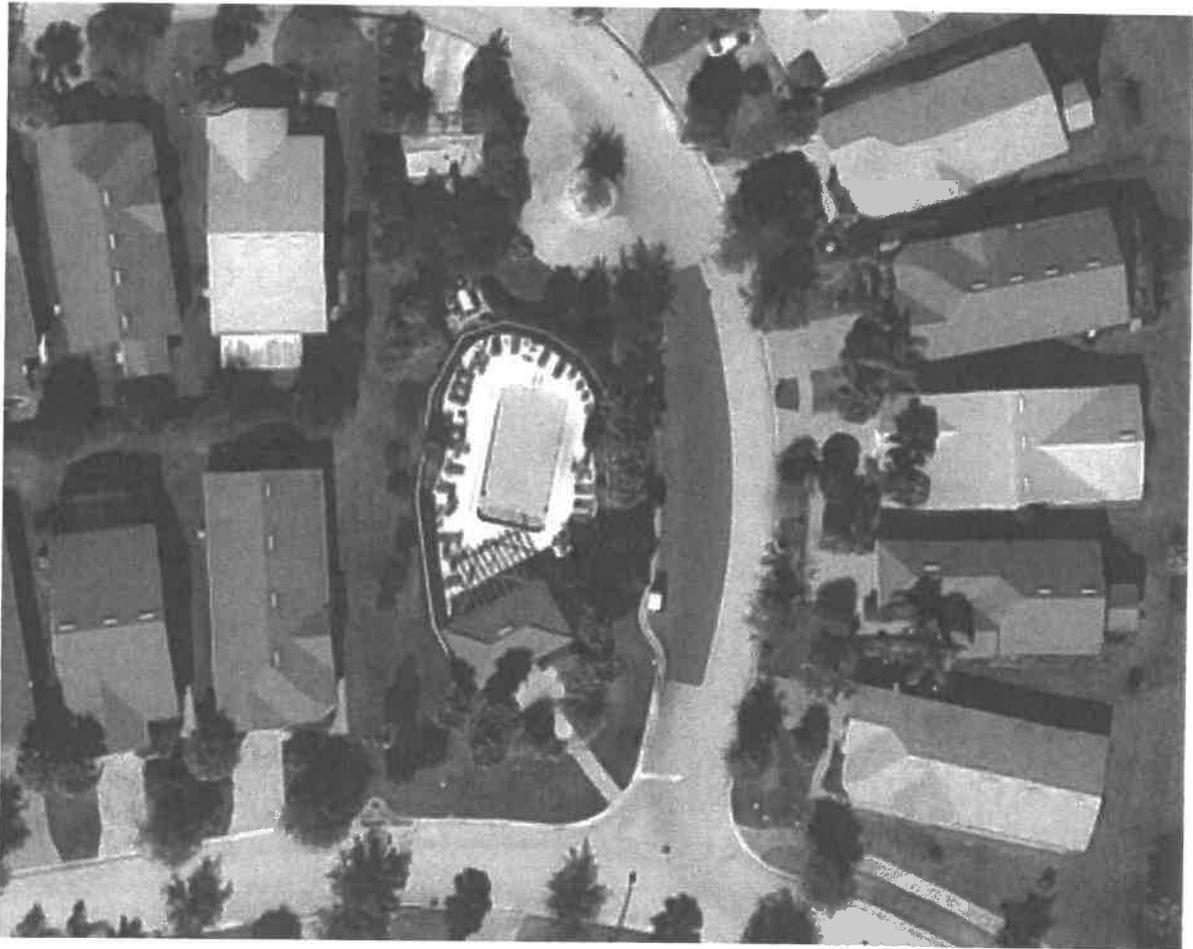
Rainbow Lakes #2 Community Pool & Cabana Aerial



### **3.2.9 #9 Candlewood Community Pool & Cabana**

The Candlewood Community Pool & Cabana is located in the northwest quadrant of the intersection of Acadia Dr. and Vineyard Way. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a pergola, wading pool, fencing, sidewalks, and landscaping.

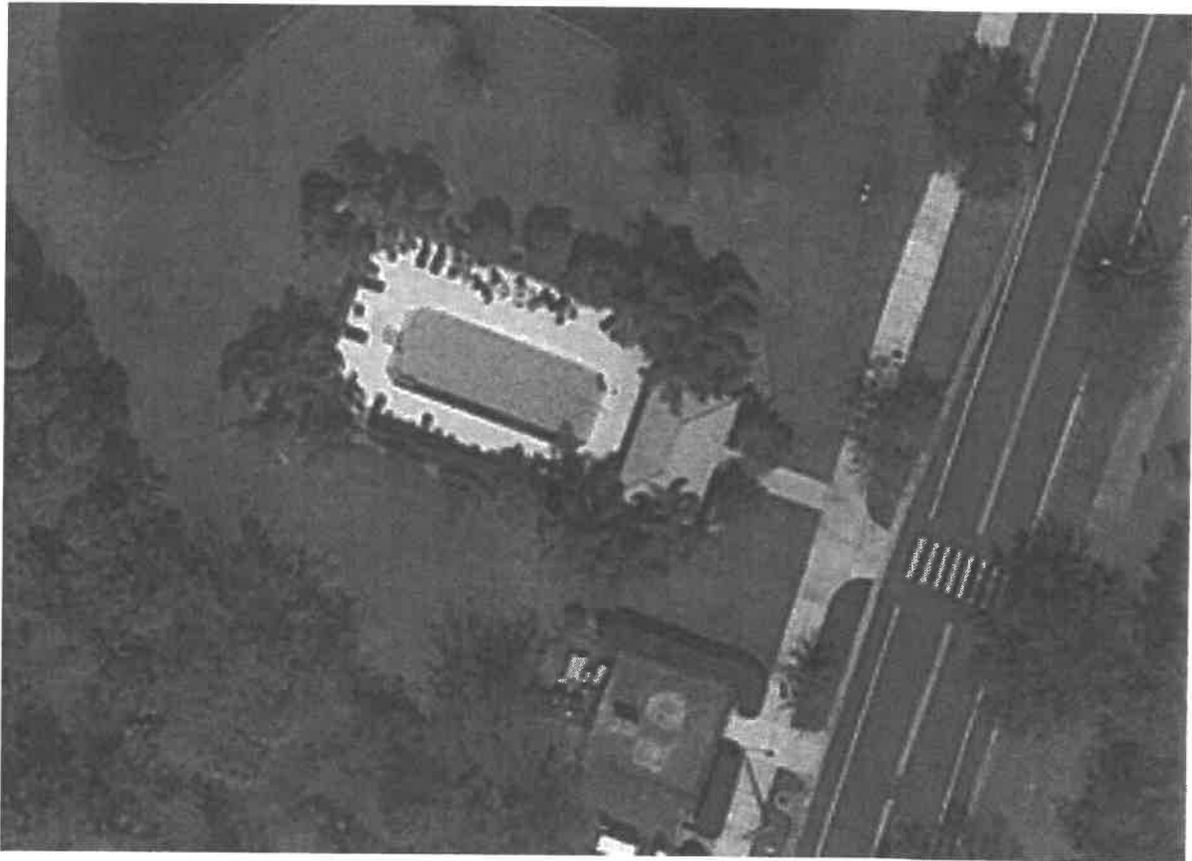
Candlewood Community Pool & Cabana Aerial



### **3.2.10 #10 Capri Community Pool & Cabana**

The Capri Community Pool & Cabana is located on the west side of Bell Tower Crossing about 360 feet south of Balboa Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

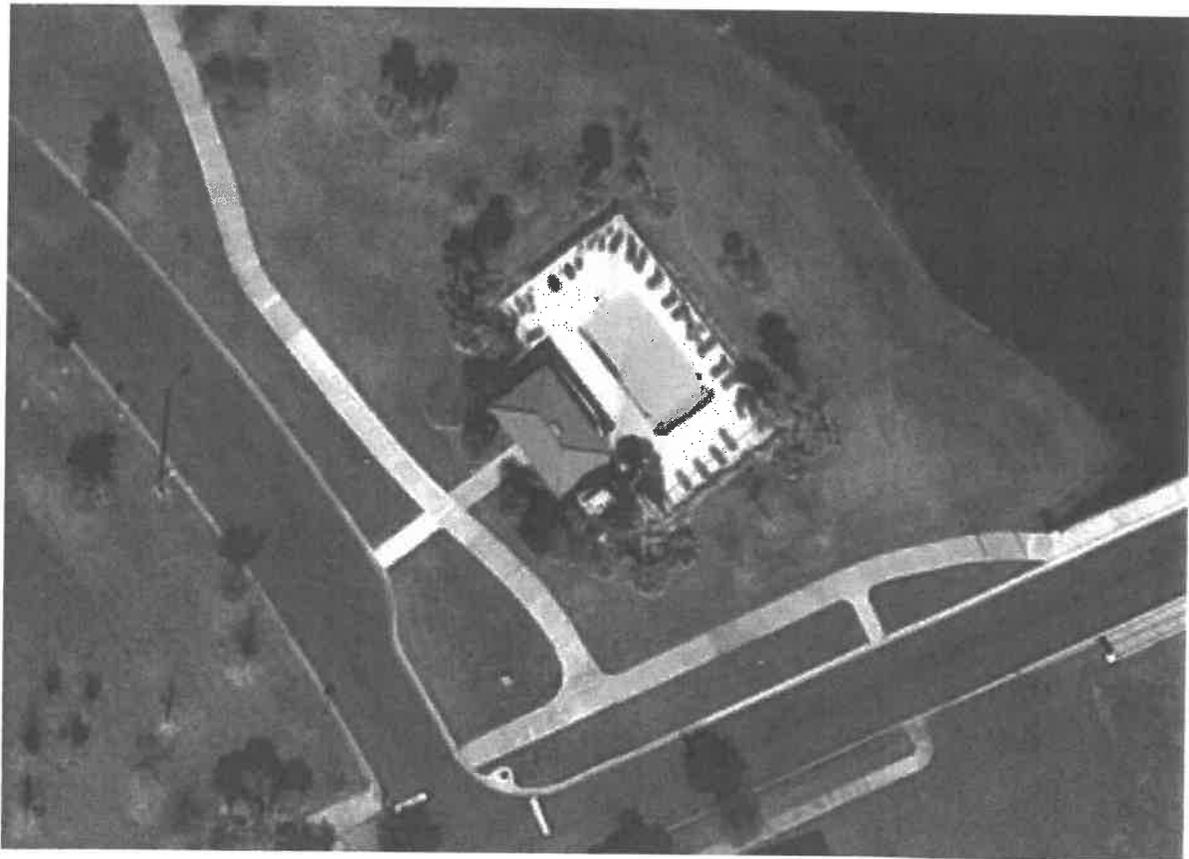
#### **Capri Community Pool & Cabana Aerial**



### **3.2.11 #11 Terra Vista #1 Community Pool & Cabana**

The Terra Vista #1 Community Pool & Cabana is located in the northeast quadrant of the intersection of Glendora Rd. and Augurn Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Terra Vista #1 Community Pool & Cabana Aerial



### **3.2.12 #12 Terra Vista #2 Community Pool & Cabana**

The Terra Vista #2 Community Pool & Cabana is located in the southwest quadrant of the intersection of Channel Pass and Shorehave Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

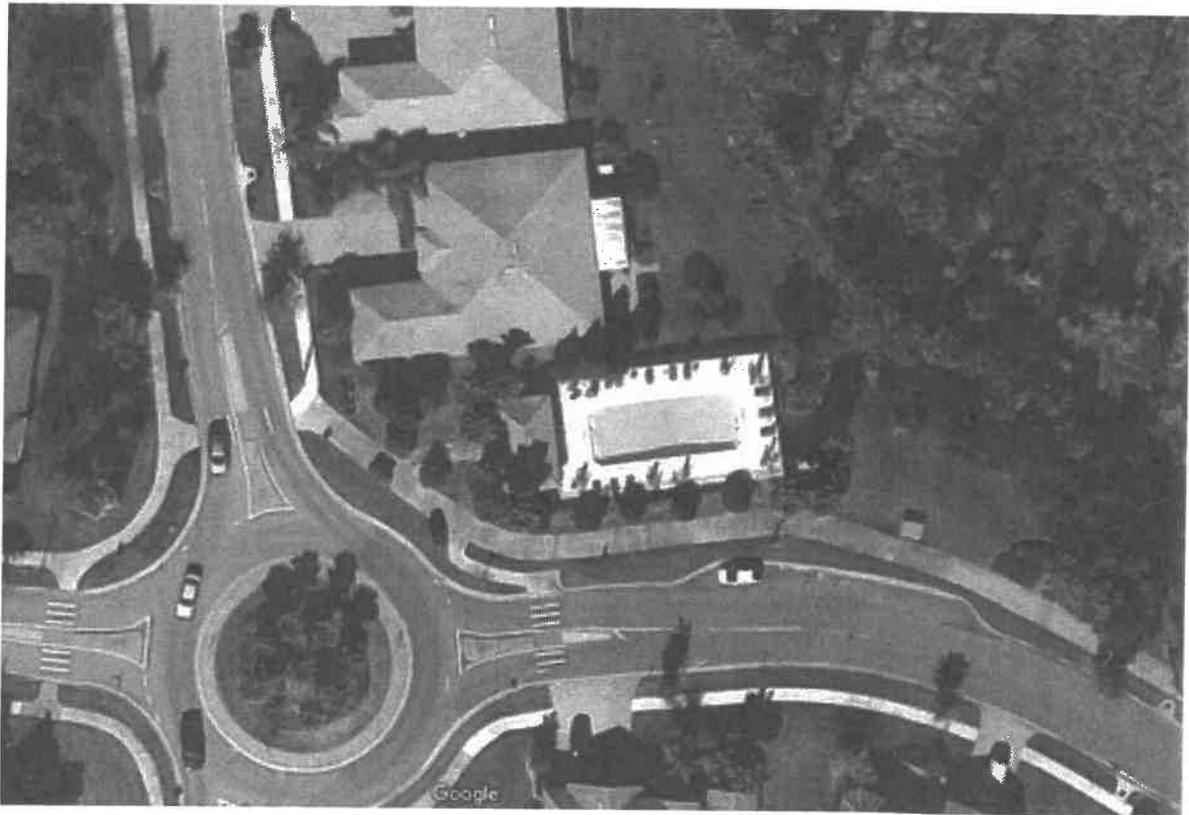
Terra Vista #2 Community Pool & Cabana Aerial



### **3.2.13 #13 Flora Vista #1 Community Pool & Cabana**

The Flora Vista #1 Community Pool & Cabana is located in the northeast quadrant of the intersection of Glendora Rd. S. and Glendora Rd. N. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Flora Vista #1 Community Pool & Cabana Aerial



### **3.2.14 #14 Flora Vista #2 Community Pool & Cabana**

The Flora Vista #2 Community Pool & Cabana is located on the southwest side of Davinci Pass close to the southern boundary of the community. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, a small cart parking area, and landscaping.

Flora Vista #2 Community Pool & Cabana Aerial



### **3.2.15 #15 Lago Vista Community Pool & Cabana**

The Lago Vista Community Pool & Cabana is located in the southeast quadrant of the intersection of Torino Ln. and Milano Rd. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a pergola, a wading pool, fencing, sidewalks, and landscaping. The building and pool is larger than most of the other Community Pool & Cabanas.

Lago Vista Community Pool & Cabana Aerial



### **3.2.16 #16 Venezia Facility**

The Venezia Facility is located in the northwest and northeast quadrants of the intersection of Rialto Rd. and Grand Canal Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include tennis courts, a wading pool, a spa, fencing, sidewalks, a parking area, and landscaping.

Venezia Facility Aerial



### **3.2.17 #17 Bella Viana Pool and Cabana**

The Bella Viana Pool & Cabana is located on the south side of Sorrento Rd. at the intersection with Genoa Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a gable framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, spa, fencing, sidewalks, and landscaping.

Bella Viana Pool and Cabana Aerial

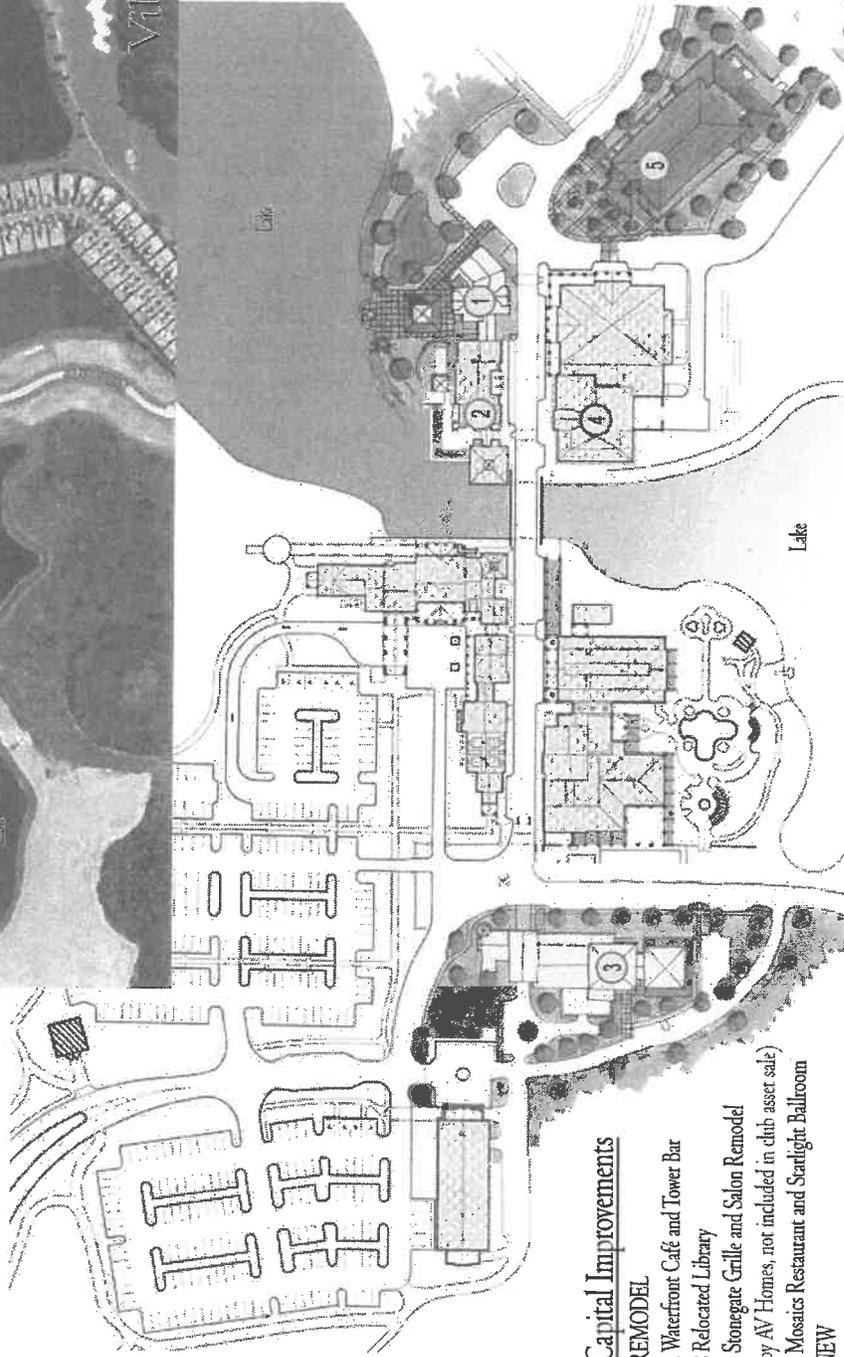


### **3.3 POTENTIAL NEW CAPITAL FACILITIES**

Two facility reconstructions and two new facilities are being considered as part of the process. The district will utilize the financing to reconstruct existing facilities and the remaining new facilities. It is anticipated not all reconstruction or new construction will be performed if sufficient bond proceeds are not raised,. The district will prioritize the components of the project once final pricing is obtained. Solivita Program Cost Data is provided in Appendix B. A copy of the Solivita Proposed Club Capital Improvements Presentation is provided in Appendix C.

