

Poinciana
Community Development District

Agenda Package

May 15, 2019

AGENDA

Poinciana

Community Development District

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

May 8, 2019

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, May 15, 2019 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 April 17, 2019 Meeting
5. Consideration of Resolution 2019-08 Accepting Dedications on the Solivita Phase 5B Plat
6. Consideration of Resolution 2019-09 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
7. Consideration of Resolution 2019-10 Amending the Fiscal Year 2019 Budget
8. Consideration of Resolution of Outstanding Payments Under Funding Agreement with Taylor Morrison
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 4,499
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Customer Complaint Log
10. Supervisor's Requests
11. Other Business
12. General Audience Comments
13. Next Meeting Date – June 19, 2019
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 April 17, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-08 accepting the dedications on the Solivita Phase 5B plat. A copy of the resolution is enclosed for your review.

The sixth order of business is the consideration of Resolution 2019-09 approving the proposed Fiscal Year 2020 budget and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is the consideration of Resolution 2019-10 amending the Fiscal Year 2019 budget. A copy of the Resolution and amended budget are enclosed for your review.

The eighth order of business is the consideration of a resolution of the outstanding payments under the funding agreement with Taylor Morrison. Enclosed for your review is a proposed release and satisfaction agreement.

The ninth order of business is Staff Reports. 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. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Polk County Supervisor of Elections is enclosed for your review. Section D is the Field Manager's Report. The report containing the monthly treatment reports is 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: Jan A. Carpenter, District Counsel
Kathleen Leo, District Engineer
Alan Scheerer, 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, April 17, 2019 at 11:25 a.m. in the Starlight Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Lita Epstein	Chairman
Michael Luddy	Vice Chairman
Robert Zimbardi	Assistant Secretary
Tony Reed	Assistant Secretary
Elizabeth Lambrides	Assistant Secretary

Also, present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Assistant Field Manager
Johnathan Stimler	LSEB
Clarke Representative	
Residents	

The following is a summary of the discussions and actions taken at the April 17, 2019 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Epstein called the meeting to order and all Board Members identified themselves. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

An agenda item was added to discuss a settlement proposal. Consideration of settlement offer by Bush Ross added as Item 4a with Public Comment to follow.

On MOTION by Ms. Epstein seconded by Mr. Luddy with all in favor, adding agenda Item 4A Consideration of Settlement Offer by Bush Ross, was approved.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Mr. Flint recognized the additional item that was added to the agenda and noted the public could comment on it later in the meeting as well.

Donavan Brown, 687 Glendora Road, stated he was told about the added agenda item this morning. He requested to have the agenda amended again and recommended having a public comment session after the added agenda item. Ms. Epstein asked for any objections. The Board decided to open public comment after the discussion on the added agenda item 4A.

Martin Kessler, 759 Largo Pass, apologized for his hearing impairment and stated many times when people talk, he only hears mumbling. If people would be a little more conscience about speaking clearly, he would appreciate it. If not, maybe there is some type of device that he could get to be able to help him hear better. He asked if the earlier meeting was private. Ms. Epstein explained it was a meeting to discuss legal strategy which is allowed by CDD law to be held privately. The meeting will become public record after litigation is complete. Mr. Kessler asked what the meeting was about.

Ms. Epstein replied that it was about legal strategies related to the current court case. Mr. Kessler asked if it would be discussed today. Ms. Epstein stated it was just added to the agenda and if people want to comment before it is voted on by the Board, they will be able to comment after it is discussed on the agenda. There will be a discussion about what was decided and then if people want to comment before the vote, they will be able to comment.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 20, 2019 Meeting

Ms. Epstein presented the minutes of the March 20, 2019 meeting and asked for any changes, comments, or deletions. Mr. Reed asked about page 2 and 3. Fishkind proposed \$12,500 but the motion was for \$12,000. Mr. Flint stated the agreement was for \$12,000 and nothing needed to be amended. Mr. Flint clarified that the motion is how the agreement was drafted.

Page 5 under Engineer, third paragraph “Mr. Luddy noted and asked Mr. Flint to provide the latest drawings” that should be Mr. Reed. In the next paragraph, Mr. Luddy was also

indicated as having addressed the line items billed by Mr. Anthony and that should be Mr. Reed instead.

Mr. Zimbardi requested changes on the very first page under Third Order of Business, at the bottom it should say Norm Vandale. Page 7 at the top “Mr. Zimbardi questioned the attorney invoices” it should be Mr. Reed not Mr. Zimbardi.

Ms. Carpenter noted on page 4 the first paragraph where she spoke “the individual resident can’t be addressed by *her* ethically” The attorney can’t speak with a resident who is represented by Counsel. She asked that they add the words “addressed by her.”

On MOTION by Mr. Reed seconded by Ms. Lambrides with all in favor, the minutes of the March 20, 2019 meeting, were approved, as amended.

A. Consideration of the Settlement Offer by Bush Ross

Ms. Carpenter stated that Chapter 286 of the Florida Statutes allows a closed session to discuss settlement proposals, litigation strategies, and costs. The meeting was properly advertised and the persons who participated in the meeting were identified in the published meeting notice. The Board was there, George Flint with GMS, Ms. Carpenter, and Jon Stimler an attorney from her office. A court reporter is required legally to be present and take a verbatim transcript. That will be taken from the court reporter, but it will not be made public until a future time pursuant to the statutes. The Board discussed a number of items one was a settlement proposal which was received by the District in the last day or so. The Board wants to make a motion to address that settlement.