These potential improvements include:

1. Reconstruct Waterfront Galleries/Café
2. Reconstruct Mosaics Restaurant & Starlight Ballroom
3. New Performing Arts Building
4. New Health and Fitness Center



**Capital Improvements**

**REMODEL**

- 1 Waterfront Café and Tower Bar
- 2 Relocated Library
- 3 Stonegate Grille and Salon Remodel  
(by AV Homes, not included in club asset sale)
- 4 Mosaics Restaurant and Starlight Ballroom

**NEW**

- 5 Performing Arts Building
- 6 Health and Fitness Center

**Village Master Plan**



**SOLIVITA**

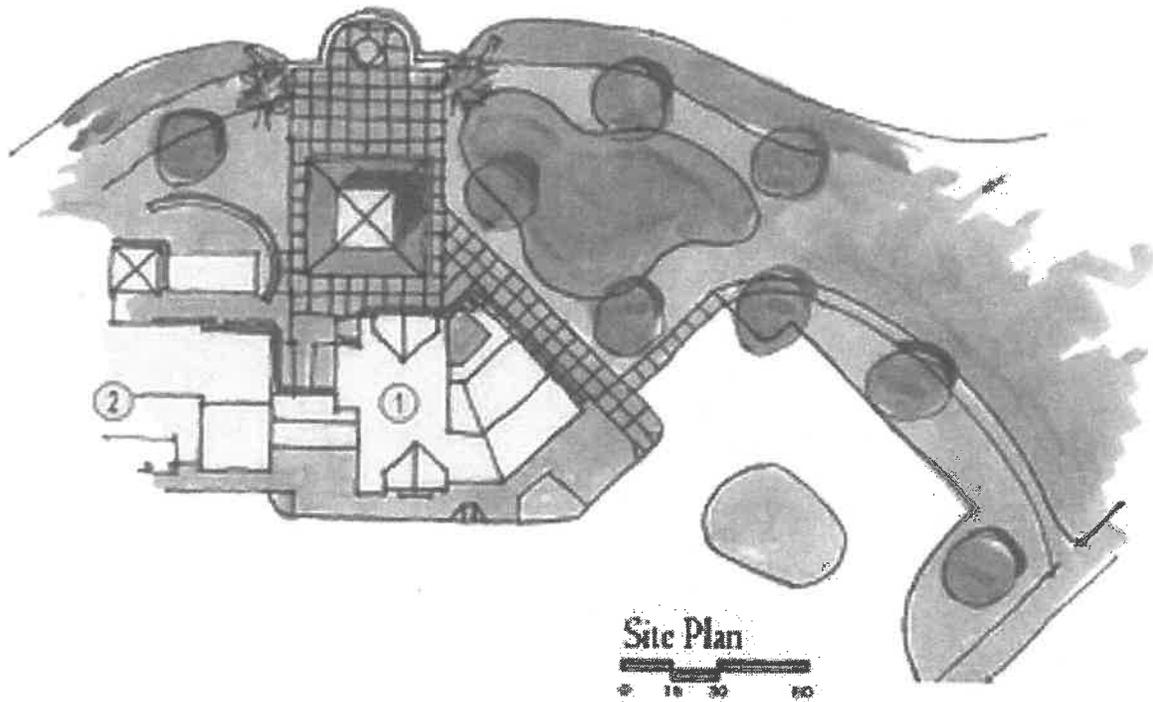
Proposed Club  
**Capital Improvements**  
 AV Homes, Solivita, Florida  
 Spring 2016



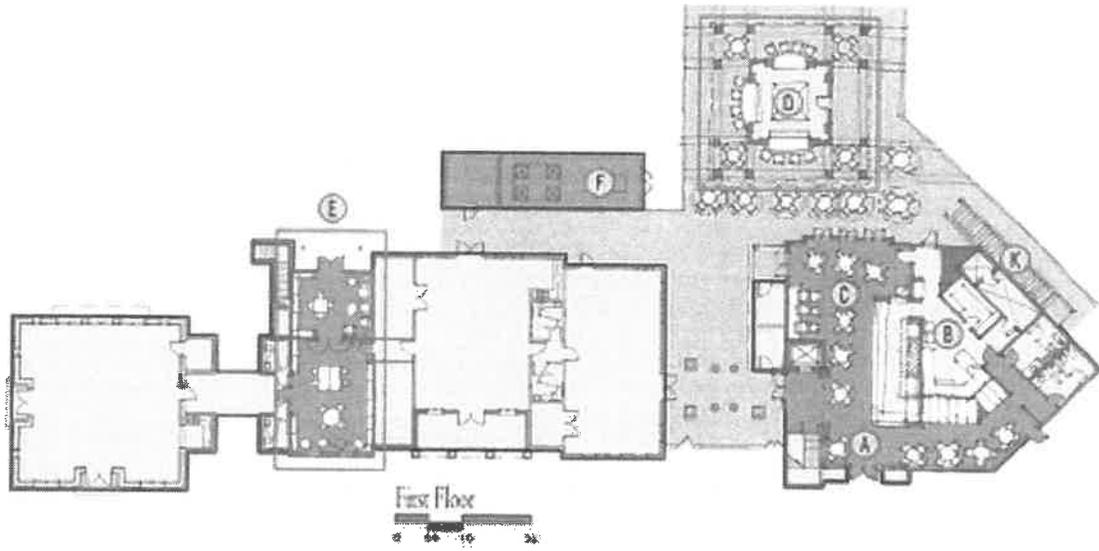
### 3.3.1 #1 Reconstructed Waterfront Galleries/Café

As noted previously, the Waterfront Galleries/Café is located within the Village portion of the community. It is a two story building with multiple facilities inside and around the building. Improvements are planned to include a remodel of the first floor bistro, the addition of a new kitchen, a computer room, new lighting, new furniture, and new audio video systems. Additional outside improvements may also be made.

Waterfront Galleries/Café Rendering



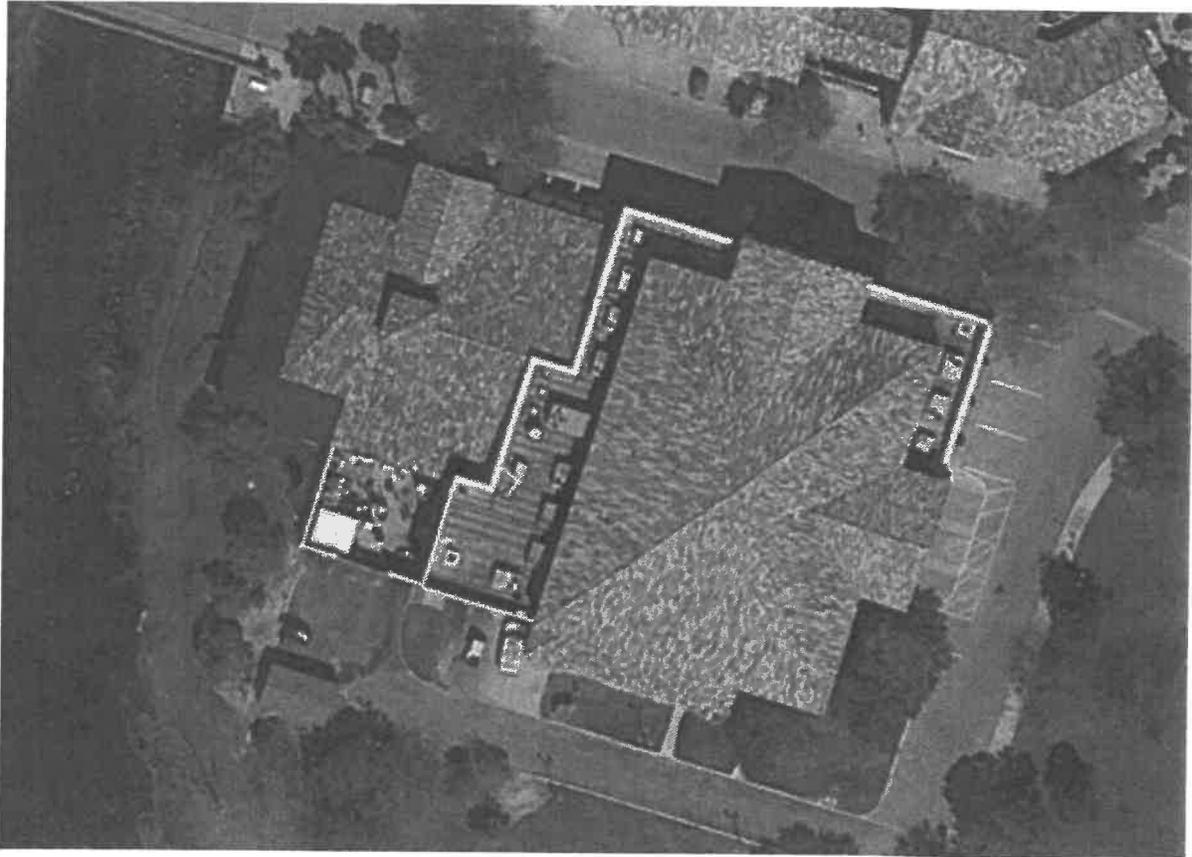
Waterfront Galleries/Café Sample Reconstructed Floor Plan



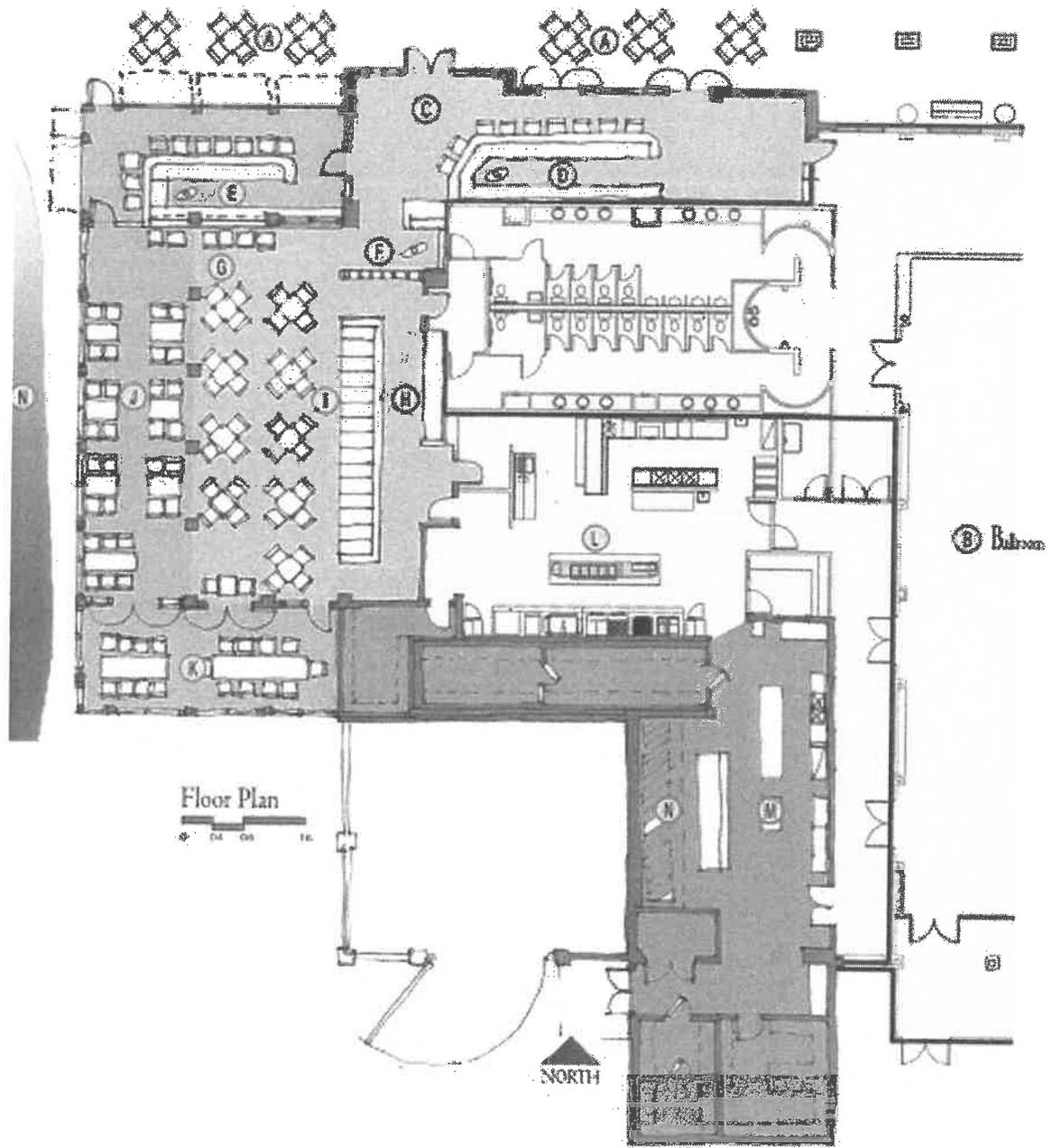
### **3.3.2 #2 Reconstructed Mosaics Restaurant & Starlight Ballroom**

As noted previously, the Mosaics Restaurant & Starlight Ballroom is located within the Village portion of the community. It is a two story building with multiple facilities inside and around the building. Improvements are planned to include upgrades to the restaurant interior, lighting, a Lobby Bar, remodel porch, kitchen upgrades, kitchen addition, and cosmetic finish upgrades in the ballroom.

Mosaics Restaurant & Starlight Ballroom Aerial



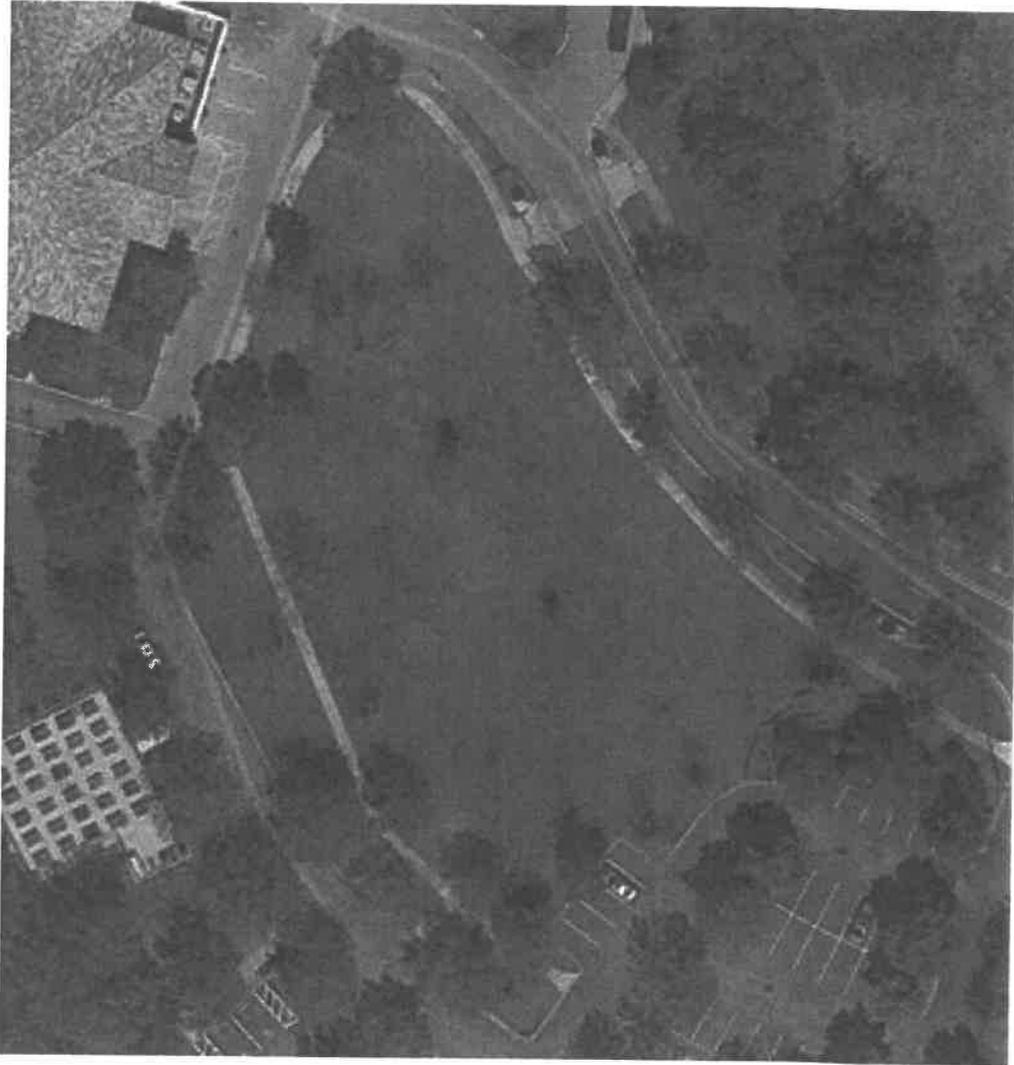
Mosaics Restaurant & Starlight Ballroom Sample Reconstructed Floor Plan



### **3.3.3 #3 New Performing Arts Building**

The Performing Arts Building will be new construction located within the Village portion of the community to the east of the Mosaics Restaurant & Starlight Ballroom. The theater will seat a minimum of 500 patrons and will contain the various necessary support facilities.

New Performing Arts Building Site Aerial

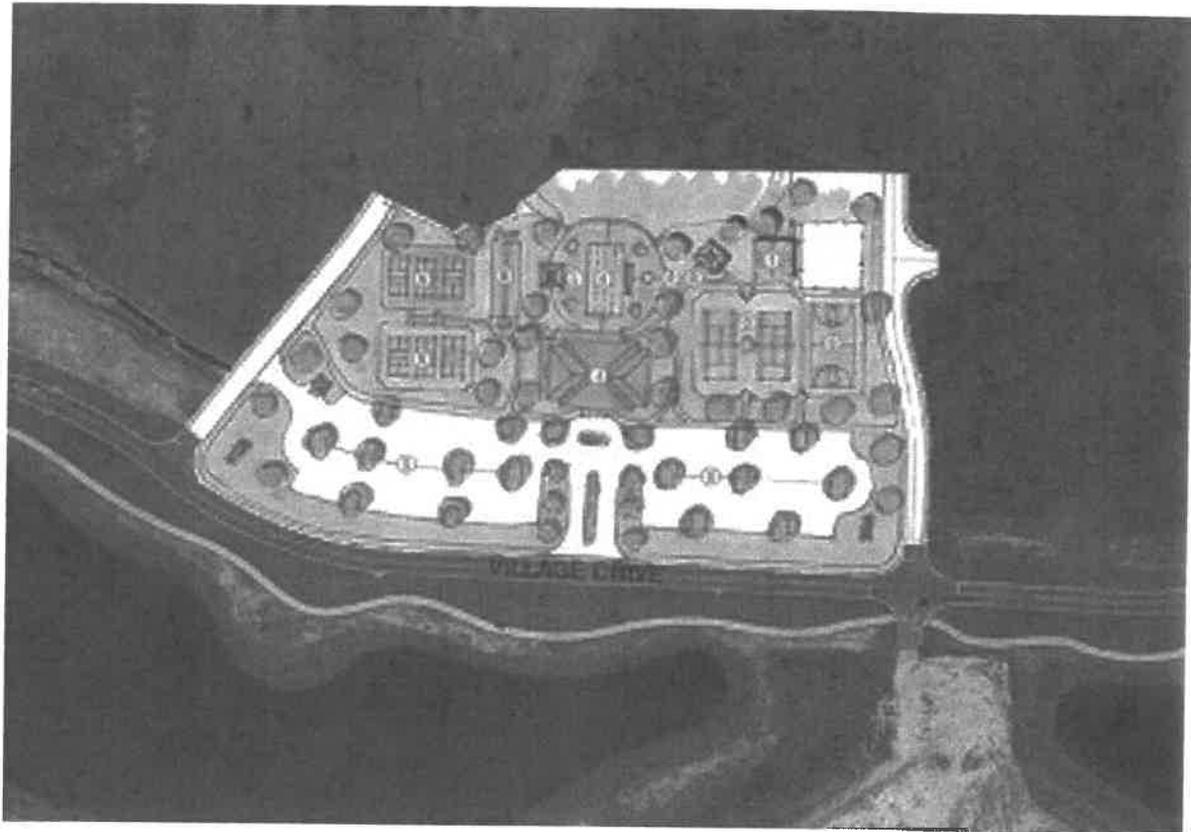




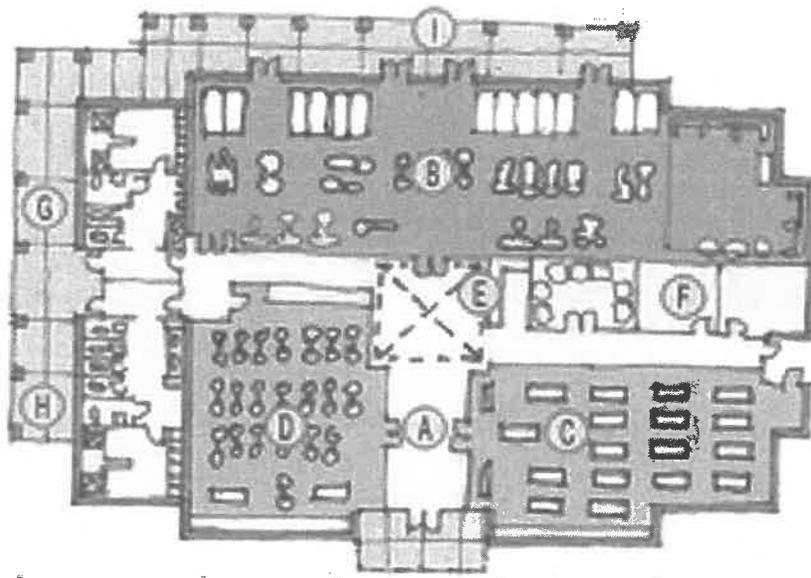
### **3.3.4 #4 New Health and Fitness Center**

The Health and Fitness Center will be new construction located within the Phase 5 portion of the community on the north side of Village Drive. The center may include a fitness building, lap pool, spa, tennis courts, Bocce courts, Pickle Ball courts, a Basketball court, Racquet/Handball court, and outdoor pavilions. The fitness building will include spinning classroom, yoga/aerobics room, fitness room, classrooms, restrooms, and lockers. Sample perspective renderings are provided in Appendix D.

New Health and Fitness Center Sample Rendering and Aerial



New Health and Fitness Center Sample Floor Plan



**Section 4**  
**ENGINEER'S CERTIFICATION**

**4.1 ENGINEER'S CERTIFICATION**

The infrastructure improvements as detailed herein are necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District should levy and collect an annual "Operating and Maintenance Special Assessment". Said Special Assessment is to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

It is my professional opinion that the costs provided herein for the District's proposed infrastructure improvements are reasonable to complete the construction of the proposed infrastructure improvements described herein and that these infrastructure improvements will benefit and add value to the District as more fully detailed in the Assessment Methodology Report. All such proposed infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. A portion of the costs are based on actual costs received by Avatar Properties, Inc. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed Development can be completed at the stated costs.