Mr. Reed stated he is the one that wants to make the motion to propose a settlement for closure of this item. It is contingent to research by the attorney, but he recommended \$12,000. Ms. Carpenter stated the \$12,000 was to make a settlement as opposed to spending the time on legal fees of about \$10,000. Plus the \$2,000 which looked like they would be attributable, to be good costs, payable to the residents of the litigation. She verified that the full claim amount for cost that they put in the motion is about \$54,000. Interest would run from the date of the filing of the Notice of Voluntary Dismissal. A settlement offer came in and that offer is what is being discussed.

Ms. Epstein clarified in the settlement they were asking for \$38,000. Taking this to an initial hearing, with all the research that needs to be done and time for the hearing and everything else just to get to that point, is \$10,000. The CDD is liable for \$2,000 of that \$54,000. Rather than take the risk that could go further than just the initial trial and investigation of \$10,000 it could cost even more than that and have the possibility of still losing in court. It was decided to do a settlement for the \$12,000 since that's the amount that is going to be spent either way.

Mr. Zimbardi noted that Counsel feels like we are not liable for that. Ms. Epstein explained the CDD is going to have to spend up to \$10,000 and possibly even more. Mr. Zimbardi stated they are only obligated for \$2,000 and they have already incurred legal fees of \$4,500. Therefore, they are at \$6,000 total right now. He asked if the offer was \$12,000 to put it to bed. Ms. Epstein replied yes, and then there is no risk of additional legal fees or the risk of losing in the court.

Ms. Lambrides stated regardless of whether they win or lose, their attorney has estimated that it will cost up to \$10,000 to take this to court. She noted they are trying to settle this so they can move forward at a reasonable cost, rather than spend \$10,000 on legal fees to fight something that they may not win. It is her opinion that they should attempt to settle for \$12,000 and put the thing to bed.

Ms. Carpenter gave background for residents attending the meeting that were not aware of the topic being discussed. She explained at the first validation case, one of the issues went to appeal. During that time period a second validation case was filed, and it changed the one issued that had not been successful in the first case. The first validation case ended when the Supreme Court came back and said they were not going to hear it because you have new case and it's no longer an issue. The second validation case was going forward, and Taylor Morrison acquired the assets in the District and decided they did not want to go forward with the asset purchase that had previously been funded by AV Homes. They terminated the funding agreement and the District filed a voluntary dismissal. Pursuant to rules of civil procedure a motion to tax costs, which are the costs of litigation (not attorney's fees), those costs are payable to a party in certain situations. The motion must be filed 30 days after the case ends. This was filed within 30 days after the voluntary dismissal of the second case. In previous meetings they discussed that it looked like about \$2,000 of the total costs (\$54,000) that were being requested were attributable to the second case, the 2017 final case. The motion for taxing costs was filed within 30 days of

that 2nd case so it appears legally that the residents are owed that \$2,000 because those costs look like good costs and they look like they were properly filed within the 30 days. The other \$52,000 in costs were attributable to the first case. This motion was not filed within 30 days of the completion of that case, which the rules require. The District has received no support from the other side as to why that hard deadline was not met. The District previously agreed to offer \$2,000 to at least resolve the 2017 and that was not accepted. The District now is looking at going forward to defend against the motion to tax cost because it was not timely filed, at least in the first case.

Ms. Carpenter noted in the closed proceedings the Board asked about litigation strategy research. Counsel came up with an estimate of up to \$10,000 to provide the research, the motion, submit an order, and go to court to have the hearing on the motion. The Board came up with a settlement proposal to spend the money on a settlement proposal rather than spending it on legal fees. They are offering \$10,000 plus the \$2,000 that is probably not contestable, in response to the settlement offer that was received and hopefully end this. Poinciana West will make their own decisions at their next meeting.

Mr. Kessler asked where did the \$10,000 figure come from, and the \$12,000. He asked where Mike Eckert was, and Ms. Epstein stated Mr. Eckert was not their attorney anymore. It was clarified that Ms. Carpenter is now the attorney. Mr. Kessler stated he thought the issue of legal fees had been settled. Ms. Carpenter stated this is not for legal fees, this is a motion to tax costs. Ms. Carpenter stated the District was not a part of any settlement for legal fees with the residents. She noted this is a different issue, and the validation case is over. Ms. Carpenter noted this has nothing to do with legal fees, and nothing to do with who paid the legal fees for the residents. This was a filed motion against the District for the costs of the residents during that litigation. Ms. Epstein noted that Bush Ross (attorneys for the residents) filed the tax costs resolution. Mr. Kessler stated that motion was filed by the attorneys for the plaintiffs and that was settled at the court. Ms. Carpenter replied no, there has not been a hearing on it. Mr. Kessler said he must be mistaken. He thought he was at a meeting where it was settled once before. Ms. Carpenter stated again that this was not resolved, this is an ongoing case.

Al Effrat, 288 Addison Drive, thanked everyone for addressing his out of order question earlier. He asked, if they are paying an attorney and the attorney gives them advice, why the Board would they not accept the advice that they are paying for. He stated it sounded to him like

they are afraid. The Board believes, because they have been told by the attorney, that the \$2,000 is legitimate. The attorney believes that they would win the suit for the \$58,000 and the Board wouldn't have to pay that. He stated the Board is afraid that they are going to lose the suit, so they look like they are willing to cave into blackmail. He stated he would rather the Board be paying the attorneys than giving money away.

Donavan Brown, 687 Glendora Road, asked Ms. Carpenter for clarification on the statute of limitations. He asked why the second fit into the statute of limitations, but the first did not. Ms. Carpenter answered that it is a matter of the dates. The requirement to file a motion to tax cost is it must be filed within 30 days of the judgement or the voluntary dismissal of the case. The motion was filed at the end of the 30 days of the second case. It wasn't filed at the end of the first case. Mr. Brown stated he does not understand the definition of a motion to tax cost. Ms. Carpenter let John Stimler answer since he is the litigator.

Mr. Stimler explained in civil litigation you will typically incur attorney's fees, if you have an attorney, and you also incur court costs. This is costs. This isn't dealing with attorney's fees that the residents incurred or the District incurred. This relates to costs that are hard costs such as having a court reporter transcribe proceedings, serving subpoenas, transcribing depositions, expert witness, etc. These are hard costs that were incurred by a litigant. Under the Florida Rules of Civil Procedure, you have to move within 30 days of the end of that case. Once the case is over it is a hard and fast deadline you move to tax your costs. Meaning you move for the court to allow you to present your costs and have the court say yes this is good, this is not allowed, and then enter a judgement for those costs that you have incurred.

Mr. Brown asked, regarding the second case, was there a motion before the judge to be able to recover those costs and the judge approved it. Mr. Stimler replied that the first part of the statement is correct. There was a timely motion to tax costs filed in the second case in the time period in which it was required to be filed. However, in that motion they are seeking to recover their costs from both cases. Further discussion and explanation of the motion to tax costs ensued between Mr. Brown and Mr. Stimler.

Mr. Brown stated he thinks it is a very arguable case. His opinion is the CDD and Counsel needs to stand up and their rights need to be protected. Ms. Epstein noted they have already spent \$4,500 and they know it is going to be up to \$10,000 to go to this next hearing. Ms.

Epstein stated that sometimes it is better to settle a case, even if it is more than you should pay than to take the risk of having to spend another \$40,000 to \$50,000.

Mr. Brown stated that with her attitude she is putting the residents at risk. Not just at risk but demanding that the residents pay something that shouldn't have to be paid. He stated that is why there is a court system to fight and have rights.

Bill Land, 188 Torino Lane, asked Counsel what the probability of losing was. Ms. Carpenter stated it was discussed in detail during their earlier session and she wasn't going to go into details. She feels strongly that the law is in their favor but couldn't get into the details of the litigation strategy. Mr. Stimler reiterated nothing is guaranteed and the point is, even if there is a very high likelihood of success, it doesn't mean you won't have to spend the money to show that and conclude it completely.

Mr. Kessler asked for the case number because he thought this had been settled. Ms. Carpenter stated she would be happy to give him a copy of the motion. Mr. Stimler advised him to look up the docket on the website for Polk County court for the given case number it will show on January 2, 2019 the motion in question was filed.

Steve Mizel, 117 Torino Lane, stated he is not in favor of defending at any cost. He was an entrepreneur and had a frivolous lawsuit against him and it was in his best business interest to settle the case even though he was right. He supports settlement and, in his opinion, he would like to see the previous CDD members pay the cost.

Jeffery Nunes, 507 Palermo Blvd., stated he has no clue what is going on. How it started, when it started, who started it, etc. He asked what happened to get this case going. Ms. Carpenter summarized the motion for Mr. Nunes.

Charlie Case, 642 Tapatio Lane, stated that each Board Member is a steward of residents' money and it has to be very carefully spent. He noted they have had two attorneys, one for this Board and one for the other Board, that say legally there is not responsibility for the first case that's attached to the second. Both attorneys have said clearly that it is not our responsibility to reimburse that to this firm. The \$2,000 is quite clear both attorneys unanimously said, yes. He stated he would be very careful about spending that kind of money when there have been two attorneys very clear point of view on it. He noted they pay the attorneys a lot of money, they deserve it, and they give good advice. He asked the Board to consider the precedence they may set going down the road and suggested they pay attention to what the attorney's advice is.

Gary Sylvester, 690 Volterra Blvd, questioned why it was a CDD issue. Everything relating to the purchase was supposedly being funded by AV Homes. He asked why it was a CDD issue and not an issue of basic contract where they would reimburse the CDD for all legal issues involved in the purchase price.

Ms. Carpenter noted that the funding agreement was a contractual agreement between the District and AV Homes. Taylor Morrison is the successor to AV Homes. They terminated their contract by letter last fall. It is questionable whether they would be responsible for these fees and that also points out to the problematic timing of the filing of fees. If this has been filed under the first case, it might have fallen under that agreement. At this point Taylor Morrison is taking the position they do not pay those fees because this has come up post the time they terminated the agreement. I am not going to say anything else because that issue is still hanging with Taylor Morrison. Ms. Epstein noted there is no provision in the funding agreement to give coverage after Taylor Morrison pulled out. Taylor Morrison ended the funding agreement on the day they pulled out. Ms. Carpenter stated they terminated the funding agreement but again no details can be discussed. Mr. Sylvester's opinion is to challenge the fact that all of this incurred during the funding process. Ms. Carpenter agreed.

Mr. Sylvester asked why isn't the Poinciana West CDD a part of the decision process. Ms. Carpenter stated the motion is filed against both CDDs. Any judgment would have joint liability, which means either CDD would be liable for the entire amount. So, if one didn't pay the other would be responsible for paying the entire amount. A settlement offer came in, in the last 48 hours. Which is why this wasn't on the agenda because it just came in and the settlement offer made separate offers to Poinciana and Poinciana West. So, each now has to consider this settlement offer.