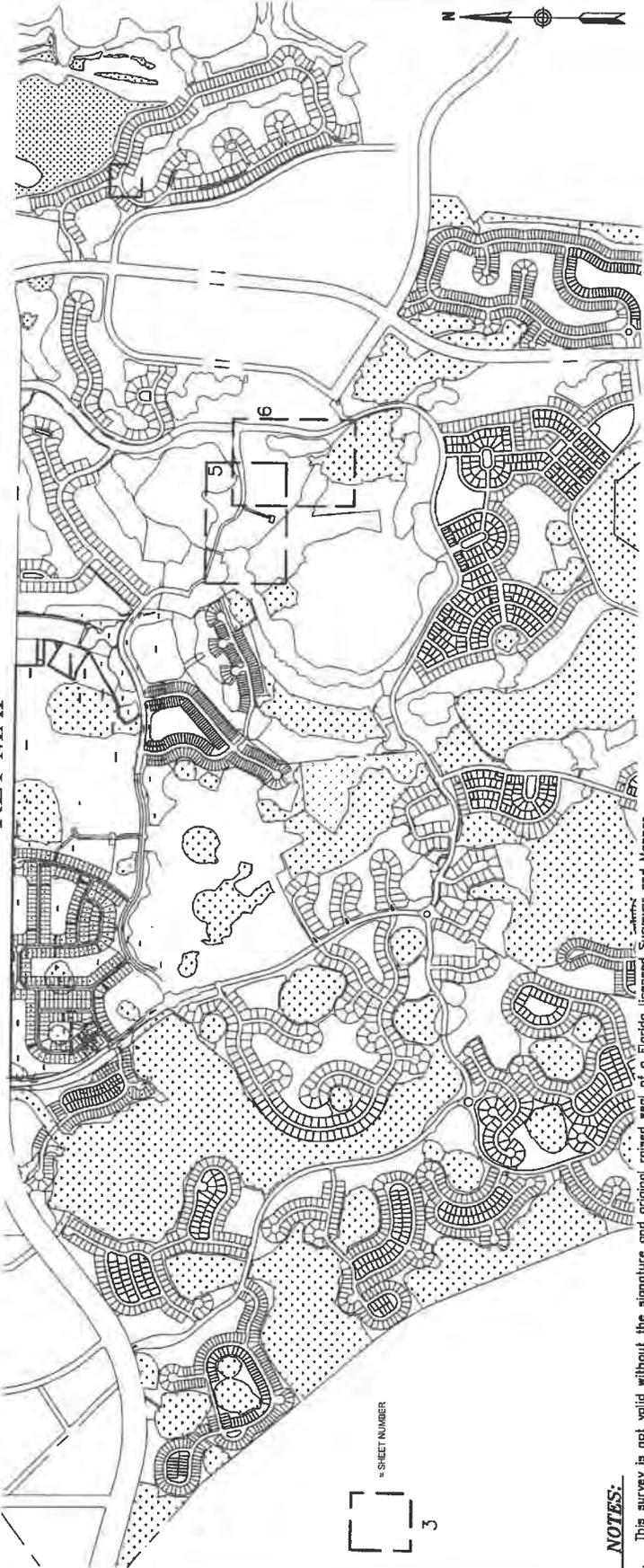
The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

Michael D. Dell'Isola, Jr., P.E.  
State of Florida Registration No. 82733  
Atkins North America

## APPENDIX A – SURVEYS

## Village Center Surveys

**KEY MAP**



**NOTES:**

1. This survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. The land description hereon was written by this surveyor at the request of the client.
3. This survey does not identify the limits or extent of potential jurisdictional wetlands, if any exist on the subject property.
4. All bearings and distances shown hereon are correct and in agreement with the found and set monuments as measured in the field unless otherwise noted.
5. Unless otherwise noted, all record information shown hereon is based solely on information contained in the Commitment for Title Insurance by First American Title Insurance Company, File No. NCS-801396-CAST, effective date December 22, 2016 at 8:00 A.M., amended January 17, 2017 and was provided by the client.
6. Bearings shown hereon are based on the East right of way line of Solivita Boulevard at the South end of Tract C as being South 28°52'51" East, per the plat of Solivita Phase I, Plat Book 112, Pages 1-14 Polk County, Florida.
7. No underground utilities, foundations, or improvements, if any, have been located except as shown.
8. According to the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Community Panel Number 12105C0265C; effective date 09/28/2012, this property lies in Zone X and Zone AE. Base Flood Elevation 66.9'. The approximate limit of Zone X and Zone AE is the top of bank of the adjacent lakes.
9. The total area of lands described hereon is 1,030,789.8 square feet or 23.66 acres, more or less.
10. The following Parcel ID No.'s are listed for the properties surveyed, according to the Polk County Property Appraiser's online map: 28-27-14-933541-004050 (Tract E); 28-27-14-933541-004190 (Tract D); 28-27-14-933541-004080 (Tract M); 28-27-14-933541-004200 (Tract LK-B); 28-27-14-933541-004520 (Village Drive).
11. According to a Land Use Verification Letter dated September 29, 2016 the properties shown on this survey are zoned PUD 98-12.

- SHEET 1 - KEY MAP, NOTES, CERTIFICATIONS
- SHEET 2 AND 3 - LEGAL DESCRIPTIONS
- SHEET 4 - TITLE NOTES
- SHEET 5 AND 6 - SURVEY DETAIL

**CERTIFICATION:**

Certified to: Poinciana Community Development District; AV Homes, Inc.; Avator Properties Inc.; First American Title Insurance Company; Hopping Green & Sams; Gray Robinson, P.A.; This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 7(a), 8, 9, 11, 13, 18 and 19 of Table A thereof. The field work was completed on May 27, 2016.

Date of Plat or Map: December 29, 2015.

For the firm by: Eric K. Hainer, P.E.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

Last Revision: 05/19/22 -- Respond to attorney comments

ALTA/NSPS LAND TITLE SURVEY  
LOCATIONS 2, 3, 4 & 5  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

ORLANDO OFFICE  
1701 North Lake Nony Road, Suite 415  
Maitland, Florida 32751  
Phone: 877.827.3772  
State of FL Certificate of Authorization: LB7388  
www.massconline8.com  
Customer Loyalty through Client Satisfaction



Sheet  
**1**  
PROJECT NO.: 16025865



**LEGAL DESCRIPTION:** Continued from previous page

**TOGETHER WITH:**

A portion of Tract D, Tract E and Village Drive, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Tract E; thence S 72°48'38" E, along the South line of Tract E a distance of 13.89 feet to the Point of Beginning; thence N 18°06'13" E, a distance of 44.22 feet; thence S 72°48'38" E, a distance of 21.93 feet; thence N 18°06'13" E, a distance of 43.52 feet; thence S 72°48'38" E, a distance of 74.73 feet to a point on a non-tangent curve concave southerly, having a radius of 68.91 feet, a chord bearing of N 70°19'27" E, and a chord length of 61.88 feet; thence along the arc of said curve through a central angle of 52°00'24" E, to the point of tangency; thence S 83°00'35" E, a distance of 63.32 feet to the point of curvature of a curve concave southerly, having a radius of 110.00 feet, a chord bearing of S 52°00'25" E, and a chord length of 113.37 feet; thence along the arc of said curve through a central angle of 62°00'21" E, on an arc length of 119.04 feet to the point being on the back of curb line extended of a curb on the North side of a parking area; thence leaving said curb, along an existing May 26, 2016 the following five (5) courses: S 82°06'30" W, a distance of 85.43 feet; thence S 27°12'43" E, a distance of 13.54 feet; thence along the arc of said curve through a central angle of 164.00 feet, a chord bearing of S 17°35'49" W, and a chord length of 5.64 feet; thence along the arc of said curve through a central angle of 69°37'03" for an arc length of 6.26 feet to the point of tangency; thence S 62°24'20" W, a distance of 36.10 feet to the point of curvature of a curve concave northerly, having a radius of 6.00 feet, a chord bearing of S 64°45'42" W, and a chord length of 4.56 feet; thence along the arc of said curve through a central angle of 44°42'42" for an arc length of 4.68 feet to the point of tangency, said point being on the back of curb line of Village Drive, as built in May, 2016; thence along said back of curb line the following seven (7) courses: S 70°52'57" W, a distance of 92.56 feet to the point of curvature of a curve concave northeasterly, having a radius of 4.00 feet, a chord bearing of N 35°25'40" W, and a chord length of 4.87 feet; thence along the arc of said curve through a central angle of 74°54'34" for an arc length of 5.23 feet to the point of tangency; thence N 02°01'36" E, a distance of 5.55 feet to the point of curvature of a curve concave northerly, having a radius of 88.63 feet; thence S 30°24'55" W, a distance of 4.92 feet to the point of tangency; thence along the arc of said curve through a central angle of 4.92 feet to the point of curvature of a curve concave northerly, having a radius of 4.00 feet, a chord bearing of S 88°51'53" W, and a chord length of 4.97 feet; thence along the arc of said curve through a central angle of 76°53'56" for an arc length of 5.37 feet to the point of tangency; thence N 72°41'08" W, a distance of 81.66 feet; thence N 18°06'13" E, a distance of 4.49 feet to the Point of Beginning.

Sold lands having an area of 34,253.89 square feet or 0.786 acres, more or less.

**TOGETHER WITH:**

A portion of Tract M, Tract LK-B and Village Drive, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Northeast corner of Tract M; thence along the North line of Tract M, N 72°46'36" W, a distance of 16.96 feet to the Point of Beginning; thence S 17°22'52" W, a distance of 20.25 feet; thence S 72°51'52" W, a distance of 62.84 feet to the point of curvature of a curve concave southerly, having a radius of 60.00 feet, a chord bearing of S 35°08'05" W, and a chord length of 73.49 feet; thence along the arc of said curve through a central angle of 75°31'35" for an arc length of 79.09 feet to the point of tangency; thence S 02°38'16" E, a distance of 26.17 feet to the point of curvature of a curve concave northerly, having a radius of 65.00 feet, a chord bearing of S 54°09'16" W, and a chord length of 108.80 feet; thence along the arc of said curve through a central angle of 113°37'58" for an arc length of 128.91 feet to the point of reverse curvature of a curve concave southerly, having a radius of 55.00 feet, a chord bearing of S 85°55'10" W, and a chord length of 46.98 feet; thence along the arc of said curve through a central angle of 50°05'11" for an arc length of 48.10 feet to the point of reverse curvature of a curve concave northerly, having a radius of 45.00 feet, a chord bearing of S 77°38'22" W, and a chord length of 25.87 feet; thence along the arc of said curve through a central angle of 33°32'36" for an arc length of 100.00 feet, a chord bearing of N 57°52'23" W, and a chord length of 93.02 feet; thence along the arc of said curve through a central angle of 56°25'55" for an arc length of 96.75 feet to the point of tangency; thence N 30°09'26" W, a distance of 30.43 feet to the point of curvature of a curve concave southerly, having a radius of 52.99 feet, a chord bearing of N 44°48'32" W, and a chord length of 26.81 feet; thence along the arc of said curve through a central angle of 29°18'13" for an arc length of 27.10 feet; thence N 17°10'24" E, a distance of 9.78 feet to the North boundary line of Tract LK-B; thence leaving said line N 17°10'24" E, a distance of 206.11 feet to the south back of curb line of Village Drive as it exists on May 26, 2016, per the attached plat of Solivita Phase I; thence along said back of curb line the following thirteen (13) courses: S 72°48'23" E, a distance of 150.98 feet to the point of curvature of a curve concave southerly, having a radius of 3.00 feet, a chord bearing of S 35°15'21" E, and a chord length of 3.66 feet; thence along the arc of said curve through a central angle of 75°08'06" for an arc length of 3.93 feet to the point of tangency; thence S 02°18'42" W, a distance of 5.89 feet; thence S 72°54'12" E, a distance of 68.18 feet; thence N 31°44'38" E, a distance of 13.65 feet to the point of curvature of a curve concave southerly, having a radius of 3.00 feet, a chord bearing of 74°48'18" E, and a chord length of 3.65 feet; thence along the arc of said curve through a central angle of 12.20 feet to the point of curvature of a curve concave southerly, having a radius of 4.00 feet, a bearing of S 34°12'19" E, and a chord length of 5.08 feet; thence along the arc of said curve through a central angle of 78°27'30" for an arc length of 5.49 feet to the Point of Beginning; thence S 05°01'26" W, a distance of 4.78 feet; thence S 72°31'24" E, a distance of 67.43 feet; thence N 28°14'38" E, a distance of 5.09 feet to the point of curvature of a curve concave southerly, having a radius of 4.00 feet, a chord bearing of N 65°16'12" E, and a chord length of 5.04 feet; thence along the arc of said curve through a central angle of 76°03'08" for an arc length of 5.45 feet to the point of tangency; thence S 72°42'14" E, a distance of 15.73 feet; thence leaving the back of curb line S 17°22'52" W, a distance of 6.08 feet to the Point of Beginning.

Sold lands having an area of 68,375.80 square feet or 1.570 acres, more or less.

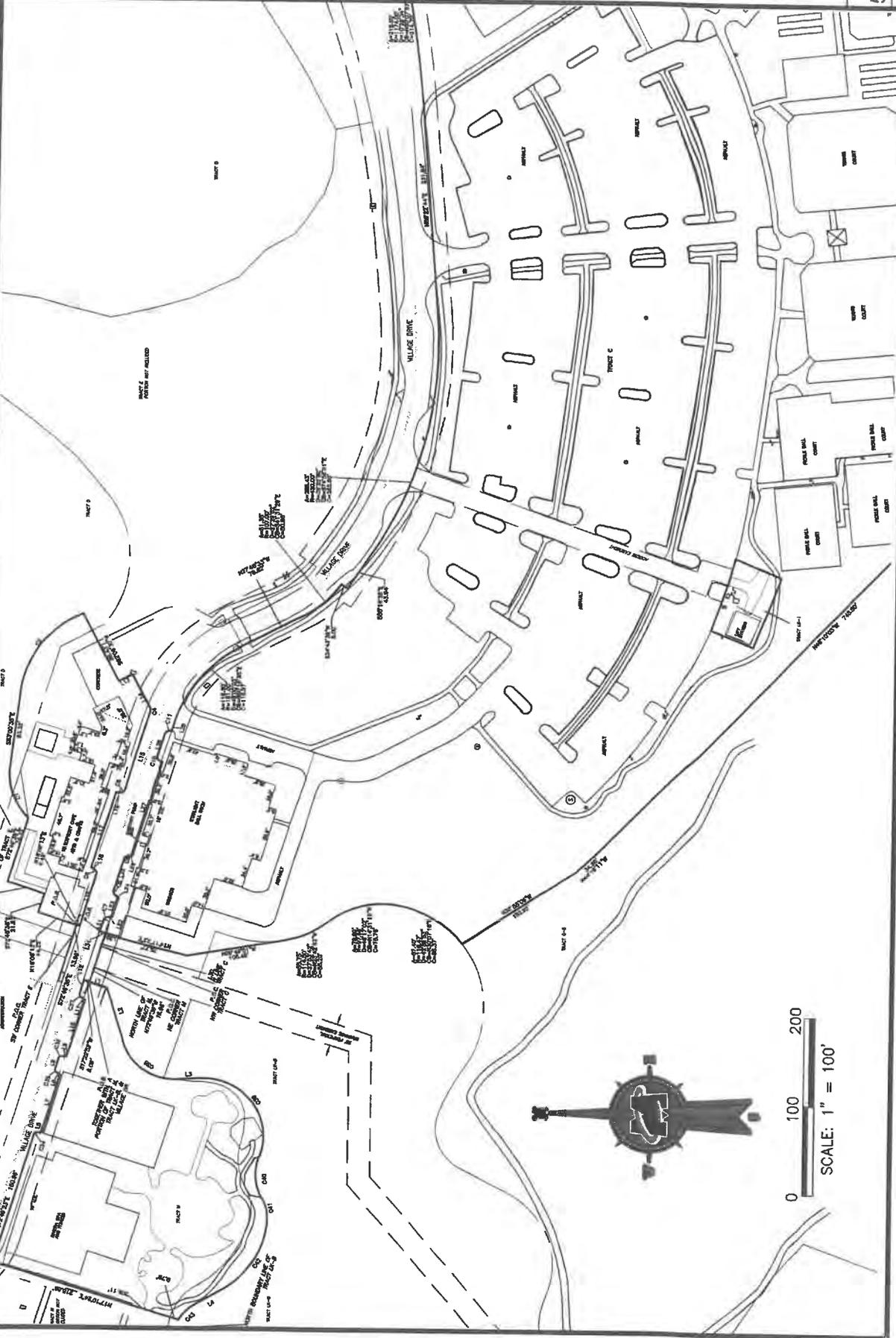
**TOGETHER WITH:** Tract AC-4, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida.

ALTRANS LAND TITLE SURVEY  
LOCATIONS 2, 3, 4 & 5  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

ORLANDO OFFICE  
1101 North Lake Naranja Blvd., Suite 415  
Maitland, Florida 32751  
Phone: 817.627.2712  
FAX: 817.627.1788  
SOUTH OF FL. CERTAIN OF AUTHORITY: L1788







ALTA/NSPS LAND TITLE SURVEY  
 FOR  
 LOCATIONS 2, 3, 4 & 5  
 SOLIVITA CLUB, POLK COUNTY, FL

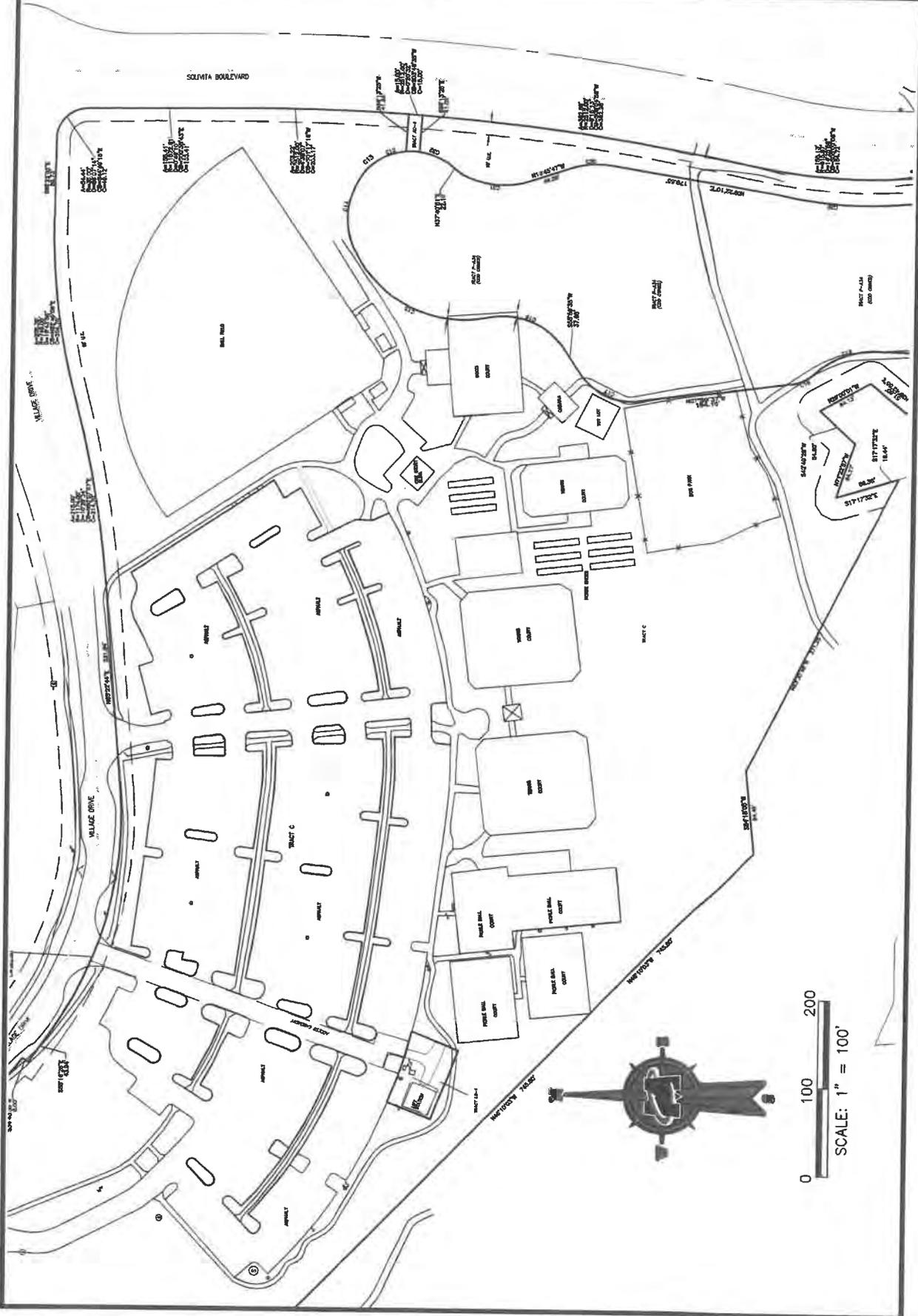
**MASER**  
 Customer Loyalty through Client Satisfaction  
 www.maserconsulting.com  
 ORLANDO OFFICE  
 1101 North Lake Destiny Road, Suite 415  
 Maitland, Florida 32751  
 Phone: 877.827.3172  
 State of FL Certificate of Authorization: LB7388

PROJECT NO.: 16026859  
 SHEET 5

ALTA/SPS LAND TITLE SURVEY  
 FOR  
 LOCATIONS 2, 3, 4 & 5  
 SOLIVITA CLUB, POLK COUNTY, FL

ORLANDO OFFICE  
 1101 North Lake Poydras Road, Suite 415  
 Metland, Florida 32751  
 Phone: 877.827.3772  
 State of FL Certificate of Authorization: LB7388  
**MASER**  
 CONSULTING ENGINEERS, P.A.  
 Customer Loyalty through Client Satisfaction  
 www.maserconsulting.com

PROJECT NO.: 160208187  
 SHEET  
 6

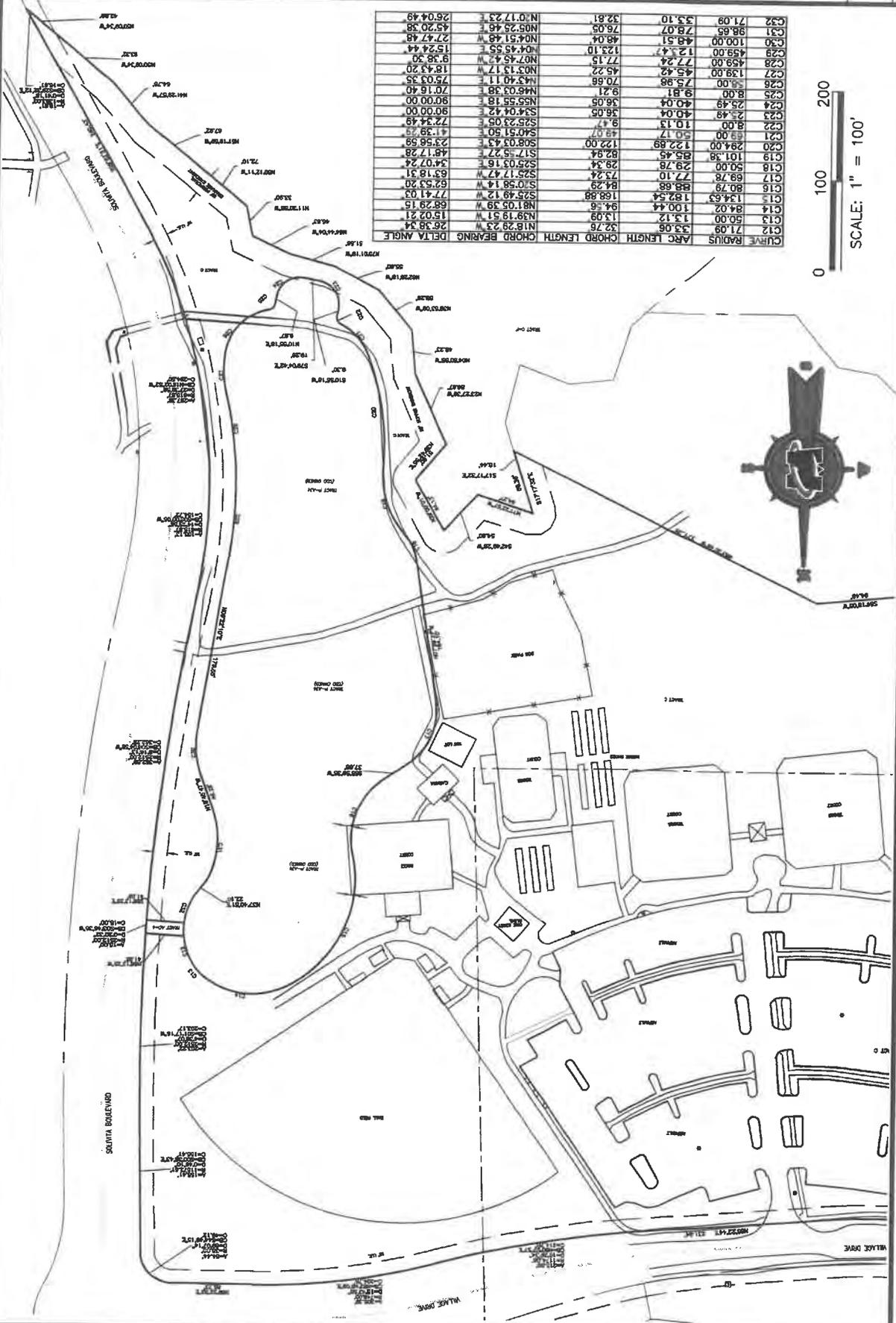


ALTA/SPS LAND TITLE SURVEY  
 FOR  
 LOCATIONS 2, 3, 4 & 5  
 SOLIVITA CLUB, POLK COUNTY, FL

ORLANDO OFFICE  
 1101 North Lake Destiny Road, Suite 415  
 Maitland, Florida 32751  
 Phone: 877.627.3772  
 State of FL Certificate of Authorization: LB7398



Sheet 7  
 PH: 06/11/11; 1:50:00:00:00



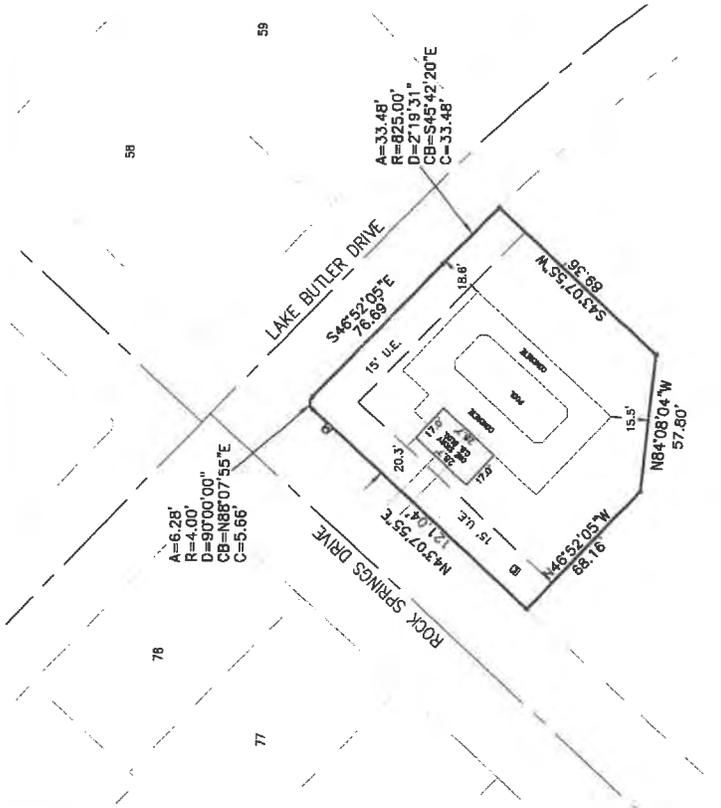
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	71.09	33.08	32.76	N18° 29' 23" W	26° 38' 34"
C13	50.00	13.12	13.09	N39° 19' 51" W	15° 02' 21"
C14	84.00	19.44	18.86	S0° 58' 12" W	7° 41' 01"
C15	134.63	182.54	159.89	S0° 58' 12" W	68° 29' 18"
C16	80.78	88.68	84.29	S0° 58' 12" W	77° 41' 01"
C17	69.78	77.10	72.24	S25° 17' 47" W	63° 07' 24"
C18	50.00	29.78	29.34	S25° 03' 16" E	34° 07' 24"
C19	101.38	85.45	82.84	S17° 52' 27" E	48° 17' 28"
C20	294.00	122.89	122.00	S08° 03' 43" E	23° 56' 59"
C21	83.00	10.13	9.87	S40° 51' 50" E	41° 39' 23"
C22	8.00	4.04	3.95	S25° 23' 05" E	72° 24' 48"
C23	25.49	40.04	38.05	S55° 55' 18" E	90° 00' 00"
C24	25.49	40.04	38.05	S55° 55' 18" E	90° 00' 00"
C25	8.00	9.81	9.21	N45° 03' 38" E	70° 16' 40"
C26	59.00	75.98	70.66	N43° 40' 11" E	75° 03' 35"
C27	139.00	45.42	45.22	N03° 13' 17" W	18° 43' 20"
C28	459.00	77.24	77.15	N07° 45' 47" W	9° 38' 30"
C29	459.00	123.10	123.10	N04° 45' 55" E	15° 24' 44"
C30	100.00	48.51	48.04	N04° 51' 48" W	27° 47' 48"
C31	98.65	78.07	76.05	N05° 25' 45" E	45° 20' 38"
C32	71.09	33.10	32.81	N 01° 17' 23" E	26° 04' 49"

## **Palms Amenity Complex**



**Rainbow Lakes #1 Community Pool & Cabana**

RAINBOW LAKE AMENITY #1



TRACT P-AB  
POND TRACT  
SOLIVITA - PHASE I  
PLAT BOOK 112, PAGES 1-14

- LEGEND AND ABBREVIATIONS:**
- U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - R/W = RIGHT-OF-WAY
  - S.W. = CONCRETE SIDEWALK
  - LB = LICENSE BUSINESS
  - C.M. = CONCRETE MONUMENT
  - = FOUND NAIL & DISK PCP LB 7153
  - = FOUND 5/8" IRON ROD LB 7153
  - = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804

- ⊗ = WATER METER
- ⊠ = ELECTRICAL BOX
- ⊙ = SANITARY SEWER STUB-OUT
- ⊙ = LIGHT POLE
- ⊙ = CLEAN-OUT
- ⊙ = WATER VALVE
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = TRAFFIC SIGN
- ⊙ = CABLE TELEVISION BOX



**LEGAL DESCRIPTION:**

TRACT H, SOLIVITA PHASE 1, PLAT BOOK 112, PAGES 1-14,  
POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the South right of way line of Rock Springs Drive, as being North 43°07'55" East, per Solivita Phase 1E, Plat Book 112, Pages 1-14.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature, and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional encumbrances affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

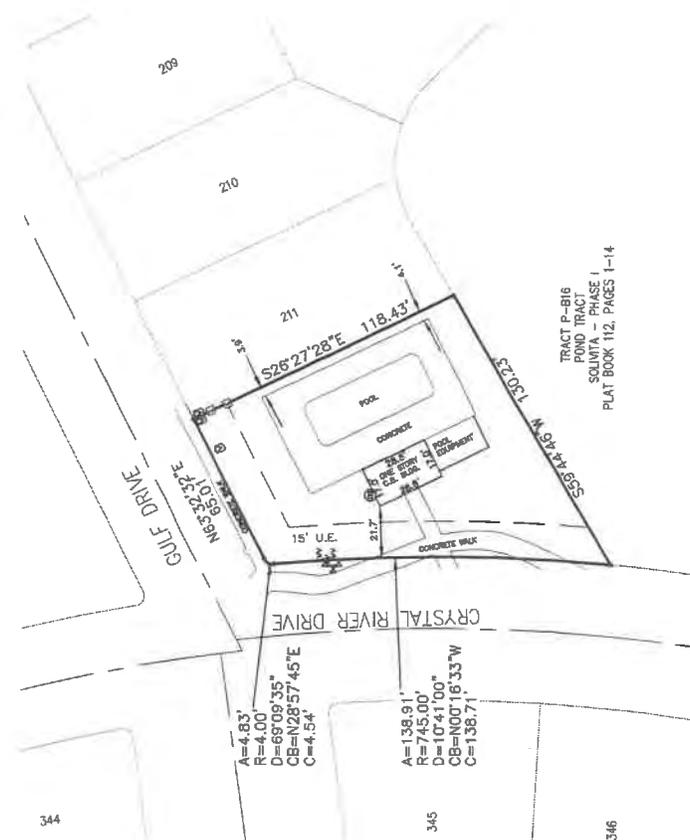
**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Helfer, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

**Rainbow Lakes #2 Community Pool & Cabana**

RAINBOW LAKE AMENITY #2



**LEGAL DESCRIPTION:**

TRACT L, SOLIVITA PHASE 1, PLAT BOOK 112, PAGES 1-14, POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the South right of way line of Gulf Drive, as being North 63°32'32" East, per Solivita Phase 1, Plat Book 112, Pages 1-14.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment or title. No search of the public records was made. It is the responsibility of the client to search for any additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5A-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Heimer, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- ⊙ = FOUND NAIL & DISK PCP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804
- ⊕ = WATER METER
- ⊞ = ELECTRICAL BOX
- ⊟ = SANITARY SEWER STUB-OUT
- ⊘ = LIGHT POLE
- ⊙ = CLEAN-OUT
- ⊗ = WATER VALVE
- ⊠ = TELEPHONE PEDESTAL
- ⊡ = TRAFFIC SIGN
- ⊢ = CABLE TELEVISION BOX

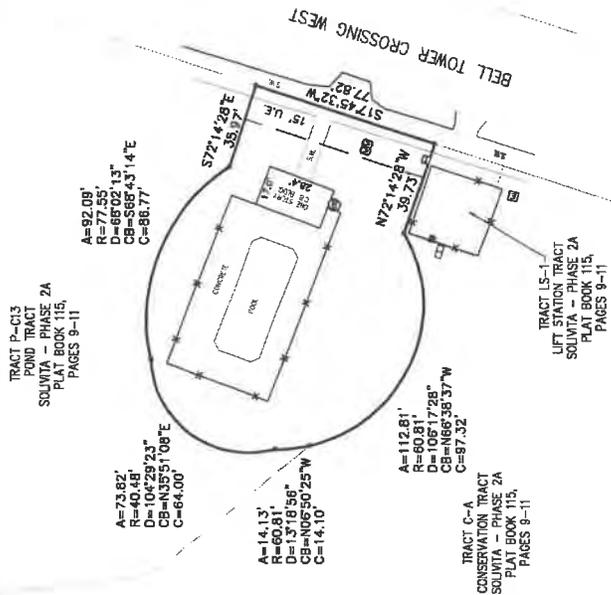


**Candlewood Community Pool & Cabana**



**Capri Community Pool & Cabana**

CAPRI AMENITY



TRACT C-A  
POND TRACT  
SOLIVIA - PHASE 2A  
PLAT BOOK 115,  
PAGES 9-11

A=73.82'  
R=40.48'  
D=104°29'23"  
CB=N35°51'08"E  
C=64.00'

A=14.13'  
R=60.81'  
D=13°18'56"  
CB=N06°50'25"W  
C=14.10

A=112.81'  
R=60.81'  
D=108°17'28"  
CB=N66°36'37"W  
C=87.32

TRACT C-A  
CONSERVATION TRACT  
SOLIVIA - PHASE 2A  
PLAT BOOK 115,  
PAGES 9-11

TRACT C-B  
LIT STATION TRACT  
SOLIVIA - PHASE 2A  
PLAT BOOK 115,  
PAGES 9-11



SCALE IN FEET

**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- = FOUND NAIL & DISK PCP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804
- W = WATER METER
- E = ELECTRICAL BOX
- S = SANITARY SEWER STUB-OUT
- L = LIGHT POLE
- C = CLEAN-OUT
- WV = WATER VALVE
- T = TELEPHONE PEDESTAL
- TS = TRAFFIC SIGN
- TV = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A, SOLIVIA PHASE 2A, PLAT BOOK 115, PAGES 9-11,  
POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the West right of way line of Bell Tower Crossing, as being South 17°45'32" West, per Solivita Phase 2A, Plat Book 115, Pages 9-11.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a complete search of the public records with respect to any claims or interests in the property that may be made by Cushman, Proctor & Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Heimer, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370



**Terra Vista #1 Community Pool & Cabana**

**TERRA VISTA AMENITY #1**

TRACT PD-9  
 FOND TRACT  
 SOLIVITA PHASE 2C  
 PLAT BOOK 118, PAGES 12-16

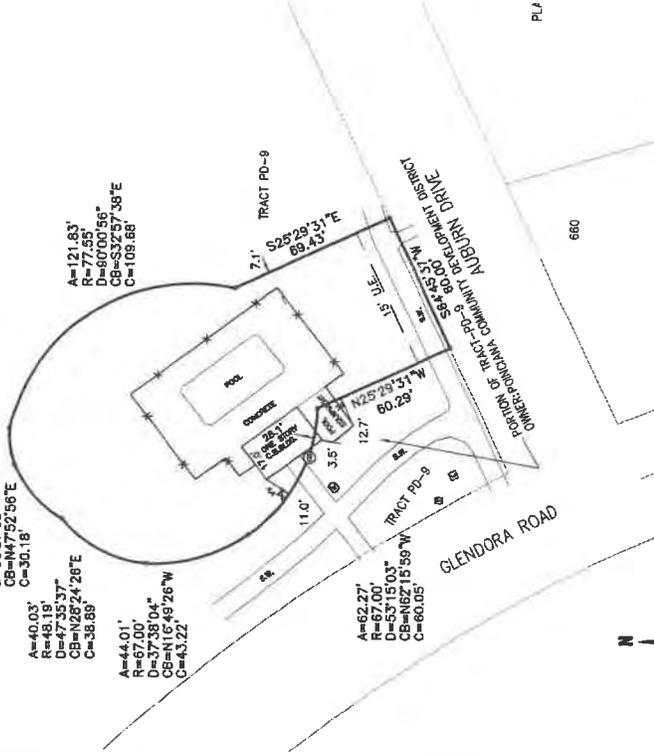
A=15.67'  
 R=43.77'  
 D=107.11'  
 CB=N82°15'04"E  
 C=15.58'

TRACT PD-9  
 A=30.77'  
 R=45.26'  
 D=3857.05'  
 CB=N47°52'56"E  
 C=30.18'

A=40.03'  
 R=48.19'  
 D=4735.37'  
 CB=N28°24'26"E  
 C=38.89'

A=44.01'  
 R=67.00'  
 D=3738.04'  
 CB=N10°49'26"W  
 C=43.22'

A=121.83'  
 R=67.55'  
 D=10705.56'  
 CB=S37°57'38"E  
 C=108.68'



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- ⊙ = FOUND NAIL & DISK PCP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804
- ⊕ = WATER METER
- ⊞ = ELECTRICAL BOX
- ⊗ = SANITARY SEWER STUB-OUT
- ⊘ = LIGHT POLE
- ⊚ = CLEAN-OUT
- ⊛ = WATER VALVE
- ⊜ = TELEPHONE PEDESTAL
- ⊝ = TRAFFIC SIGN
- ⊞ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE 2C, PLAT BOOK 118, PAGES 12-16, POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown herein are based on the North right of way line of Tract A, as being South 64°45'37" West, per Solivita Phase 2C, Plat Book 118, Pages 12-16.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a plat or title. No search of the public records was made by the Surveyor. If there are any other records or additional documents of record affecting the property that are not shown on this survey that may be found in the public records of Polk County, Florida.

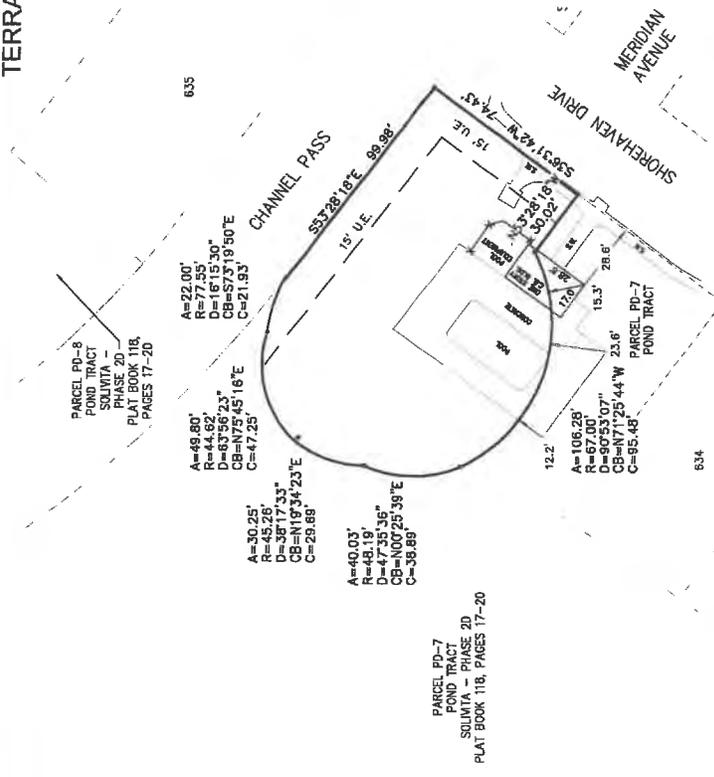
**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian M. Heimer, P.S.M.  
 Professional Surveyor and Mapper  
 Florida License No. 5370

**Terra Vista #2 Community Pool & Cabana**

TERRA VISTA AMENITY #2



PARCEL PD-6  
POND TRACT  
SOLIVITA  
PHASE 2D  
PLAT BOOK 118,  
PAGES 17-20

A=22.00'  
R=77.95'  
D=16115.30"  
CB=S73°19'50"E  
C=21.93'

A=49.80'  
R=44.82'  
D=63°56'23"  
CB=N75°45'16"E  
C=47.25'

A=30.25'  
R=38.17'  
D=3817°33"  
CB=N19°34'23"E  
C=29.68'

A=40.03'  
R=48.19'  
D=47°35'36"  
CB=N00°25'39"E  
C=36.69'

PARCEL PD-7  
POND TRACT  
SOLIVITA - PHASE 2D  
PLAT BOOK 118, PAGES 17-20

A=106.28'  
R=67.00'  
D=90°53'07"  
CB=N17°25'44"W 23.6'  
C=95.46'

A=12.2'  
R=12.2'  
D=12.2'  
C=12.2'

A=15.3'  
R=15.3'  
D=15.3'  
C=15.3'

A=15.3'  
R=15.3'  
D=15.3'  
C=15.3'

**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- 100 R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- = FOUND NAIL & DISK PCP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804



- ⊕ = WATER METER
- ⊞ = ELECTRICAL BOX
- ⊚ = SANITARY SEWER STUB-OUT
- ⊙ = LIGHT POLE
- ⊘ = CLEAN-OUT
- ⊗ = WATER VALVE
- ⊠ = TELEPHONE PEDESTAL
- ⊡ = TRAFFIC SIGN
- ⊢ = CABLE TELEVISION BOX

For the firm by:  
  
Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE 2D, PLAT BOOK 118, PAGES 17-20,  
POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of Shorehaven Drive, as being South 35°31'42" West, per Solivita Phase 2D, Plat Book 118, Pages 17-20.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a certificate of title. No search of the public records was made by the Surveyor. Parties claiming an interest in the property should verify the accuracy of the information shown hereon by independent means. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