Charles Ramsbacher, 630 Ball Terra Blvd., stated if you schedule a meeting for 11:00 you should not wait until 11:25 to start the meeting. He asked why they would settle when there are other attorneys who have said they think they can win this case. He asked if they did go to court and won, could they ask for our costs back. Mr. Stimler stated that is not correct. To recover your attorney's fees, in most states, it is called the American Rule and you have to have a specific basis to entitle you to recover your own attorney's fees in a case. Either it comes from contract, you agree if there is any dispute over this that the winning part will recover their fees, or the other basis would be Statute. There is really neither in this instance as to this defendant's

motion to tax costs. In Mr. Stimler's opinion there is not a specific entitlement way to get back your fees.

Ms. Lambrides reiterated the fact that the Board went through all of the facts of this case very carefully. That is why the meeting started late, and she apologized. She noted they started at 10:00 a.m. this morning and it took them until 11:20 a.m. to go through this very carefully. From a business standpoint, they felt that rather than put Solivitan's at risk to pay the entire \$54,000 they would offer them the amount that we are guaranteed to have to pay just to get to a judge to make a decision. From here to that point, for them to walk into the court room their attorneys are estimating that they will be out, in addition to the \$4,500 we are already out, another \$12,000. So we made a very logical decision that if we can offer them \$12,000 and settle it and they walk away, that will mean we won't have to go to court and incur those costs and then possibly more.

On MOTION by Mr. Reed seconded by Ms. Lambrides, with Mr. Luddy and Ms. Epstein in favor, and Mr. Zimbardi opposing, the Settlement Offer by Bush Ross, was approved 4-1.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-07 Designating Registered Agent & Office

Mr. Flint stated this was a cleanup item from the change in District Counsel. Mike Eckert and his office were previously designated as the registered agent and this resolution would change it to Jan Carpenter and her office in Orlando. He noted the primary reason for having a registered agent is usually lawsuit correspondence or correspondence from the State of Florida.

On MOTION by Mr. Reed seconded by Mr. Luddy all in favor Resolution 2019-07 Designating Registered Agent & Office to Jan Carpenter at Latham, Shuker, Eden & Beaudine, LLP, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Second Amendment to Agreement with GMS-CF, LLC

Mr. Flint explained Jan had prepared this in response to the action. This is ratifying the action the Board took at the last meeting to authorize the District Manager to prepare the Assessment Methodology related to looking at the allocation of assessments on their remaining undeveloped property. Previously there was a Bond Assessment Methodology cost of \$15,000.

She added it will be done in conjunction with the bond issue. She has added Assessment Methodology without bonds at \$12,000 which is what the Board approved at the last meeting.

On MOTION by Mr. Zimbardi seconded by Ms. Lambrides with all in favor, the Second Amendment to Agreement with GMS-CF, LLC, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter had nothing further for the Board.

B. Engineer

Ms. Leo provided two exhibits at the last meeting for copies of the final layout. She pointed out that it seems like every time they plat them there is something new discovered. Ms. Leo noted they reached out to Taylor Morrison to find out what ponds would come online in the next couple of years so they could start budgeting for that.

C. District Manager

i. Approval of Check Register

Mr. Flint presented the Check Register from March 12, 2019 through April 9, 2019 for the General Fund and payroll in the amount of \$55,780.26. There is at least one transfer to the Trustee for Debt Service of \$15,985. The other bills are for landscape, pond maintenance, District Counsel, and some FedEx charges.

On MOTION by Mr. Reed seconded by Ms. Lambrides with all in favor the Check Register totaling \$55,780.26, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financial statements through March 31, 2019. Under the General Fund statement of revenue and expenditures \$452,000 of the \$466,000 has been collected certified to the Tax Collector. That means there are some unpaid tax bills out. Typically, you see that revenue at the latest in June. Some might be paid late, and some might go to tax certificate sale. The District has always been 100% collected and it isn't suspected to be any different this year.

Mr. Flint reviewed the total expenditures for admin and field. The actuals are \$291,800 against a prorated budget of \$340,383. On a prorated basis, they are over in legal expenses and that has been discussed in the past. The CDD is still under the annual adopted budget. Information technology is over and that has to do with the ADA compliance agreement that the Board approved. They are also slightly over in postage, but most line items are in good shape.

Mr. Luddy stated he appreciates the review of the financial conditions. One of the things he wants to watch for is last year at the end of the year there was about 10-12 items that exceeded 100% of their budgets. He would appreciate this year that they keep that under control.

On MOTION by Mr. Zimbardi seconded by Mr. Luddy with all in favor, the Balance Sheet and Income Statements was accepted.

D. Field Manager

Mr. Smith presented the Field Manager's Report. The pipes had general area maintenance (wiping them down and visual inspection). They are in good working condition at this time. He has been working on getting C-10 cleared. It is also an action item on the Engineer's list that will be completed very soon.

- **Proposal from All Terrain Tractor Service, Inc. for Various Stormwater Pond Repairs**

Mr. Smith presented a proposal that was obtained. There is a checklist that goes through everything and a summary of the exact items that are talked about. There is also an All-Terrain quote at the very bottom of the agenda that lays out all of the numbers. D-6 has Erosion under the structure. The quote (D-6) to fix it was about \$7,800. It's an issue because of the holes, and pockets that form on the top of the culverts. He explained the process and also noted they have quoted items in case something was to get broken during the process. So, some costs might be cut off if they are not incurred. Mr. Flint noted before they are paid Kathy or someone from her office will inspect the work.