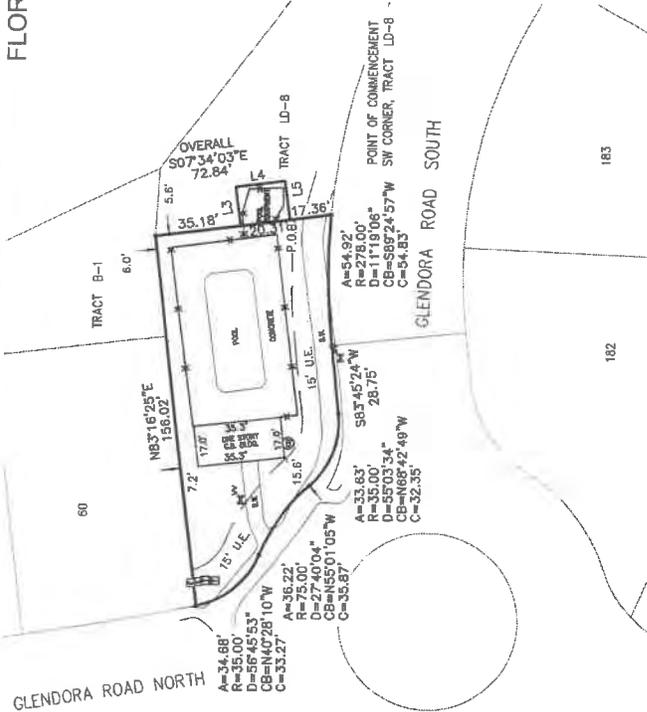
BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN-PROCTOR-CROSS, INC.  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6809 FAX: (321)241-6910  
www.carnahan-proctor.com  
Certificate of Authorization: LB2936



**Flora Vista #1 Community Pool & Cabana**

FLORA VISTA AMENITY #1



LINE	BEARING	DISTANCE
L3	S82°25'37" W	16.55
L4	S07°34'03" E	20.31
L5	S82°25'57" W	16.55

**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- = FOUND NAIL & DISK PGP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804
- W = WATER METER
- E = ELECTRICAL BOX
- S = SANITARY SEWER STUB-OUT
- X = LIGHT POLE
- C = CLEAN-OUT
- X = WATER VALVE
- T = TELEPHONE PEDESTAL
- T = TRAFFIC SIGN
- X = CABLE TELEVISION BOX



**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE IVC SECTION 1, PLAT BOOK 124, PAGES 15-18, POLK COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT LD-8, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 121, PAGES 2-6, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT LD-6; THENCE ALONG THE WEST LINE OF TRACT LD-8 N 07°34'03" W, A DISTANCE OF 17.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF TRACT LD-8 N 07°34'03" W, A DISTANCE OF 20.31 FEET; THENCE LEAVING THE WEST LINE OF TRACT LD-8 N 07°34'03" W, A DISTANCE OF 16.55 FEET, S 07°34'03" E, A DISTANCE OF 20.31 FEET; THENCE S 82°25'57" W, A DISTANCE OF 16.55 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of Tract A, as being South 54°45'37" West, per Solivita Phase 2C, Plat Book 118, Pages 12-18.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature, and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carmanhan, Proctor and Cross, Inc. There may be other documents of record affecting this property that are not shown. This survey and record may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Helfmar, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN • PROCTOR • CROSS, INC.  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Westminster Road, Suite 107, Melbourne, FL 32955  
PHONE: (321)241-8909 FAX: (321)241-6910  
OFFICE: (321)241-1838  
WWW.CARNAHAN-PROCTOR.COM

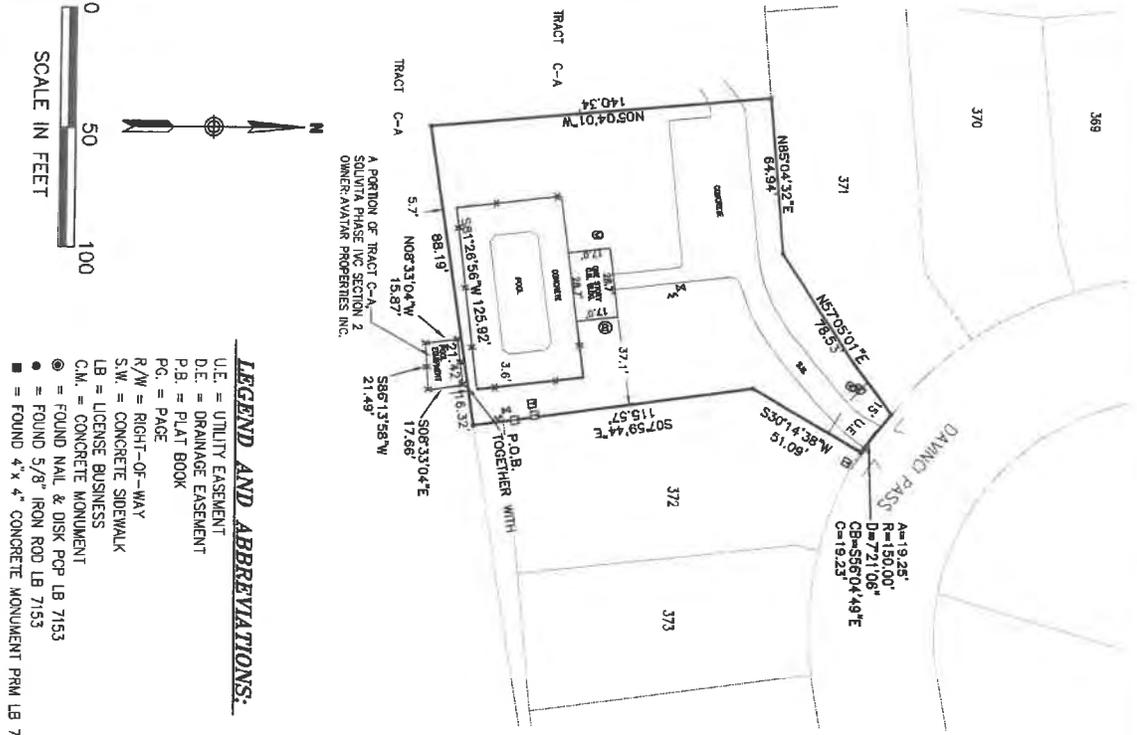
LOCATION

16

PROJECT NO.: 190213.08

**Flora Vista #2 Community Pool & Cabana**

FLORA VISTA AMENITY #2



- LEGEND AND ABBREVIATIONS:**
- U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - R/W = RIGHT-OF-WAY
  - S.W. = CONCRETE SIDEWALK
  - LB = LICENSE BUSINESS
  - C.M. = CONCRETE MONUMENT
  - = FOUND NAIL & DISK POP LB 7153
  - = FOUND 5/8" IRON ROD LB 7153
  - = FOUND 4 x 4" CONCRETE MONUMENT PRM LB 7804
- (M) = WATER METER
  - (E) = ELECTRICAL BOX
  - (S) = SANITARY SEWER STUB-OUT
  - (L) = LIGHT POLE
  - (V) = CLEAN-OUT
  - (W) = WATER VALVE
  - (T) = TELEPHONE PEDESTAL
  - (TR) = TRAFFIC SIGN
  - (CTV) = CABLE TELEVISION BOX

For the firm by \_\_\_\_\_  
 Brian K. Heimer, P.S.M.,  
 Professional Surveyor and Mapper  
 Florida License No. 5370

**LEGAL DESCRIPTION:**

TRACT B, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA.  
 TOGETHER WITH:  
 A PORTION OF TRACT C-A, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF TRACT B, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF TRACT B RUN S 81°26'58" W, A DISTANCE OF 16.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF TRACT B RUN S 81°26'58" W, A DISTANCE OF 17.88 FEET; THENCE N 88°13'58" W, A DISTANCE OF 21.49 FEET; THENCE IN BEARING 21°42' E, THENCE ALONG THE SOUTH LINE OF TRACT B RUN N 81°26'58" E, A DISTANCE OF 21.42 FEET TO THE POINT OF BEGINNING.

**NOTES:**

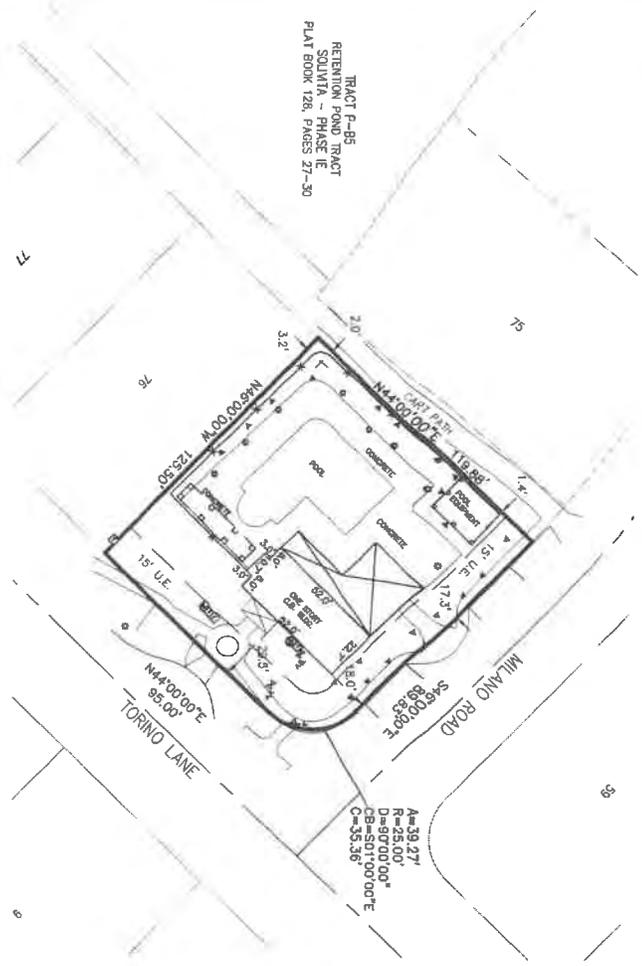
1. Bearings shown hereon are based on the South line of Tract B, as being South 81°26'58" West, per Solivita Phase IVC, Plat Book 124, Pages 33-38.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

**Lago Vista Community Pool & Cabana**

LAGO VISTA AMENITY



TRACT R-85  
RETURN FROM PLAT OF  
SOLIVITA CLUB, PLAT 1E,  
PLAT BOOK 128, PAGES 27-30

**LEGAL DESCRIPTION:**  
TRACT R-1, SOLIVITA PHASE 1E, PLAT BOOK 128, PAGES 27-30,  
POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of Torino Lane, as being North 44°00'00" East, per Solivita Phase 1E, Plat Book 128, Pages 27-30.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not void, without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey, but may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

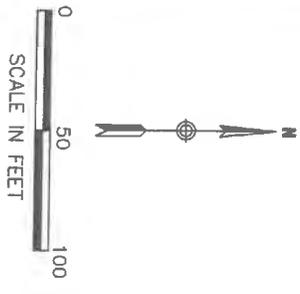
I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: \_\_\_\_\_

Brian K. Heffner, P.S.M.,  
Professional Surveyor and Mapper  
Florida License No. 5370

**LEGEND AND ABBREVIATIONS:**

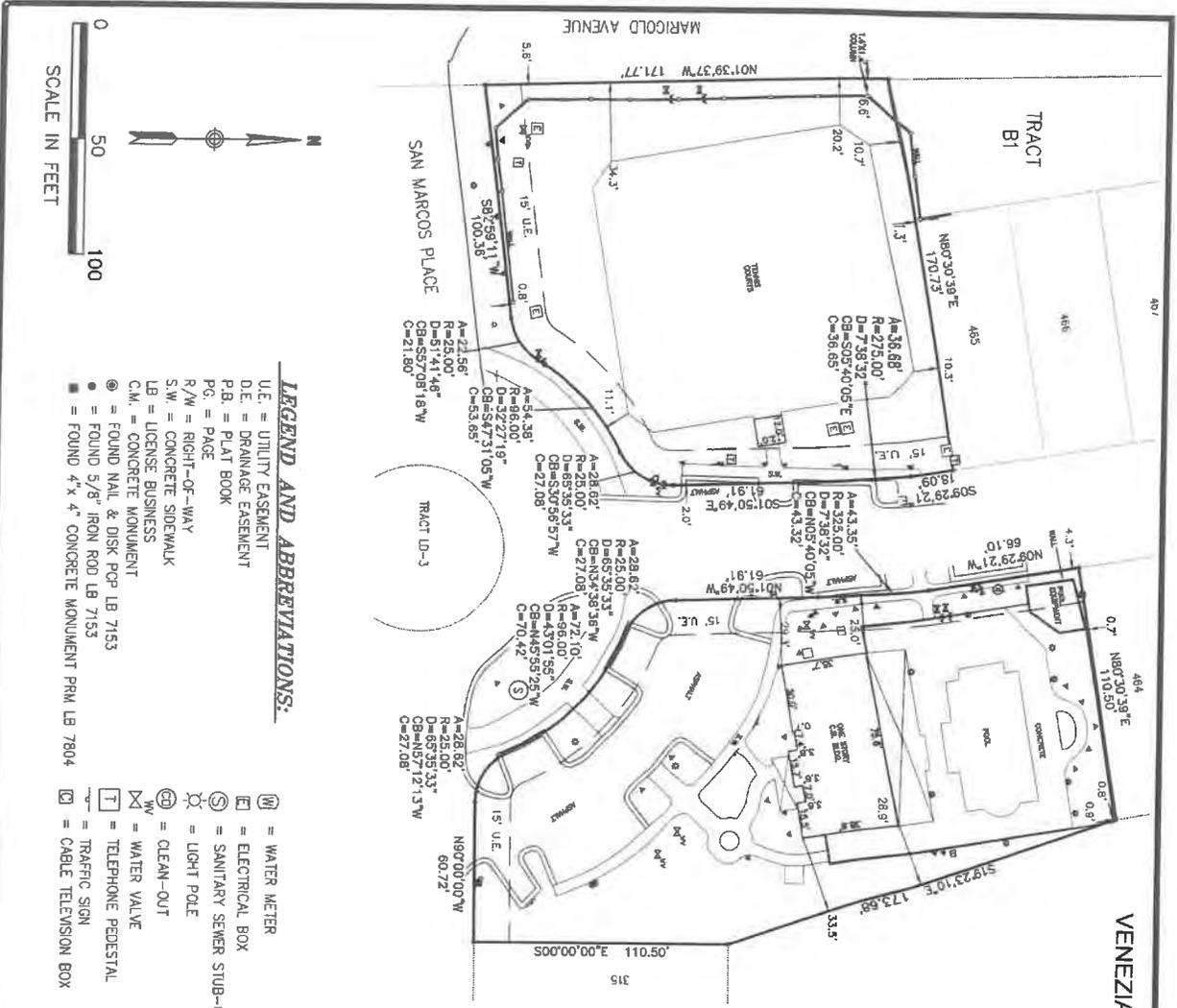
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- = FOUND NAIL & DISK POP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804
- ⊕ = WATER METER
- ⊞ = ELECTRICAL BOX
- ⊙ = SANITARY SEWER STUB-OUT
- ⊙ = LIGHT POLE
- ⊙ = CLEAN-OUT
- ⊙ = WATER VALVE
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = TRAFFIC SIGN
- ⊞ = CABLE TELEVISION BOX



**CARNAHAN • PROCTOR • CROSS, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321) 241-6908 FAX: (321) 241-6910  
Certificate of Authorization: LB2938  
www.carnahan-proctor.com

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL





**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = CONCRETE SIDEWALK
- LB = LICENSE BUSINESS
- C.M. = CONCRETE MONUMENT
- ⊙ = FOUND NAIL & DISK POP LB 7153
- = FOUND 5/8" IRON ROD LB 7153
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT PERM LB 7804
- ⊞ = WATER METER
- ⊞ = ELECTRICAL BOX
- ⊞ = SANITARY SEWER SUB-OUT
- ⊞ = LIGHT POLE
- ⊞ = CLEAN-OUT
- ⊞ = WATER VALVE
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = TRAFFIC SIGN
- ⊞ = CABLE TELEVISION BOX

**VENEZIA AMENITY**

**LEGAL DESCRIPTION:**

TRACTS A AND B, SOLIVITA PHASE IIIA, PLAT BOOK 127, PAGES 10-13, POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of San Marcos Place, as being South 82°58'11" West, per Solivita Phase IIIa, Plat Book 127, Pages 10-13.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid, without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Cornehan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5A-17.05 of the Florida Administrative Code pursuant to Chapter 472.027, Florida Statutes.

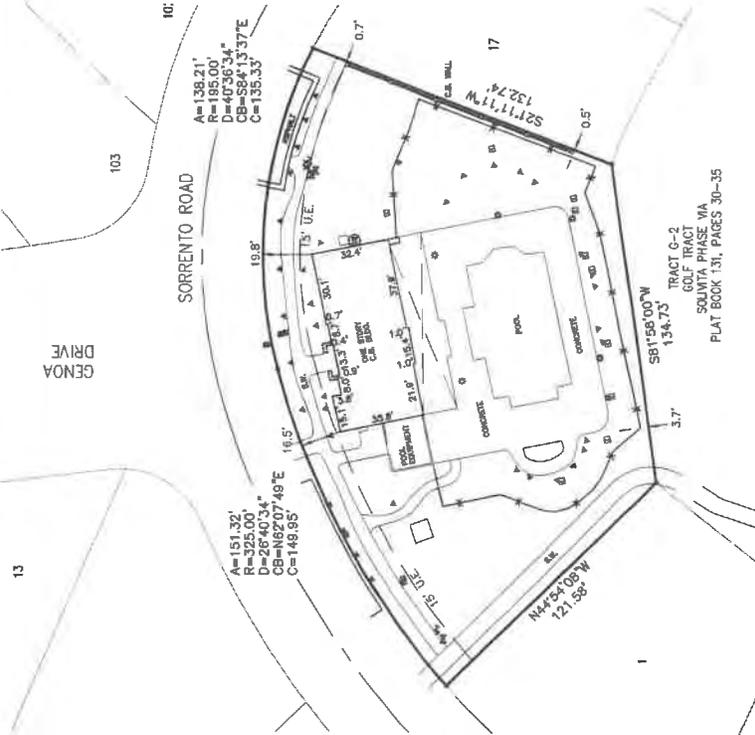
For the firm by:

Brian K. Heffner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370



**Bella Vianna Pool & Cabana**

BELLA VIANA AMENITY



- LEGEND AND ABBREVIATIONS:**
- U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - R/W = RIGHT-OF-WAY
  - S.W. = CONCRETE SIDEWALK
  - LB = LICENSE BUSINESS
  - C.M. = CONCRETE MONUMENT
  - = FOUND NAIL & DISK PCP LB 7153
  - = FOUND 5/8" IRON ROD LB 7153
  - = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 7804

- ⊗ = WATER METER
- ⊠ = ELECTRICAL BOX
- ⊞ = SANITARY SEWER STUB-OUT
- ⊙ = LIGHT POLE
- ⊕ = CLEAN-OUT
- ⊗ = WATER VALVE
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = TRAFFIC SIGN
- ⊞ = CABLE TELEVISION BOX



**LEGAL DESCRIPTION:**

A portion of Tract G-2, per the plat of Solivita Phase VA, as recorded in Plat Book 131, Pages 30-35 of the Public Records of Polk County, Florida. Said lands being more particularly described as follows:

Begin at the intersection of the West line of said Tract G-2, also being the Northeast line of Lot 1 of said Solivita Phase VA, and the South right of way line of Sorrento Road per Solivita Phase VA, said South right of way line being a curve concave Southerly, having a radius of 325.00 feet, a chord bearing of N 62°07'49" East and a chord distance of 149.95 feet; thence run Northwesterly along the arc of said curve, and said South right of way line, through a central angle of 26°40'34" for a distance of 151.32 feet to the point of compound curvature of a curve concave Southerly, having a radius of 195.00 feet and a chord bearing of S 84°13'37" E; thence run Southeasterly along the arc of said curve and said South right of way line, through a central angle of 40°38'34" for a distance of 138.21 feet to the intersection of the South right of way line and the West line of Lot 17 of Solivita Phase VA; thence leaving said curve and South right of way line run along the West line of Lot 17 S 21°11'11" W, a distance of 132.74 feet; thence leaving the West line of Lot 17 run S 81°58'00" W, a distance of 134.73 feet to the aforesaid Northeast line of Lot 1; thence along the Northeast line of Lot 1 run N 44°54'08" W, a distance of 121.58 feet to the Point of Beginning.

Said lands having an area of 29,334.5 square feet or 0.673 acres, more or less.