Mr. Luddy stated he has been doing some review himself of the pond structures. He has some concerns that he wants to discuss with Kathy, he thinks there are some design issues. He believes some of the problems are the result of those design issues. In the process of repairs, it would be his expectation that the engineering department and the field department would work together to identify whether there was a deficiency in the original construction that may have

contributed to the situation. If that is the case, you would need to redesign and fix the improper installation. Mr. Smith agreed and stated that they work with Kathy very closely on those sorts of things.

Mr. Flint stated he has used this contractor for a fair amount of work in other Districts and they do good work. They are qualified. He reiterated for these smaller jobs it is very hard to get multiple quotes because the contractors are too busy, and they aren't going to do small work. Mr. Flint noted there are funds available, \$50,000. If the \$50,000 is exceeded the Board can amend the budget and if there is a high priority issue that needs to be addressed and can't wait until next fiscal year the funds are available to amend the budget. The Board discussed the priority of the other ponds that were on Clayton's list.

The Board agreed to hold off on E-31. The Board agreed to approve a not-to-exceed amount. Another quote is going to be obtained and then the Chair would make a determination based on the recommendation whether to go with All Terrain or the other contractor. The Board questioned if All Terrain had enough staff to do the work, and Mr. Smith stated they did. Ms. Epstein suggested preparing a budget amendment for the next agenda so they don't risk more damage in the next storm season. Mr. Flint suggested approving a not to exceed and getting a second quote. Mr. Smith noted they did receive a second quote, but he felt the company would not be able to handle the work. Mr. Luddy asked Clayton about hurricane preparedness, and Ms. Leo explained to the Board what they do to prepare for storm season. Ms. Epstein thanked Clayton for his work and for reporting.

On MOTION by Mr. Luddy seconded by Ms. Epstein with all in favor, the Proposal from All Terrain Tractor Service, Inc. For Various Stormwater Pond Repairs with an NTE of \$44,706, was approved.

i. Customer Complaint Log

Mr. Smith presented the complaint log. Ms. Epstein asked how the ponds were in the Amalfi area. Mr. Smith noted he did not have any complaints from the Amalfi area, and he was out there once and the residents said they believed there had been a change. Mr. Smith stated he wasn't sure if it could be attributed to the aerators, Clarke's work to get everything done and spray, it could be a combination of factors. He noted it does appear to be working.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

General Audience Comments

A resident apologized for having trouble following earlier in the meeting. He was having trouble understanding some of the legal discussion. Ms. Epstein stated it has been going on for two years and it is a complicated situation.

Jeffery Nunes, 507 Palermo Blvd., stated the view from their house in December was absolutely beautiful. It overlooks the pond, the golf course’s second hole, the bridge, and it is absolutely beautiful. He noted that now the pond is down about 5-6 feet and he is very concerned about the algae that is on the top. He stated that it is a health issue, and there are tons of mosquitoes. If the algae is floating on the top he would like to know why it can’t be removed? Ms. Epstein stated he should get with the Field Manager and he would take a look at his pond and see what could be done.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – May 15, 2019

The next meeting is scheduled to be held on May 15, 2019 at 11:00 a.m.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lambrides seconded by Mr. Zimbardi with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION NO. 2019 – 08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
POINCIANA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE
AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS ON THE PLAT ENTITLED
"SOLIVITA - PHASE 5B" AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Poinciana Community Development District ("District"), is a local unit of special-purpose government created and established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"); and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the land owners and residents of the District: and

WHEREAS, Polk County has requested affirmation of the District's intention to own tracts or easements dedicated to the District within the boundaries of the plat entitled SOLIVITA - PHASE 5B (which is a replat of Solivita Phase 5A as recorded in Plat Book 165, Page 10 of the Public Records of Polk County), hereinafter referred to as the "Plat", which is currently being submitted by a Florida corporation as landowner and developer (the "Developer") shown in Exhibit "A"; and

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Poinciana Community Development District that:

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS. To the extent necessary or otherwise required by the County, the District hereby affirms its intention to accept or otherwise own the dedicated tracts and easements, as depicted on the Plat, subject to compliance with the Developer's compliance with the District's procedure for acceptance of such dedications.

SECTION 3. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's acceptance of the Plat and in furtherance of the District's approval of the dedications contained in the Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Poinciana Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2019.

Attest:

**BOARD OF SUPERVISORS OF
THE POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Print Name: _____

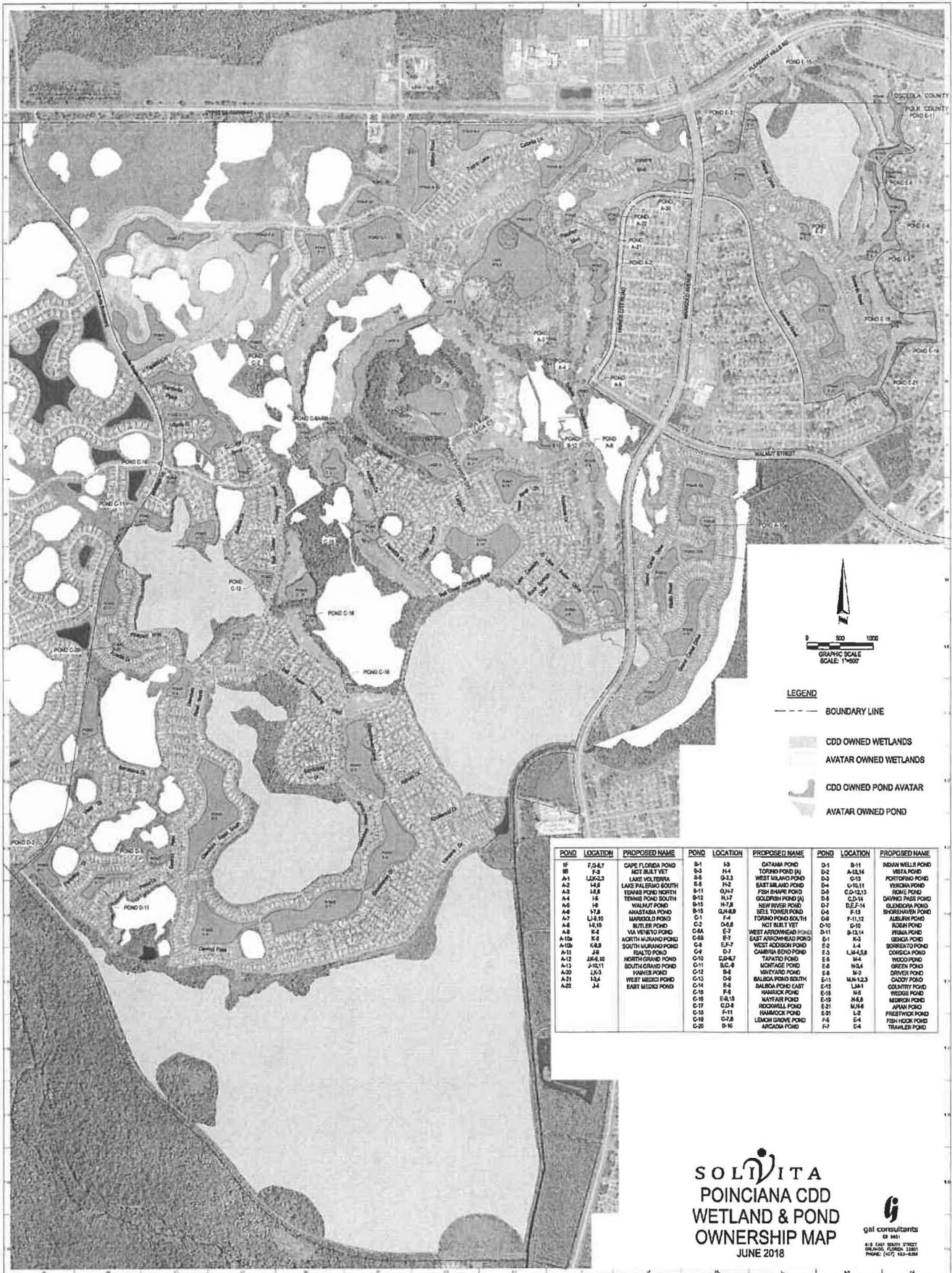
Print Name: _____

Title: _____

Title: _____

EXHIBIT "A"

Solivita – Phase 5B Plat Map
and
Solivita – Poinciana CDD Wetland and Pond Ownership Map



LEGEND

- BOUNDARY LINE
- █ CDD OWNED WETLANDS
- █ AVATAR OWNED WETLANDS
- █ CDD OWNED POND AVATAR
- █ AVATAR OWNED POND

POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1F	F-0.47	CAPE FLORIDA POND	B-1	I-3	CATANI POND	D-1	B-11	INDIAN WELLS POND
1E	F-3	ACT BUILT VET	B-3	H-4	TORINO POND (A)	D-2	A-13.14	VISTA POND
A-1	L-0.23	LAKE VOLTERRA	B-8	D-1.3	WEST MILANO POND	D-3	G-13	POTTERPOND POND
A-2	L-6.8	LAKE MILANO SOUTH	B-9	H-2	EAST MILANO POND	D-4	C-10.11	VINCI POND
A-3	L-8.8	TENNIS POND NORTH	B-11	Q-1.7	FSH SHAW POND	D-5	C-D-12.13	ROME POND
A-4	L-8	TENNIS POND SOUTH	B-12	H-1.7	GOLDEN POND (A)	D-6	C-D-14	DAYTON PASS POND
A-5	L-9	WALNUT POND	B-15	H-7.8	NEW RIVER POND	D-7	D-E-F-14	GLENDORA POND
A-6	L-7.8	ANASTASIA POND	B-18	Q-1.8.9	SELL TOWER POND	D-8	E-8	BIRCHDALE POND
A-7	L-14.10	MANSFIELD POND	C-1	F-4	TORINO POND SOUTH	D-9	F-11.12	AUBURN POND
A-8	L-10.10	BUTLER POND	C-2	D-6.8	NOT BUILT YET	D-10	D-10	ROBIN POND
A-9	E-6	VIA VENETO POND	C-8	E-7	WEST ARROWHEAD POND	D-11	B-13.14	FRANK POND
A-10	E-8	NORTH MURANO POND	C-8	E-7	EAST ARROWHEAD POND	D-1	K-3	GENEA POND
A-10b	K-8.8	SOUTH MURANO POND	C-9	E-7	WEST ARROWHEAD POND	D-2	L-4	SORRISO POND
A-11	J-8	ITALY POND	C-9	D-7	CAMERA BENO POND	D-3	L-14.15.8	CORSICA POND
A-12	J-8.10	NORTH GRAND POND	C-10	Q-1.7	TAPATO POND	D-4	M-4	WOOD POND
A-13	J-11.1	SOUTH GRAND POND	C-11	Q-1.8	MORTAGE POND	D-5	H-5.4	OREN POND
A-20	L-3	HANES POND	C-12	B-8	WINEYARD POND	D-6	M-3	DRIVER POND
A-21	L-3.4	WEST MEDICI POND	C-13	D-9	BALUCA POND SOUTH	D-7	M-12.3	CADDO POND
A-22	J-4	EAST MEDICI POND	C-14	E-8	BALUCA POND EAST	D-8	L-11	COUNTRY POND
			C-15	F-8	HANCOCK POND	D-9	M-5	WEDGE POND
			C-16	E-10.10	MAYFAIR POND	D-10	H-8.8	MORSON POND
			C-17	D-1.4	ROCKWELL POND	D-11	M-16	APLAN POND
			C-18	F-11	HANCOCK POND	D-12	L-2	FRESHWATER POND
			C-19	C-7.8	LEMON GROVE POND	D-13	E-4	FISH HOOK POND
			C-20	D-16	ARCHDALE POND	D-14	D-4	TRAVLER POND

SOLIVITA
POINCIANA CDD
WETLAND & POND
OWNERSHIP MAP
 JUNE 2018



gal consultants
 68 9951
 618 EAST MAIN STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 164-8884

SECTION VI

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Poinciana Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 21, 2019
HOUR:	11:00 a.m.
LOCATION:	Starlite Ballroom 384 Village Drive Poinciana, Florida 34759

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

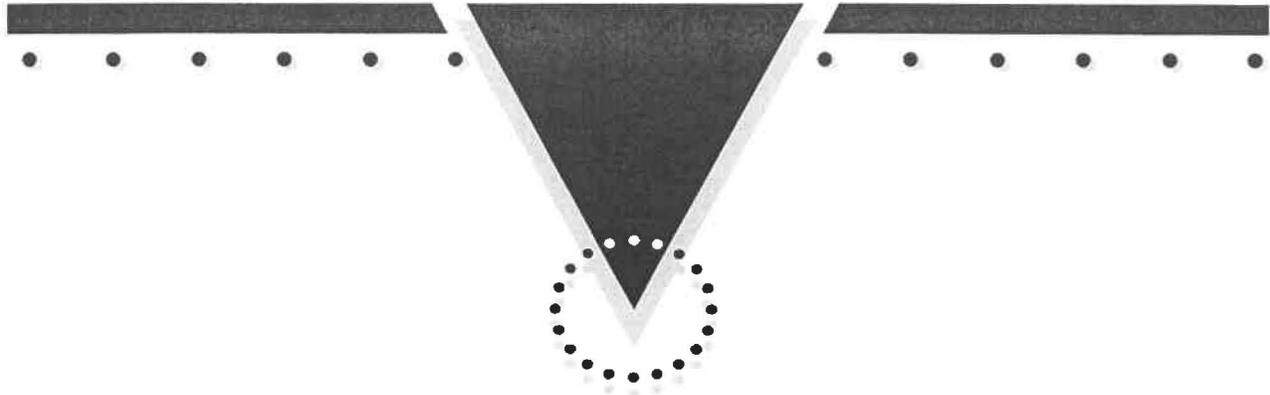
PASSED AND ADOPTED THIS 15th DAY OF MAY, 2019.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman



**Poinciana
Community Development District**

**FY2019 Amended Budget
&
FY2020 Proposed Budget**



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8	<u>Amortization Schedule Series 2012A-1</u>
9	<u>Amortization Schedule Series 2012A-2</u>