**NOTES:**

1. Bearings shown hereon are based on the South line of Tract G-2, as being South 81°58'00" West, per Solivita Phase VA, Plat Book 131, Pages 30-35.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hafner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

**Solivita Club Phase 5 Proposed**



## **Appendix B – Opinion of Costs**

**Opinion of Costs  
Solivita Proposed Improvements**

Facility	Approximate Cost
Proposed Performing Arts Building	\$ 6,960,000
Proposed Health and Wellness Complex (Phase 5)	\$ 3,120,000
Reconstructed Mosaics Restaurant and Starlight Ballroom	\$ 1,190,000
Reconstructed Waterfront Café and Arts and Crafts REMODEL	\$ 660,000
Sub-total	\$ 11,930,000
20% Contingency and other Soft Costs	\$ 2,386,000
Sub-total	\$ 14,316,000

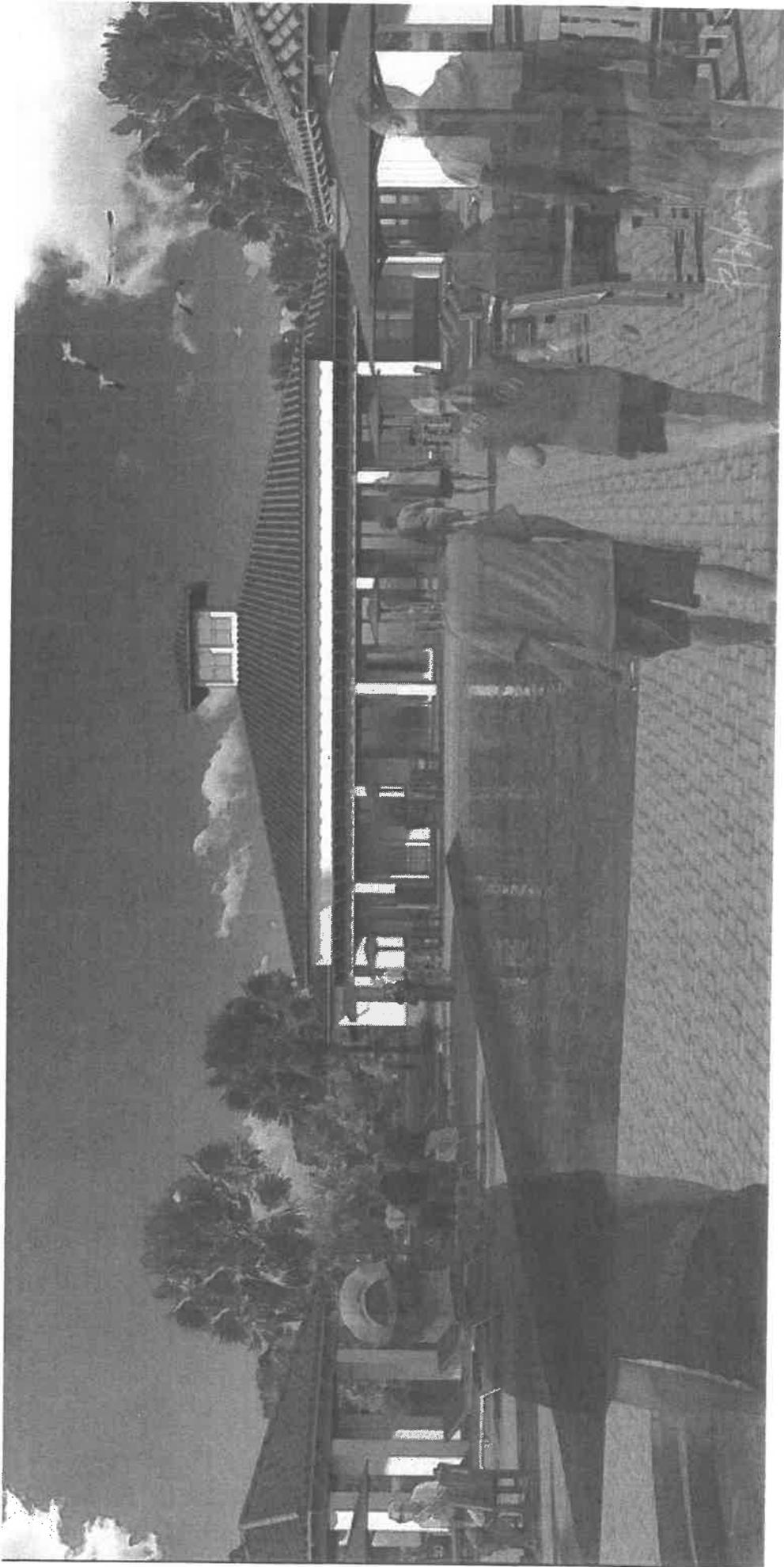
1. The CDD Boards have not yet approved any specific construction or reconstruction activities.
2. It is currently proposed that \$11.2 million from the proceeds of the Special Assessment Bonds will fund the construction and/or reconstruction of all or a portion of the improvements listed above. It is anticipated that the CDD Boards will continue to refine both the components comprising the improvements to be funded with the Special Assessment Bonds and the cost estimates set forth above.

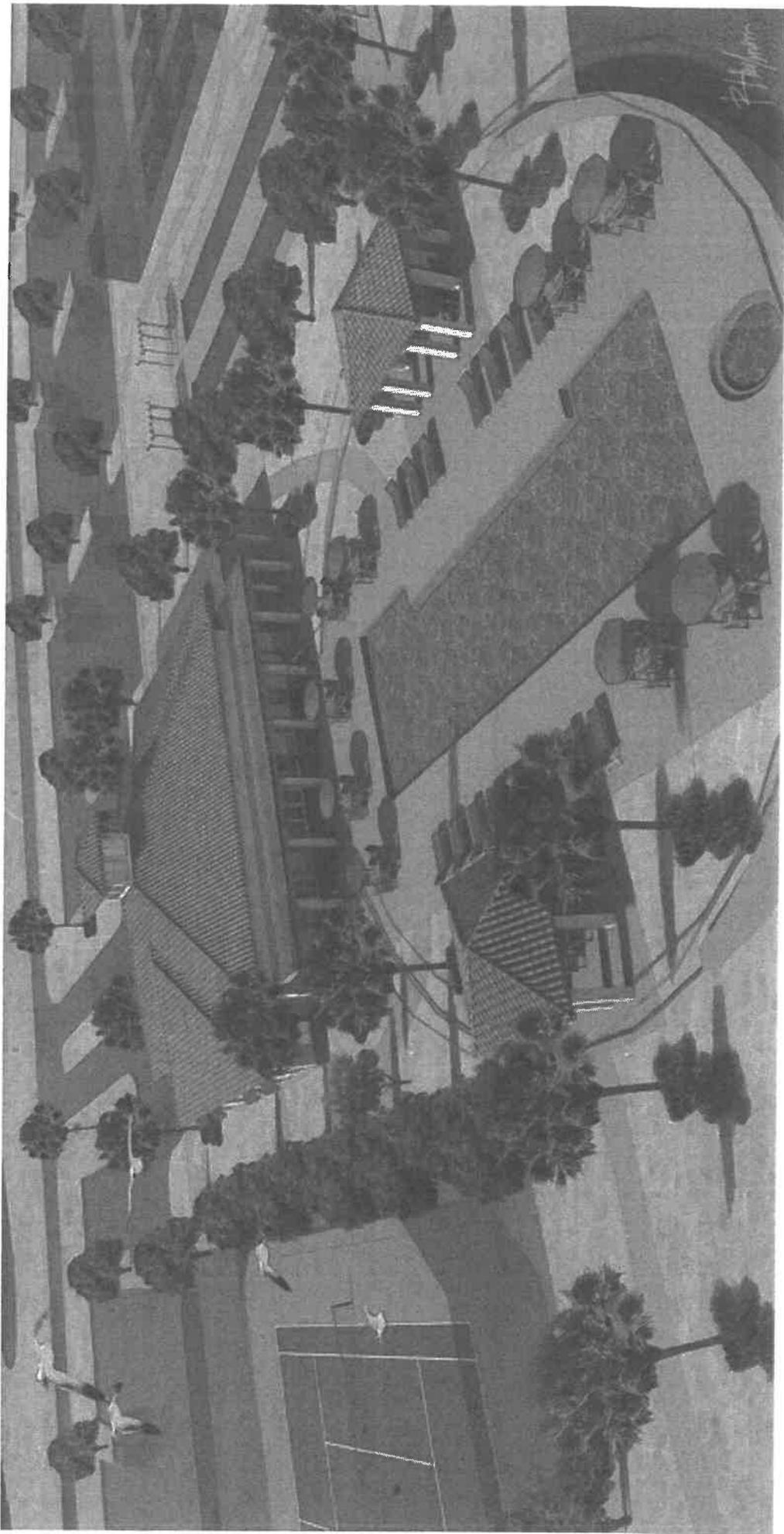
Space/Element	Units	Unit Price	Quantity	Cost
<u>Proposed Performing Arts Building</u>				
Lobby/Prefunction	SF	\$ 250.00	1900	\$ 475,000
Auditorium	SF	\$ 250.00	5500	\$ 1,375,000
Stage	SF	\$ 250.00	1300	\$ 325,000
Greenrooms / Storage	SF	\$ 200.00	2400	\$ 480,000
Stage Storage	SF	\$ 200.00	800	\$ 160,000
Music Practice	SF	\$ 220.00	450	\$ 99,000
General Storage	SF	\$ 200.00	450	\$ 90,000
Lifestyles offices	SF	\$ 250.00	800	\$ 200,000
Restrooms (grossing factor 25%)	SF	\$ 250.00	3400	\$ 850,000
Covered Areas	SF	\$ 220.00	3700	\$ 814,000
				Subtotal
				\$ 4,868,000
			Design Soft Costs	7%
				\$ 340,760
				Subtotal
				\$ 5,208,760
New furniture	LS	\$ 350,000.00	1	\$ 350,000
New AV System, Sound, Lights, Curtains	LS	\$ 250,000.00	1	\$ 250,000
New food service	LS	\$ 42,000.00	1	\$ 42,000
Site Work (% of Building)	20%	\$ 1,041,752.00	1	\$ 1,041,752
				Subtotal
				\$ 1,683,752
			Design Soft Costs	4%
				\$ 67,350
				Subtotal
				\$ 1,751,102
				<b>TOTAL</b>
				<b>\$ 6,959,862</b>
<u>Proposed Health and Wellness Complex (Phase 5)</u>				
Lobby	SF	\$ 185.00	300	\$ 55,500
Spinning	SF	\$ 185.00	1200	\$ 222,000
Storage	SF	\$ 185.00	400	\$ 74,000
Restrooms (grossing factor)	SF	\$ 185.00		
Fitness Equipment Room	SF	\$ 185.00	2400	\$ 444,000
Aerobics Studio	SF	\$ 185.00	1500	\$ 277,500
Exercise restrooms and locker rooms (grossing factor)	SF	\$ 185.00		

Staff Office	SF	\$ 185.00	400	\$ 74,000
Grossing factor (25%)	SF	\$ 185.00	1550	\$ 286,750
Covered Areas	SF	\$ 185.00	600	\$ 111,000
Pavilion #1 (open)	SF	\$ 175.00	500	\$ 87,500
Trash Enclosure	SF	\$ 185.00	200	\$ 37,000
				Subtotal \$ 1,669,250
Tennis Courts	EA	\$ 50,000.00	2	\$ 100,000
Pickle Ball Courts	EA	\$ 25,000.00	6	\$ 150,000
Pool Lap (1/2 olympic), 4 lanes	LS	\$ 350,000.00	1	\$ 350,000
Pool Deck	LS	\$ 175,000.00	1	\$ 175,000
Spa	LS	\$ 20,000.00	1	\$ 20,000
Parking	SP	\$ 1,500.00	150	\$ 225,000
Bocce	EA	\$ 37,500.00	2	\$ 75,000
Racquetball/Handball	EA	\$ 30,000.00	2	\$ 60,000
Landscape	LS	\$ 150,000.00	1	\$ 150,000
				Subtotal \$ 1,305,000
		Design Soft Costs	7%	\$ 91,350
				Subtotal \$ 3,065,600
New furniture/lockers	LS	\$ 42,500.00	1	\$ 42,500
New AV System	LS	\$ 12,000.00	1	\$ 12,000
				Subtotal \$ 54,500
				<b>TOTAL \$ 3,120,100</b>
<b>Reconstructed Mosaics Restaurant and Starlight Ballroom</b>				
Restaurant interior upgrades	SF	\$ 40.00	2436	\$ 97,440
Lighting upgrades	SF	\$ 10.00	4230	\$ 42,300
Lobby bar	SF	\$ 200.00	170	\$ 34,000
Remodel porch to permanent structure	SF	\$ 125.00	1623	\$ 202,875
Minor kitchen upgrades	SF	\$ 45.00	1837	\$ 82,665
Remodel area to kitchen	SF	\$ 80.00	600	\$ 48,000
New addition kitchen	SF	\$ 175.00	1000	\$ 175,000
				Subtotal \$ 682,280
		Design Soft Costs	7%	\$ 47,760
				Subtotal \$ 730,040
New kitchen equipment	SF	\$ 225.00	1000	\$ 225,000
New bar equipment	SF	\$ 125.00	170	\$ 21,250
Remodel food service	SF	\$ 125.00	600	\$ 75,000
New furniture upgrades	LS	\$ 33,500.00	1	\$ 33,500
New AV Sound (lights below)	LS	\$ 5,000.00	1	\$ 5,000
				Subtotal \$ 359,750
Ballroom Remodel finishes only	SF	\$ 12.00	6350	\$ 76,200
Ornamental Lighting	LS	\$ 20,000.00	1	\$ 20,000
				Subtotal \$ 96,200
		Soft Costs	4%	\$ 3,848
				Subtotal \$ 100,048

<b>TOTAL</b> \$ <b>1,189,838</b>				
<b>Reconstructed Waterfront Café and Arts and Crafts REMODEL</b>				
1st Floor Bistro (Seating and Kitchen)	SF	\$ 60.00	2100	\$ 126,000
New Kitchen	SF	\$ 175.00	700	\$ 122,500
New outdoor furniture	SF	\$ 2.67	7500	\$ 20,000
Computer room to Library	SF	\$ 35.00	842	\$ 29,470
				Subtotal
				Design Soft Costs
				7%
				\$ 20,858
				Subtotal
				\$ 318,828
New decorative lighting	LS	\$ 10,000.00	1	\$ 10,000
New restaurant furniture	LS	\$ 30,000.00	1	\$ 30,000
New kitchen equipment	SF	\$ 200.00	700	\$ 140,000
New AV Sound	LS	\$ 2,500.00	1	\$ 2,500
				Subtotal
				\$ 182,500
				Soft Costs
				4%
				\$ 7,300
				Subtotal
				\$ 189,800
Bell Tower Remodel	SF	\$ 195.00	400	\$ 78,000
				Subtotal
				\$ 78,000
				Design Soft Costs
				7%
				\$ 5,460
				Subtotal
				\$ 83,460
New decorative lighting	LS	\$ 3,500.00	1	\$ 3,500
New restaurant furniture	LS	\$ 9,000.00	1	\$ 9,000
New kitchen equipment	SF	\$ 125.00	400	\$ 50,000
New AV Sound	LS	\$ 2,500.00	1	\$ 2,500
				Subtotal
				\$ 65,000
				Soft Costs
				4%
				\$ 2,600
				Subtotal
				\$ 67,600
				<b>TOTAL</b>
				<b>\$ 659,688</b>

**Appendix C – Solivita Fitness Sample Renderings**







**MASTER ASSESSMENT  
METHODOLOGY  
POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT  
AND POINCIANA WEST COMMUNITY  
DEVELOPMENT DISTRICT  
RECREATION FACILITIES  
CONSTRUCTION & ACQUISITION**

**December 13, 2017**

**Prepared for:**

**Members of the Board of Supervisors,  
Poinciana Community Development District**

**Prepared by:**

**Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817**

---

**MASTER ASSESSMENT METHODOLOGY  
POINCIANA COMMUNITY DEVELOPMENT DISTRICT  
AND POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT  
RECREATION FACILITIES CONSTRUCTION & ACQUISITION**

**December 13, 2017**

---

**1.0 Introduction**

**1.1 Purpose**

This "Master Assessment Methodology" dated December 13, 2017 ("Methodology") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Poinciana Community Development District ("PCDD") to fund the Recreational Facilities Construction and Acquisition ("RFA") for the PCDD and Poinciana West Community Development District ("PWCDD") and collectively the "Districts". The recreational, cultural, and educational facilities include but are not necessarily limited to the following: clubhouses, pools, fitness facilities, tennis courts, pickleball courts, performing arts center, etc...

The Methodology described herein has two goals: (1) identifying the special benefit received by properties within the Districts as a result of the acquisition, renovation and addition of the recreational facilities, and (2) reasonably allocating the costs incurred by the Districts to provide these benefits to benefitted properties in the Districts. The Districts plan to fund the acquisition and renovation of the existing recreational facilities as well as the construction of additional recreational facilities through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the PCDD and by the PWCDD via an inter-local agreement between the Districts. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

## **1.2 Background**

The PCDD includes approximately 3,240 acres and is projected to include 3,945 residential units and 128,000 square feet of non-residential structures. The PWCDD encompasses approximately 949 acres of land which will include 1,650 single family detached residential units developed over seven (7) phases and 19,000 square feet of non-residential structures. Avatar Properties, Inc. ("Developer") plans to develop 5,595 residential units in aggregate within the Districts, combined. Three (3) units within the development are not within the PCDD and as a result are not subject to the debt assessments associated with the RFA.

## **1.3 Requirements of a Valid Assessment Methodology**

Improvements undertaken by the Districts create both special benefits and general benefits to property owners located within and surrounding the Districts. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the Districts.

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the Districts' Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the Districts' Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

## 2.0 Plan of Finance

### 2.1 Recreational Facilities Existing and New Improvements

The Engineer's Report and the eighth amendment to the Purchase and Sale Agreement ("PSA") set forth the amounts necessary for the acquisition and construction of the RFA. Table 1 summarizes those amounts.

**Table 1. Recreational Facilities Total**

Purchase Price (Existing Recreational Facilities)	\$72,900,000
New and Reconstructed Improvements	\$11,185,543
<b>Total</b>	<b>\$84,085,543</b>

Source: PSA Agreement, dated December 5, 2016

### 2.2 Existing Development Within PCDD and PWCCD

As discussed in Section 1.2, the majority of the PCDD and PWCCD are developed with residential units. Table 2 provides a summary of the neighborhoods/phases within the development.

**Table 2. Neighborhood/Phase and Unit Counts**

Phase	Name	Planned Units
1B	Rainbow Lakes	401
2A, 2B	Candlewood	271
1D-1	Bella Vista	24
1D-2	Bella Vista	41
1E	Lago Vista	84
2C, 2D	Terra Vista	422
4A	Portofino	92
4B-1	Capri	19
4B-2	Capri	147
5F & 5F Unit 1	Montelena	170
1C	Treviso	36
1F Unit 1 55'	Oak Hammock	42
1F Unit 1 65'	Oak Hammock	33
1F Unit 2 55'	Oak Hammock	60
1F Unit 2 65'	Oak Hammock	35
1G 25' TH		32
1H (40'-45' LOTS)	Lago Vista	23
1H (50'-65' LOTS)	Lago Vista	16
3A, 3B	Venezia	507
4C	Flora Vista	370
4D	Flora Vista	70
5A,B		251
5C		242
5E(S)		66
5E(W)		77
5H		165
5I 60'	Portofino	22
5J 80'	Portofino	8
6A (55' & 65' LOTS)*	Bella Viana	118
6B (80' LOTS)*	Bella Viana	101
<b>Poinciana Total</b>		<b>3,945</b>
7A	Valencia	259
7B	Vizcaya	446
7C	Portofino	202
7D	Mira Vista	203
7E (65' LOTS)	Alta Vista	77
7E (65' LOTS)	Alta Vista	88
7F 40'		92
7G1	Volare	5
7G Unit 1	Volare	87
7G2 (55' & 65' LOTS)	Verona	181
<b>Poinciana West Total</b>		<b>1,650</b>
<b>Totals</b>		<b>5,595</b>

Source: Avatar Properties, Inc. (2017); \*2 units in Phase 6A and 1 unit in Phase 6B are not included in the PCDD

### 2.3 Bond Requirements

The PCDD intends to finance the acquisition of the recreation facilities by issuing bonds. A number of component funds and expenses comprise the total principal of the bonds to be issued by the PCDD. These funds and expenses may include, but are not limited to, acquisition and construction, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. An estimate of the bond issuance associated with the RFA is found in Table 3. The construction/acquisition funds raised by the PCDD's bonds will fund the acquisition, construction and/or reconstruction of the RFA.

**Table 3. Series 2017 Bonds for PCDD RFA**

<u>Description</u>	<u>Series 2017 Bonds</u>
<b>Construction/Acquisition Fund</b>	<b>\$84,085,543</b>
NET OID	\$1,423,770
Capitalized Interest	\$1,132,359
Debt Service Reserve	\$2,650,713
Costs of Issuance	\$4,794,816
Underwriters Discount	\$1,432,800
Rounding	<u>\$0</u>
<b>Maximum Bond Principal</b>	<b>\$95,520,000</b>

### 2.4 Special Benefits and General Benefits

In general, capital infrastructure improvements within a Capital Improvement Plan ("CIP"), inclusive of the existing recreational facilities and proposed new facilities, create both: (1) special benefits to the Districts and (2) general benefits to properties outside the Districts. However, as discussed herein, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the Districts.

There is no doubt that the general public, and property owners outside the Districts, benefit from the provision of the Districts' CIPs. However, these benefits are incidental to the CIPs, which is designed solely to meet the needs of the Districts. Lands outside the Districts do not depend upon the CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which developable property in the Districts receive compared to those lying outside of the boundaries of the Districts.

The total cost of the RFA as financed is \$95,520,000. There are 5,595 assessable planned residential units within the PCDD and PWCCD. The maximum annual debt service ("MADS") associated with the financing is \$5,297,963 (\$946.91 per unit annually), which results in a MADS monthly assessment of \$78.91. Debt service special assessments will be levied, imposed, and collected on an annual basis. The MADS monthly assessment amount is for illustrative purposes only.

It is important to note that the fully financed costs include a provision for the development of additional recreational amenities in the amount of \$11,185,543. Therefore, to properly evaluate the RFA's benefits to its estimated costs, it is important to note that the RFA "monthly assessments" include both the existing as well as proposed improved and additional recreational amenities.

### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the RFA is a three-step process. First, the PSA determined the purchase price for the recreational facilities and the Engineer's Report determined the amount necessary for the construction of new improvements and reconstruction of certain existing improvements. Second, an estimate of the amount of bonds required to finance the RFA is calculated. Third, the as-financed costs of the infrastructure and related improvements are allocated to the benefited properties.

In allocating special assessments to benefited property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units (ERUs), dwelling units, and acreage. Fishkind & Associates, Inc. has determined that an assessment methodology based on ERUs is appropriate. The use of ERUs to estimate the benefit derived from the RFA is recognized as a simple, fair, and reasonable method for apportioning benefit. ERUs are a commonly accepted method for calculating special benefit assessments in Florida.

Here, an ERU is defined as a single-family unit, townhome unit, condominium unit and/or any other residential unit, regardless of the size of the unit. The Districts' recreational facilities are designed to serve as an amenity to the Districts' residents, which benefit from the use of the facilities. The properties within the Districts receive a special benefit from the RFA in the form of the following including but not necessarily limited to:

1. Ownership and control of the existing facilities by the residents
2. Additional recreational facilities in the amount of an estimated \$11.2 million
3. The Districts are not burdened by most private ownership costs (e.g. federal income tax, state sales tax, local property taxes)
4. The Districts provide low cost tax-exempt financing
5. The RFA results in a bond debt assessment which is not subject to future increases
6. The bond debt assessments can be refinanced resulting in potential additional savings to residents
7. Elimination of Club Fees
8. Payoff of assessment debt in 30 years compared to perpetual Club Fees
9. Increased use and enjoyment
10. Reduced need for personal recreation facilities and equipment
11. Developer's payment of CDD debt and O&M assessments on their lands, which fees it is currently not required to pay under the Club Plan, which reduces need to assess other benefitted properties to fund those amounts
12. The limitation of Solivita Grande passes to non-residents which is currently not limited by the Club Plan and which results in 1) increased use and enjoyment of the benefitted properties 2) reduces amount of O&M assessments to be levied on benefitted properties, by limiting overcrowding, overuse, etc.
13. The fact that the amenity facilities are not subject to foreclosure as they are if privately owned and mortgaged, which ensures continual operation of the facilities which protects property values within the community
14. The eventual resident ownership and operation of the Sales and Administration Building which ensures the manner in the which this facility will be utilized, protecting property values within the community from a non-conforming use of the facility
15. The establishment of a capital reserve fund without materially increasing amounts paid, where no fund has currently been established, which results in a reduced O&M assessment lien on the benefitted properties to fund the same

### **3.2 Assignment of Assessments**

The RFA costs and terms are outlined in Table 1. The estimated amount of bonds necessary to fund the RFA has been calculated and is shown in Table 3. The bond principal and related annual debt service assessments will then be equally divided among the number of residential units planned for the Districts. The resulting maximum bond principal and annual assessments for each unit planned for the Districts are shown in Table 4. As the vacant land for residential units within the Districts is platted, the specific bond debt service assessments will be assigned to the individual platted lots as shown in Table 5.

**Table 4. Summary of Series 2017 Assessments (1)**

	Units	% of ERUs	Max Annual Assmt. per Category	Est. Net Annual Assmt./Unit	Est. Gross Annual Assmt./Unit (2)	Est. 2017 Bonds	Series 2017 Bond Principal/Unit
PCDD & PWCCD	5,595	100.00%	\$5,297,963	\$946.91	\$1,018.18	\$95,520,000	\$17,072.39
<b>Total</b>	<b>5,595</b>	<b>100.00%</b>	<b>\$5,297,963</b>			<b>\$95,520,000</b>	

(1) Preliminary, subject to change, based on the final pricing details of the 2017 Bonds.

(2) Gross Assessment includes 7% gross up to account for fees for Property Appraiser and Tax Collector and statutory early payment discount (statutory maximum is 8%)

### 3.3 True-Up Mechanism

In order to assure that the Districts' debt will not build up on the unplatted land within the PCDD, the PCDD shall conduct the following true-up test at the time of the approval of each plat and/or site plan. No true-up obligation is applicable to PWCCD because it is completely platted. The test is that the debt per acre remaining on the unplatted land or site plan is never allowed to increase above the initial maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the par amount of the bonds issued divided by the total number of planned units within the Districts, which is \$17,072.39 per unit. This principal per unit was then multiplied by the remaining 833 units planned for the 197-remaining net developable unplatted acres, which results in a principal assessment per remaining unplatted developable acre of \$72,189.

The allocation of the 197-remaining net developable unplatted acres among the parcels listed in Table 5 is based upon the best information available at this time and is subject to change over time as development proceeds within the PCDD. However, the Series 2017 Bonds true-up calculation will always be based on the total 197 remaining unplatted developable acres. As outlined in Table 5, there are 833 planned units remaining to be developed within these 197 acres. As also shown in Table 6, this produces a remaining unit per unplatted developable acre count of 4.2 and an initial Series 2017 Bonds principal assessment per remaining unplatted developable acre of \$72,189.

**Table 5. True-Up Threshold**

Unassigned Units	833
Total Net Unplatted Acres	197
Units/Net Acre	4.2
Maximum Bonds Principal/Net Acre	\$72,189.33

The developable property that currently remains unplatted will be the subject of a true-up analysis for the Series 2017 Bonds principal assessment assignment. An examination of the remaining unplatted developable properties is found in Table 6.

**Table 6. Unplatted Parcels Within District – Initial Net Developable Acreage Assessments\***

<u>Parcel ID</u>	<u>Developable</u>		<u>% of Rem.</u>	<u>Bond Principal</u>
	<u>Unplatted Acres*</u>	<u>Undev. Dev. Acres</u>		
28-27-14-933530-001000	75.9		38.5%	\$5,479,170
28-27-14-933530-042000	93.9		47.7%	\$6,778,578
28-27-14-933541-004050	3.0		1.5%	\$216,568
28-27-14-933541-004170	20.0		10.2%	\$1,443,787
28-27-14-933543-001730	4.2		2.1%	\$303,195
<b>Totals</b>	<b>197.0</b>		<b>100.0%</b>	<b>\$14,221,298</b>

\*Vacant lands are located in the PCDD; Poinciana West has fulfilled the platting of all its residential units

Thus, each unplatted developable acre will be assigned a Series 2017 Bonds principal assessment of \$72,189 at the time of the adoption of this Methodology. As outlined above, the assignment of Series 2017 Bonds assessments to the 197 unplatted developable acres within the PCDD will convert from an acreage to an ERU basis when some or all the acreage has been included in a plat or approved site plan. Units assigned an assessment by the PCDD to a parcel pursuant to one of these two steps will be subtracted proportionately from the remaining unplatted developable acreage.

Future plats and site plans for the remaining 197 unplatted developable acres must absorb at least 4.2 units per acre. Plats or property transfers which reduce the unit density on the remaining unplatted developable land below 4.2 units per acre shall trigger a true-up payment. However, a true-up payment may be suspended at the PCDD's sole discretion if the property owner can demonstrate to the PCDD, and the PCDD finds in its sole discretion, that all necessary land use approvals, including applicable zoning, can reasonably and economically support a density higher than 4.2 units per remaining unplatted developable acre.

If additional land, not currently subject to the debt assessments, is developed in such a manner as to receive special benefit from the Districts' RFA, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.

#### **4.0 Assessment Roll**

The legal description of the parcels and undeveloped land within the District is found in Exhibit "A."

**EXHIBIT "A"**  
**Assessment Roll**























































































































































# SECTION C

**RESOLUTION 2018-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2018, AT \_\_\_\_:\_\_\_\_.M. FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING AND REALLOCATING CERTAIN SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS,** the Board of Supervisors of the Poinciana Community Development District (“Board”) has previously adopted Resolution 2018-11, entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT DECLARING AND REALLOCATING CERTAIN SPECIAL ASSESSMENTS ON CERTAIN PROPERTY DESIGNATED AS UNDEVELOPED IN THE MASTER METHODOLOGY; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED AND REALLOCATED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** in accordance with Resolution 2018-11, a preliminary amendment to the assessment roll has been prepared and all other conditions precedent set forth in chapters 170, 190, and 197 Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (“District Records Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held at \_\_\_\_:\_\_\_\_ \_\_.M., \_\_\_\_\_, 2018, at the **Starlight Ballroom, 384 Village Drive, Poinciana, Florida 34759**, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in Master Methodology, First Amendment to the Master Methodology and Assessment Roll, copies of which are on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County, Florida (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed, as identified in the preliminary supplement to the assessment roll, and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of July, 2018.

ATTEST:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

# SECTION IX

# SECTION C

# SECTION 1

# Poinciana Community Development District

## Summary of Check Register

June 1, 2018 to June 30, 2018

Fund	Date	Check No.'s	Amount
General Fund	6/1/18	2653	\$ 2,248.75
	6/7/18	2654	\$ 5,370.97
	6/8/18	2655-2661	\$ 134,379.88
	6/14/18	2662	\$ 3,095.16
	6/22/18	2663-2664	\$ 873.17
	6/29/18	2665-2666	\$ 4,774.44
			\$ 150,742.37
Payroll	<u>June 2018</u>		
	David Lane	50022	\$ 184.70
	Lerue Stellfox	50023	\$ 184.70
	Lita Epstein	50024	\$ 184.70
	Robert Zimbardi	50025	\$ 184.70
	William Land	50026	\$ 184.70
			\$ 923.50
			\$ 151,665.87

POINCIANA - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
6/01/18	00017	5/31/18	2125704	201805	310-51300-31100			INTERIM ENG. SRVCS MAY 18	*	2,248.75		2,248.75
6/07/18	00001	6/01/18	16	201806	310-51300-34000			GAI CONSULTANTS, INC	*	3,750.00		2,248.75
6/01/18	16	6/01/18	16	201806	310-51300-35200			MANAGEMENT FEES JUN18	*	125.00		
6/01/18	16	6/01/18	16	201806	310-51300-31300			INFO TECHNOLOGY JUN18	*	416.67		
6/01/18	16	6/01/18	16	201806	310-51300-51000			DISSEMINATION FEE JUN18	*	19.00		
6/01/18	16	6/01/18	16	201806	310-51300-42000			OFFICE SUPPLIES	*	45.17		
6/01/18	16	6/01/18	16	201806	310-51300-42500			POSTAGE	*	173.25		
6/01/18	16	6/01/18	16	201806	310-51300-41000			COPIES	*	8.55		
6/01/18	17	6/01/18	17	201806	320-53800-12000			TELEPHONE	*	833.33		
								FIELD MANAGEMENT JUN18				
GOVERNMENTAL MANAGEMENT SERVICES-CF												
6/08/18	00008	11/16/17	1870876	201709	300-13100-10000			AMENITIES ACQUIS. SEPI7	*	2,160.00		5,370.97
		1/23/18	1874846	201712	300-13100-10000			REC. AMENITIES SERV DEC17	*	467.75		2,627.75
ATKINS NORTH AMERICA, INC.												
6/08/18	00002	12/19/17	97549	201711	300-13100-10000			SALE-REC.FACILITIES NOV17	*	51,510.73		
		2/21/18	98649	201801	300-13100-10000			PROJ.CONSTRUCTION JAN18	*	3,270.50		
		2/21/18	98650	201801	300-13100-10000			SALE-REC.FACILITIES JAN18	*	7,042.28		
		3/26/18	99206	201802	300-13100-10000			PROJ.CONSTRUCTION FEB18	*	2,620.00		
		3/26/18	99207	201802	300-13100-10000			SALE-REC.FACILITIES FEB18	*	17,325.37		
		4/20/18	99791	201803	300-13100-10000			PROJ.CONSTRUCTION MAR18	*	5,972.81		
		4/20/18	99792	201803	300-13100-10000			SALE-REC.FACILITIES MAR18	*	11,626.60		
HOPPING GREEN & SAMS												
6/08/18	00022	5/30/18	4165-05	201805	310-51300-31200			ARBITRAGE 2012A1 & 2012A2	*	450.00		99,368.29
AMTEC												
POIN POIN CDD TVISCARRA												
											450.00	002657

POINCIANA - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
6/08/18	00011	6/01/18	6365327	201806	320-53800-47100			MOSQUITO MGMT SERV JUN18	*	11,750.00		11,750.00 002658
6/08/18	00004	6/01/18	2768	201806	320-53800-46200			LAWN MAINTENANCE JUN18	*	11,970.42		11,970.42
6/08/18	00001	5/31/18	18	201805	320-53800-43000			FLORALAWN 2, LLC	*	235.00		11,970.42 002659
5/31/18	19	201805	320-53800-48300					B-5 OUTFALL STRUCT.DEBRIS	*	1,410.00		
5/31/18	20	201805	320-53800-48300					A-21 3 MITERED END SECT.	*	130.00		
5/31/18	21	201805	320-53800-48300					D-4 OUTFALL STRUCT.DEBRIS	*	375.00		
5/31/18	22	201805	320-53800-48300					B-6 OUTFALL STRUCT.DEBRIS	*	545.00		
5/31/18	23	201805	320-53800-60000					E-3 MITERED END SECT.REPR	*	3,862.26		
5/31/18	24	201805	320-53800-48300					3 AERATOR SYSTEMS INSTALL	*	1,412.33		
								B-1 2 MITERED END SECTS.	*			7,969.59 002660
6/08/18	00005	5/25/18	1060G01H	201805	310-51300-48000			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	243.83		
								NOTICE OF QUALIFY PERIOD				243.83
6/14/18	00013	6/14/18	06142018	201806	300-20700-10000			THE LEDGER	*	3,095.16		243.83 002661
								FY18 DEBT SERVICE ASSESS				3,095.16
6/22/18	00004	6/15/18	2830	201805	320-53800-48100			POINCIANA CDD C/O USBANK	*	592.00		3,095.16 002662
								INST. 74 BALES PINE STRAW				592.00
6/22/18	00005	6/11/18	1060G01H	201806	310-51300-48000			FLORALAWN 2, LLC	*	281.17		592.00 002663
								NOT.OF FY18 MEETING DATES				281.17
6/29/18	00010	6/19/18	6-217-15	201806	310-51300-42000			THE LEDGER	*	43.16		281.17 002664
								DELIVERY 6/13/18				43.16
6/19/18		6-217-46	201806	310-51300-42000				FEDEX	*	185.90		185.90
								DELIVERY 6/13/18				185.90
												229.06 002665

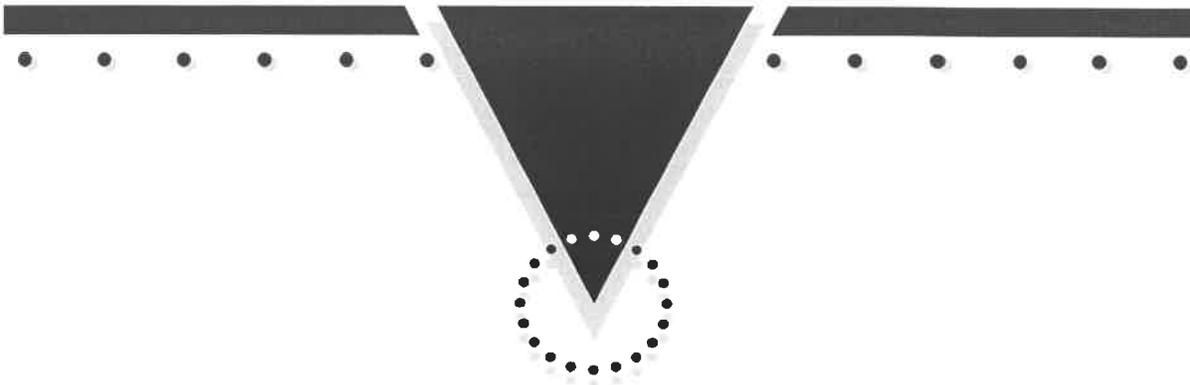
POIN POIN CDD TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
6/29/18	00002	6/22/18	100978	201805	310-51300-31500			HOPPING GREEN & SAMS	*	4,545.38	

TOTAL FOR BANK A 150,742.37  
 TOTAL FOR REGISTER 150,742.37

POIN POIN CDD TVISCARRA

## SECTION 2



**Poinciana**  
**Community Development District**

**Unaudited Financial Reporting**  
**June 30, 2018**



# Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund Income Statement
3	<hr/>	Debt Service Income Statement
4	<hr/>	Month to Month
5	<hr/>	FY18 Assessment Receipt Schedule

**Poinciana**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**June 30, 2018**

	General Fund	Debt Service Fund	Totals 2018
<b><u>ASSETS:</u></b>			
<b><u>CASH</u></b>			
OPERATING ACCOUNT - SUNTRUST	\$435,213	---	\$435,213
MONEY MARKET ACCOUNT	\$52,176	---	\$52,176
CERTIFICATE OF DEPOSIT	\$107,731	---	\$107,731
<b><u>INVESTMENTS</u></b>			
SERIES 2012A-1 & A-2			
RESERVE A-1	---	\$535,748	\$535,748
RESERVE A-2	---	\$322,618	\$322,618
REVENUE	---	\$414,831	\$414,831
REDEMPTION A-1	---	\$5,125	\$5,125
REDEMPTION A-2	---	\$3,801	\$3,801
DUE FROM DEVELOPER	\$43,851	---	\$43,851
DUE FROM GENERAL FUND	---	\$4,716	\$4,716
<b>TOTAL ASSETS</b>	<b><u>\$638,971</u></b>	<b><u>\$1,286,838</u></b>	<b><u>\$1,925,809</u></b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$42,410	---	\$42,410
DUE TO DEBT SERVICE	\$4,716		
<b><u>FUND EQUITY:</u></b>			
<b>FUND BALANCES:</b>			
RESTRICTED FOR DEBT SERVICE 2012A-1 & A-2	---	\$1,286,838	\$1,286,838
OPERATING RESERVE	\$155,224	---	\$155,224
UNASSIGNED	\$436,621	---	\$436,621
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$638,971</u></b>	<b><u>\$1,286,838</u></b>	<b><u>\$1,925,809</u></b>

# Poinciana

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX COLLECTOR	\$452,500	\$452,500	\$454,505	\$2,005
ASSESSMENTS - DIRECT BILLED	\$71,073	\$71,073	\$35,537	(\$35,536)
ASSESSMENTS - DEVELOPER	\$84,960	\$84,960	\$84,960	\$0
INTEREST	\$3,500	\$2,625	\$1,631	(\$994)
<b>TOTAL REVENUES</b>	<b>\$612,033</b>	<b>\$611,158</b>	<b>\$576,633</b>	<b>(\$34,526)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$12,000	\$9,000	\$10,400	(\$1,400)
FICA EXPENSE	\$918	\$689	\$796	(\$107)
ENGINEERING	\$18,000	\$13,500	\$28,223	(\$14,723)
ATTORNEY	\$30,000	\$22,500	\$48,688	(\$26,188)
ARBITRAGE	\$600	\$600	\$450	\$150
DISSEMINATION	\$5,000	\$5,000	\$7,166	(\$2,166)
ANNUAL AUDIT	\$4,250	\$4,250	\$0	\$4,250
TRUSTEE FEES	\$7,000	\$7,000	\$9,772	(\$2,772)
ASSESSMENT ADMINISTRATION	\$11,365	\$11,365	\$230	\$11,135
MANAGEMENT FEES	\$55,341	\$41,506	\$38,116	\$3,390
INFORMATION TECHNOLOGY	\$16	\$12	\$949	(\$937)
TELEPHONE	\$0	\$0	\$24	(\$24)
POSTAGE	\$1,200	\$900	\$4,834	(\$3,934)
PRINTING & BINDING	\$2,700	\$2,025	\$2,369	(\$344)
INSURANCE	\$15,447	\$15,447	\$14,151	\$1,296
LEGAL ADVERTISING	\$2,000	\$1,500	\$9,035	(\$7,535)
OTHER CURRENT CHARGES	\$0	\$0	\$127	(\$127)
OFFICE SUPPLIES	\$300	\$225	\$203	\$22
PROPERTY APPRAISER	\$9,628	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD MANAGEMENT	\$14,000	\$10,500	\$8,969	\$1,531
ELECTRIC	\$1,500	\$1,125	\$1,264	(\$139)
LANDSCAPE MAINTENANCE	\$143,645	\$107,734	\$107,734	(\$0)
AQUATIC CONTROL MAINTENANCE	\$98,000	\$73,500	\$73,500	\$0
AQUATIC MIDGE MANAGEMENT	\$152,800	\$114,600	\$106,583	\$8,017
R&M DRAINAGE	\$3,000	\$2,250	\$0	\$2,250
R&M MULCH	\$4,500	\$3,375	\$592	\$2,783
R&M PLANT REPLACEMENT	\$4,060	\$3,045	\$0	\$3,045
STORM STRUCTURES REPAIRS	\$0	\$0	\$4,107	(\$4,107)
CONTINGENCY	\$14,589	\$10,941	\$6,473	\$4,468
CAPITAL OUTLAY	\$0	\$0	\$17,347	(\$17,347)
<b>TOTAL EXPENDITURES</b>	<b>\$612,033</b>	<b>\$462,763</b>	<b>\$502,278</b>	<b>(\$39,515)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$74,355</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$362,265</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$436,621</b>	

# Poinciana

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012A-1 & A-2

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX COLLECTOR	\$1,333,839	\$1,333,839	\$1,338,904	\$5,065
ASSESSMENTS - DIRECT BILLED	\$382,908	\$382,908	\$191,454	(\$191,454)
INTEREST	\$500	\$375	\$2,771	\$2,396
<b>TOTAL REVENUES</b>	<b>\$1,717,247</b>	<b>\$1,717,122</b>	<b>\$1,533,128</b>	<b>(\$183,994)</b>
<b><u>EXPENDITURES:</u></b>				
<b>ADMINISTRATIVE</b>				
PROPERTY APPRAISER	\$28,380	\$0	\$0	\$0
<b>SERIES 2012A-1</b>				
INTEREST - 11/1	\$218,550	\$218,550	\$218,550	\$0
PRINCIPAL - 11/1	\$580,000	\$580,000	\$580,000	\$0
INTEREST - 05/1	\$218,550	\$218,550	\$218,550	\$0
<b>SERIES 2012A-2</b>				
INTEREST - 11/1	\$168,781	\$168,781	\$168,781	\$0
PRINCIPAL - 11/1	\$270,000	\$270,000	\$270,000	\$0
INTEREST - 05/1	\$168,781	\$168,781	\$168,781	\$0
SPECIAL CALL - 05/1	\$0	\$0	\$20,000	(\$20,000)
<b>TOTAL EXPENDITURES</b>	<b>\$1,653,043</b>	<b>\$1,624,663</b>	<b>\$1,644,663</b>	<b>(\$20,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$64,205</b>		<b>(\$111,534)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$1,572,963</b>		<b>\$1,398,373</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$1,637,168</b>		<b>\$1,286,838</b>	

**Poinciana**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX COLLECTOR	\$3	\$7,172	\$83,081	\$22,331	\$9,655	\$4,019	\$12,533	\$3,015	\$2,696	\$0	\$0	\$0	\$454,405
ASSESSMENTS - DIRECT BILLED	\$95,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,537
ASSESSMENTS - DEVELOPER	\$94,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,960
INTEREST	\$111	\$123	\$289	\$326	\$170	\$170	\$151	\$144	\$147	\$0	\$0	\$0	\$1,631
<b>TOTAL REVENUES</b>	<b>\$170,611</b>	<b>\$7,295</b>	<b>\$83,370</b>	<b>\$22,657</b>	<b>\$9,825</b>	<b>\$4,189</b>	<b>\$12,684</b>	<b>\$3,159</b>	<b>\$2,842</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$576,933</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$2,000	\$800	\$1,600	\$800	\$1,400	\$400	\$1,400	\$1,000	\$1,000	\$0	\$0	\$0	\$10,400
FICA EXPENSE	\$153	\$61	\$122	\$61	\$107	\$31	\$107	\$77	\$77	\$0	\$0	\$0	\$786
ENGINEERING	\$1,225	\$2,322	\$2,315	\$7,143	\$5,511	\$2,706	\$4,752	\$2,249	\$0	\$0	\$0	\$0	\$38,223
ATTORNEY	\$3,720	\$7,469	\$6,104	\$8,415	\$9,150	\$3,843	\$5,440	\$4,345	\$0	\$0	\$0	\$0	\$48,688
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$0	\$5,000	\$0	\$82	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$7,166
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$3,391	\$0	\$0	\$0	\$0	\$0	\$6,381	\$0	\$0	\$0	\$0	\$0	\$9,772
ASSESSMENT ADMINISTRATION	\$0	\$0	\$130	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$230
MANAGEMENT FEES	\$4,612	\$4,612	\$4,612	\$5,531	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$38,116
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$25	\$424	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$949
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$9	\$0	\$0	\$0	\$24
POSTAGE	\$119	\$109	\$3,356	\$293	\$2	\$189	\$283	\$207	\$274	\$0	\$0	\$0	\$4,834
PRINTING & BINDING	\$69	\$1,105	\$677	\$0	\$24	\$137	\$59	\$127	\$173	\$0	\$0	\$0	\$2,369
INSURANCE	\$14,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,151
LEGAL ADVERTISING	\$590	\$5,689	\$432	\$735	\$258	\$258	\$286	\$497	\$381	\$0	\$0	\$0	\$9,035
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$70	\$0	\$0	\$57	\$0	\$0	\$0	\$0	\$127
OFFICE SUPPLIES	\$0	\$88	\$39	\$0	\$0	\$21	\$18	\$18	\$19	\$0	\$0	\$0	\$203
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD MANAGEMENT	\$1,167	\$1,167	\$1,167	\$1,302	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$8,969
ELECTRIC	\$133	\$166	\$146	\$144	\$161	\$142	\$137	\$128	\$107	\$0	\$0	\$0	\$1,264
LANDSCAPE MAINTENANCE	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$0	\$0	\$0	\$107,734
AQUATIC CONTROL MAINTENANCE	\$8,167	\$8,167	\$8,167	\$8,167	\$8,167	\$8,167	\$8,167	\$8,167	\$8,167	\$0	\$0	\$0	\$73,500
AQUATIC MIDGE MANAGEMENT	\$11,750	\$11,750	\$11,750	\$11,750	\$11,750	\$11,750	\$11,750	\$11,750	\$12,583	\$0	\$0	\$0	\$106,583
R&M DRAINAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M MULCH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$582	\$0	\$0	\$0	\$0	\$582
R&M PLANT REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STORM STRUCTURES REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,107	\$0	\$0	\$0	\$0	\$4,107
CONTINGENCY	\$0	\$248	\$0	\$0	\$1,500	\$1,995	\$2,730	\$0	\$0	\$0	\$0	\$0	\$6,473
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$13,485	\$0	\$3,862	\$0	\$0	\$0	\$0	\$17,347
<b>TOTAL EXPENDITURES</b>	<b>\$65,217</b>	<b>\$60,733</b>	<b>\$52,761</b>	<b>\$56,420</b>	<b>\$55,495</b>	<b>\$60,218</b>	<b>\$58,720</b>	<b>\$54,929</b>	<b>\$39,785</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$502,278</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$57,393</b>	<b>(\$23,438)</b>	<b>\$310,609</b>	<b>(\$33,763)</b>	<b>(\$45,670)</b>	<b>(\$56,029)</b>	<b>(\$46,035)</b>	<b>(\$51,770)</b>	<b>(\$36,943)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$74,355</b>

**Poinciana  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENTS FY2018 RECEIPTS**

**MAINTENANCE**

GROSS ASSESSMENTS \$ 481,380.30  
 CERTIFIED NET ASSESSMENTS \$ 452,497.48  
 100%

DATE	CHECK NO	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	GENERAL FUND
10/27/17	ACH	\$ -	\$ -	\$ -	\$ 2.75	\$ 2.75	\$ 2.75
11/15/17	ACH	\$ 6,651.92	\$ 266.20	\$ 127.71	\$ -	\$ 6,258.01	\$ 6,258.01
11/17/17	ACH	\$ 23,886.44	\$ 955.90	\$ 458.61	\$ -	\$ 22,471.93	\$ 22,471.93
11/22/17	ACH	\$ 9,076.47	\$ 461.90	\$ 172.29	\$ -	\$ 8,442.28	\$ 8,442.28
12/6/17	ACH	\$ 61,379.08	\$ 2,456.30	\$ 1,178.46	\$ -	\$ 57,744.32	\$ 57,744.32
12/13/17	ACH	\$ 99,515.15	\$ 3,982.06	\$ 1,910.66	\$ -	\$ 93,622.43	\$ 93,622.43
12/20/17	ACH	\$ 225,038.98	\$ 9,004.02	\$ 4,320.70	\$ -	\$ 211,714.26	\$ 211,714.26
1/16/18	ACH	\$ 23,229.19	\$ 696.65	\$ 450.65	\$ -	\$ 22,081.89	\$ 22,081.89
1/31/18	ACH	\$ -	\$ -	\$ -	\$ 249.09	\$ 249.09	\$ 249.09
2/14/15	ACH	\$ 10,054.53	\$ 202.00	\$ 197.05	\$ -	\$ 9,655.48	\$ 9,655.48
3/15/18	ACH	\$ 4,143.38	\$ 42.28	\$ 82.02	\$ -	\$ 4,019.08	\$ 4,019.08
4/16/18	ACH	\$ 12,770.93	\$ -	\$ 255.42	\$ -	\$ 12,515.51	\$ 12,515.51
4/27/18	ACH	\$ -	\$ -	\$ -	\$ 17.39	\$ 17.39	\$ 17.39
5/15/18	ACH	\$ 3,076.41	\$ -	\$ 61.53	\$ -	\$ 3,014.88	\$ 3,014.88
6/15/18	ACH	\$ 1,090.04	\$ -	\$ 21.80	\$ -	\$ 1,068.24	\$ 1,068.24
6/21/18	ACH	\$ 1,660.74	\$ -	\$ 33.21	\$ -	\$ 1,627.53	\$ 1,627.53
<b>TOTAL COLLECTED</b>		<b>\$ 481,573.26</b>	<b>\$ 18,067.31</b>	<b>\$ 9,270.11</b>	<b>\$ 269.23</b>	<b>\$ 454,505.07</b>	<b>\$ 454,505.07</b>
<b>PERCENTAGE COLLECTED</b>						<b>100%</b>	

**DEBT SERVICE**

GROSS ASSESSMENTS \$ 1,418,101.63  
 CERTIFIED NET ASSESSMENTS \$ 1,333,015.53  
 100%

DATE	CHECK NO	GROSS ASSESSMENTS RECEIVED	DISCOUNTS	COMMISSIONS PAID	INTEREST INCOME	NET ASSESSMENTS RECEIVED	DEBT SERVICE FUND
10/27/17	ACH	\$ -	\$ -	\$ -	\$ 7.86	\$ 7.86	\$ 7.86
11/15/17	ACH	\$ 18,589.71	\$ 743.52	\$ 356.92	\$ -	\$ 17,489.27	\$ 17,489.27
11/17/17	ACH	\$ 69,533.51	\$ 2,781.06	\$ 1,335.05	\$ -	\$ 65,417.40	\$ 65,417.40
11/22/17	ACH	\$ 25,934.94	\$ 1,318.98	\$ 492.32	\$ -	\$ 24,123.64	\$ 24,123.64
12/6/17	ACH	\$ 173,296.53	\$ 6,931.14	\$ 3,327.31	\$ -	\$ 163,038.08	\$ 163,038.08
12/13/17	ACH	\$ 287,322.02	\$ 11,490.60	\$ 5,516.63	\$ -	\$ 270,314.79	\$ 270,314.79
12/20/17	ACH	\$ 679,203.64	\$ 27,161.32	\$ 13,040.85	\$ -	\$ 639,001.47	\$ 639,001.47
1/16/18	ACH	\$ 69,437.61	\$ 2,084.50	\$ 1,347.06	\$ -	\$ 66,006.05	\$ 66,006.05
1/31/18	ACH	\$ -	\$ -	\$ -	\$ 734.99	\$ 734.99	\$ 734.99
2/14/18	ACH	\$ 29,448.23	\$ 592.18	\$ 577.12	\$ -	\$ 28,278.93	\$ 28,278.93
3/15/18	ACH	\$ 12,320.38	\$ 125.78	\$ 243.89	\$ -	\$ 11,950.71	\$ 11,950.71
4/16/18	ACH	\$ 37,127.74	\$ -	\$ 742.55	\$ -	\$ 36,385.19	\$ 36,385.19
4/27/18	ACH	\$ -	\$ -	\$ -	\$ 50.87	\$ 50.87	\$ 50.87
5/15/18	ACH	\$ 8,462.51	\$ -	\$ 169.25	\$ -	\$ 8,293.26	\$ 8,293.26
6/15/18	ACH	\$ 3,158.33	\$ -	\$ 63.17	\$ -	\$ 3,095.16	\$ 3,095.16
6/21/18	ACH	\$ 4,812.13	\$ -	\$ 96.24	\$ -	\$ 4,715.89	\$ 4,715.89
<b>TOTAL COLLECTED</b>		<b>\$ 1,418,647.28</b>	<b>\$ 53,229.08</b>	<b>\$ 27,308.36</b>	<b>\$ 793.72</b>	<b>\$ 1,338,903.56</b>	<b>\$ 1,338,903.56</b>
<b>PERCENTAGE COLLECTED</b>						<b>100%</b>	

**DIRECT BILLED ASSESSMENTS**

AVATAR HOMES \$453,981.17 \$71,073.15 \$382,908.02

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE
10/13/18	12/1/17	44175/44176	\$ 226,990.57	\$ 226,990.57	\$ 35,536.57	\$ 191,454.00
7/6/18	2/1/18	54093	\$ 113,495.30	\$ 113,495.30	\$ 17,768.29	\$ 95,727.01
7/6/18	5/1/18	54093	\$ 113,495.30	\$ 113,495.30	\$ 17,768.29	\$ 95,727.01
			<b>\$ 453,981.17</b>	<b>\$ 453,981.17</b>	<b>\$ 71,073.15</b>	<b>\$ 382,908.02</b>

# SECTION D

# SECTION 1



## PCDD Monthly Treatment Report

Date between : 6/1/2018 and 6/30/2018

Customer Site ID	Treatment Date	Condition/Weeds Treated
10-A	6/19/18	Clean
10-B	6/19/18	Clean
A-1	6/12/18	Alligator Weed
A-1	6/12/18	Pennywort
A-1	6/12/18	Shoreline Grasses
A-11	6/19/18	Clean
A-12	6/19/18	Alligator Weed
A-12	6/19/18	Crested Floating Heart
A-12	6/19/18	Pennywort
A-12	6/19/18	Primrose
A-12	6/19/18	Shoreline Grasses
A-13	6/19/18	Alligator Weed
A-13	6/19/18	Crested Floating Heart
A-13	6/19/18	Pennywort
A-13	6/19/18	Shoreline Grasses
A-2	6/18/18	Clean
A-20	6/12/18	Alligator Weed
A-20	6/12/18	Pennywort
A-20	6/12/18	Shoreline Grasses
A-21	6/12/18	Alligator Weed
A-21	6/12/18	Pennywort
A-21	6/12/18	Shoreline Grasses
A-22	6/12/18	Alligator Weed
A-22	6/12/18	Pennywort
A-22	6/12/18	Shoreline Grasses
A-3	6/5/18	Clean
A-4	6/5/18	Clean
A-5	6/5/18	Clean
A-6	6/18/18	Clean
A-7	6/7/18	Alligator Weed
A-7	6/7/18	Pennywort
A-7	6/7/18	Shoreline Grasses
A-8	6/19/18	Filamentous
A-9	6/19/18	Clean
B-1	6/19/18	Alligator Weed
B-1	6/19/18	Filamentous
B-1	6/19/18	Pennywort
B-1	6/19/18	Shoreline Grasses
B-11	6/7/18	Alligator Weed
B-11	6/7/18	Pennywort
B-11	6/7/18	Shoreline Grasses

Clarke Monthly Treatment Report September 2014

B-15	6/7/18	Alligator Weed
B-15	6/7/18	Pennywort
B-15	6/7/18	Shoreline Grasses
B-16	6/7/18	Alligator Weed
B-16	6/7/18	Pennywort
B-16	6/7/18	Shoreline Grasses
C-1	6/11/18	Clean
C-10	6/19/18	Filamentous
C-11	6/13/18	Duckweed
C-11	6/13/18	Filamentous
C-11	6/13/18	Hydrilla
C-12	6/25/18	Clean
C-13	6/5/18	Clean
C-14	6/20/18	Alligator Weed
C-14	6/20/18	Pennywort
C-14	6/20/18	Shoreline Grasses
C-15	6/18/18	Filamentous
C-15	6/18/18	Spike Rush
C-16	6/19/18	Clean
C-17	6/13/18	Filamentous
C-17	6/13/18	Hydrilla
C-18	6/11/18	Alligator Weed
C-18	6/11/18	Pennywort
C-18	6/11/18	Shoreline Grasses
C-19	6/13/18	Filamentous
C-19	6/13/18	Salvinia
C-2	6/11/18	Alligator Weed
C-2	6/11/18	Pennywort
C-2	6/11/18	Shoreline Grasses
C-20	6/25/18	Chara spp.
C-20	6/25/18	Filamentous
C-20	6/25/18	Hydrilla
C-6	6/18/18	Filamentous
C-6	6/18/18	Spike Rush
C-6B	6/13/18	Chara spp.
C-6B	6/13/18	Filamentous
C-6B	6/13/18	Naiad
C-8	6/18/18	Filamentous
C-9	6/18/18	Filamentous
D-1	6/5/18	Clean
D-10	6/7/18	Alligator Weed
D-10	6/7/18	Pennywort
D-10	6/7/18	Shoreline Grasses
D-11	6/5/18	Clean
D-2	6/11/18	Alligator Weed

Clarke Monthly Treatment Report September 2014

D-2	6/11/18	Pennywort
D-2	6/11/18	Shoreline Grasses
D-3	6/5/18	Clean
D-4	6/25/18	Clean
D-5	6/11/18	Alligator Weed
D-5	6/11/18	Pennywort
D-5	6/11/18	Shoreline Grasses
D-6	6/11/18	Alligator Weed
D-6	6/11/18	Pennywort
D-6	6/11/18	Shoreline Grasses
D-7	6/11/18	Alligator Weed
D-7	6/11/18	Pennywort
D-7	6/11/18	Shoreline Grasses
D-8	6/11/18	Alligator Weed
D-8	6/11/18	Pennywort
D-8	6/11/18	Shoreline Grasses
D-9	6/11/18	Alligator Weed
D-9	6/11/18	Pennywort
D-9	6/11/18	Shoreline Grasses
E-1	6/18/18	Clean
E-11	6/12/18	Clean
E-15	6/12/18	Clean
E-18	6/12/18	Clean
E-19	6/12/18	Clean
E-2	6/12/18	Clean
E-21	6/12/18	Clean
E-3	6/18/18	Clean
E-31	6/12/18	Clean
E-5	6/12/18	Clean
E-6	6/12/18	Clean
E-8	6/12/18	Clean
F-7	6/11/18	Clean



Poinciana Community Development District  
Monthly Midge Treatment Report

*June 1, 2018- June 30, 2018*

Night Truck Spray

- 35.2 Miles were sprayed

ATV ULV Spray

- 32.2 Miles were sprayed

Backpack Pellet Larvicide

- 0 Acres were treated

Boat Larvicide Treatments

- 46.7 Acres were treated



**PCDD Monthly Midge Treatment Report  
June 2018**

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
PCDD TRUCK ULV	Venezia	6/4/18	6/4/18	2.5	mi	0.54	gal
PCDD TRUCK ULV	Bella Viana	6/4/18	6/4/18	2	mi	0.46	gal
PCDD TRUCK ULV	Lago Vista	6/4/18	6/4/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	6/4/18	6/4/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	6/4/18	6/4/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	6/4/18	6/4/18	0	mi	0.56	gal
PCDD TRUCK ULV	Capri	6/4/18	6/4/18	0.8	mi	0.16	gal
PCDD ATV ULV	ATV-all ponds	6/7/18	6/7/18	8.1	mi	1.3	gal
PCDD ATV ULV	ATV-all ponds	6/13/18	6/13/18	8.1	mi	1.28	gal
PCDD TRUCK ULV	Venezia	6/15/18	6/15/18	2.3	mi	0.52	gal
PCDD TRUCK ULV	Bella Viana	6/15/18	6/15/18	2	mi	0.46	gal
PCDD TRUCK ULV	Lago Vista	6/15/18	6/15/18	0.3	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	6/15/18	6/15/18	0.7	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	6/15/18	6/15/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	6/15/18	6/15/18	2.5	mi	0.57	gal
PCDD TRUCK ULV	Capri	6/15/18	6/15/18	0.7	mi	0.17	gal
PCDD TRUCK ULV	Venezia	6/18/18	6/18/18	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	6/18/18	6/18/18	2	mi	0.45	gal
PCDD TRUCK ULV	Lago Vista	6/18/18	6/18/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	6/18/18	6/18/18	0.8	mi	0.14	gal
PCDD TRUCK ULV	Rainbow Lakes	6/18/18	6/18/18	0.4	mi	0.1	gal
PCDD TRUCK ULV	Terra/Flora Vista	6/18/18	6/18/18	2.6	mi	58	gal
PCDD TRUCK ULV	Capri	6/18/18	6/18/18	0.8	mi	0.17	gal
PCDD ATV ULV	ATV-all ponds	6/21/18	6/21/18	7.8	mi	1.17	gal
PCDD TRUCK ULV	Venezia	6/25/18	6/25/18	2.9	mi	0.64	gal
PCDD TRUCK ULV	Bella Viana	6/25/18	6/25/18	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	6/25/18	6/25/18	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	6/25/18	6/25/18	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	6/25/18	6/25/18	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	6/25/18	6/25/18	2.6	mi	0.57	gal
PCDD TRUCK ULV	Capri	6/25/18	6/25/18	0.8	mi	0.17	gal
PCDD ATV ULV	ATV-all ponds	6/28/18	6/28/18	8.2	mi	1.2	gal
<b>Total For The Month</b>				<b>67.40</b>	<b>mi</b>	<b>70.74</b>	<b>gal</b>

Abate 5% Pellets Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
						lb
<b>Total For The Month</b>			<b>0.00</b>	<b>ac</b>	<b>0.00</b>	<b>lb</b>

Abate 4E Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
E3, B1, C10	6/18/18	6/18/18	24.7	ac	37	oz
E3, C10	6/27/18	6/27/18	21.37	ac	32	oz
<b>Total For The Month</b>			<b>46.07</b>	<b>ac</b>	<b>69.00</b>	<b>oz</b>

## SECTION 2

Customer Complaint Log Poinciana CDD

Date	Resident	Address	Pond	Contact	Complaint	Assigned To	Resolution	Date Resolved
6/26/18	Dave Ahrens	2334 Palm Tree Drive	P-C1	386-216-4261	Erosion, pond levels	Alan Scheerer	Dewatering by AV homes	6/26/18
7/2/18	Bonnie Lyons	793 Grand Canal Drive	P-815	863-852-9005	Cypress tree behind house is dead, wants replaced	Alan Scheerer	Spoke with resident	7/9/18
7/3/18	Gary Wolsiefer	256 Treviso Drive	P-815	813-431-2496	P-815 between Largo & New River Drive is overgrown with hydrilla	Alan Scheerer	Spoke with resident	7/9/18
7/9/18	Barbara Patton	560 Grand Canal Drive	Canal 1	863-427-3737	Algae overgrowth	Tyler Heel	Not owned by CDD, HOA informed	7/10/18
7/10/18	Sheila Lewis	741 Grand Canal Drive	P-A 1213	863-547-4447	Midge control	Alan Scheerer	Contractor Notified	7/10/18