Poinciana
Community Development District

Fiscal Year 2020
General Fund

Description	Adopted Budget FY2019	Increase/ (Decrease)	Amended Budget FY2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Thru 9/30/19	Proposed Budget FY2020
Revenues							
Special Assessments - Tax Collector	\$524,036	\$0	\$524,036	\$524,918	\$0	\$524,918	\$570,853
Special Assessments - Developer	\$96,604	\$0	\$96,604	\$96,604	\$0	\$96,604	\$97,621
Interest	\$3,500	\$0	\$3,500	\$1,453	\$547	\$2,000	\$3,500
Misellaneous Income	\$0	\$0	\$0	\$100	\$0	\$100	\$0
Carry Forward Surplus	\$56,673	\$69,150	\$97,948	\$85,797	\$0	\$85,797	\$16,006
Total Revenues	\$680,813	\$69,150	\$749,963	\$708,872	\$547	\$709,419	\$687,980
Expenditures							
<i>Administrative</i>							
Supervisors Fees	\$12,000	\$0	\$12,000	\$4,800	\$5,200	\$10,000	\$12,000
FICA Expense	\$918	\$0	\$918	\$367	\$398	\$765	\$918
Engineering	\$18,000	\$0	\$18,000	\$5,853	\$6,147	\$12,000	\$18,000
Attorney	\$30,000	\$0	\$30,000	\$23,448	\$16,552	\$40,000	\$30,000
Arbitrage	\$450	\$0	\$450	\$0	\$450	\$450	\$450
Dissemination	\$5,000	\$150	\$5,150	\$3,067	\$2,083	\$5,150	\$5,000
Annual Audit	\$3,590	\$0	\$3,590	\$0	\$3,590	\$3,590	\$3,590
Trustee Fees	\$7,000	\$0	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$45,000	\$0	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$1,500	\$2,500	\$4,000	\$3,375	\$625	\$4,000	\$1,500
Telephone	\$100	\$0	\$100	\$22	\$28	\$50	\$100
Postage	\$2,400	\$200	\$2,600	\$1,577	\$1,023	\$2,600	\$2,600
Printing & Binding	\$2,700	\$700	\$3,400	\$547	\$653	\$1,200	\$2,000
Insurance	\$15,447	\$0	\$15,447	\$13,811	\$0	\$13,811	\$15,447
Legal Advertising	\$3,500	\$0	\$3,500	\$1,565	\$1,935	\$3,500	\$3,500
Other Current Charges	\$100	\$200	\$300	\$164	\$135	\$299	\$300
Office Supplies	\$300	\$0	\$300	\$154	\$146	\$300	\$400
Property Appraiser	\$9,628	\$0	\$9,628	\$0	\$5,000	\$5,000	\$5,000
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$162,808	\$3,750	\$166,558	\$90,174	\$69,716	\$159,890	\$157,980
<i>Operation & Maintenance</i>							
Field Services	\$10,000	\$0	\$10,000	\$5,833	\$4,167	\$10,000	\$10,000
Electric	\$2,000	\$0	\$2,000	\$692	\$658	\$1,350	\$2,000
Landscape Maintenance	\$143,645	\$0	\$143,645	\$83,793	\$59,852	\$143,645	\$155,000
Aquatic Control Maintenance	\$98,000	\$5,400	\$103,400	\$60,317	\$43,083	\$103,400	\$115,000
Aquatic Midge Management	\$172,800	\$0	\$172,800	\$88,083	\$62,917	\$151,000	\$151,000
R&M - Drainage	\$3,000	\$0	\$3,000	\$0	\$3,000	\$3,000	\$5,000
R&M - Mulch	\$4,500	\$0	\$4,500	\$0	\$4,500	\$4,500	\$6,000
R&M Plant Replacement	\$4,060	\$0	\$4,060	\$1,400	\$2,660	\$4,060	\$6,000
Storm Structure Repairs	\$50,000	\$60,000	\$110,000	\$559	\$103,015	\$103,574	\$50,000
Contingency	\$10,000	\$0	\$10,000	\$199	\$4,801	\$5,000	\$10,000
Capital Outlay	\$20,000	\$0	\$20,000	\$5,857	\$14,143	\$20,000	\$20,000
Operation & Maintenance Expenses	\$518,005	\$65,400	\$583,405	\$246,733	\$302,796	\$549,528	\$530,000
Total Expenditures	\$680,813	\$69,150	\$749,963	\$336,907	\$372,511	\$709,418	\$687,980
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$371,964	(\$371,964)	\$0	\$0

Net Assessment	\$570,853
Collection Cost (6%)	\$36,437
Gross Assessment	\$607,290

Property Type	Platted Units	Gross Per Unit	Gross Total
Platted Residential	3234	\$151.18	\$488,916
Town Center Commercial	72	\$151.18	\$10,885
Unplatted Residential	711	\$151.18	\$107,489
Total	4017		\$607,290

Poinciana
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Special Assessments – Direct Billed

The District will levy a non-ad valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the fiscal year. The District levies these assessments directly to the property owners.

Special Assessments – Developer

Per the "Partial Budget Funding Agreement between Poinciana Community Development District and Avatar Properties Inc. D/B/A AV Homes for Operations and Maintenance Expenses" dated December 23, 2014 under Section 2 Provision of Operations and Maintenance Contributions, The Developer hereby agrees to pay the District an annual O&M Contribution beginning with Fiscal Year 2015-2016 in addition to the operation and maintenance assessments and debt service assessments levied by the District" "...the Developer shall provide such payment by November 1 of each year. The Developer shall pay the annual O&M Contribution due to the District each year until the recordation of the final plat of any portion of the Undeveloped Lands within the District, at which the Developer's obligation to pay an O&M Contribution shall terminate beginning with the following fiscal year." (Section 2.B)

Interest

The District earns interest income on their operating accounts and other investments.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, GAI Consultants, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Poinciana
Community Development District
GENERAL FUND BUDGET

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2012A-1 & A-2 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2012A-1 & A-2 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Poinciana
Community Development District
GENERAL FUND BUDGET

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Polk County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Poinciana
Community Development District
 GENERAL FUND BUDGET

Electric

Represents cost of electric services for item lights. District currently has two accounts with Duke Energy.

Account #	Service Address	Monthly	Annual
48750 39182	1051 Cypress Pky, 9 Tunnel Lights	\$30	\$360
87555 08008	1051 Cypress Pky, Lites/Golf Tunnel 33	\$125	\$1,500
	Contingency		\$140
	Total		\$2,000

Landscape Maintenance

The District will maintain the lake bank maintenance that include mowing of no less than once every 7 days during the months of April 1st to October 31st and no less than once every 14 days from November 1st to March 31st. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance	\$11,970	\$143,645
Contingency		\$11,355
Total		\$155,000

Aquatic Control Maintenance

Represents cost for maintenance to the ponds located within the District. Services include, but are not limited to, treatment removal and offsite disposal of nuisance vegetation and algae treatment. The District has contracted with Clarke Aquatic Services, Inc. for these services.

Description	Monthly	Annual
Aquatic Maintenance	\$8,617	\$103,400
Contingency		\$11,600
Total		\$115,000

Aquatic Midge Management

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larva side.)

Description	Monthly	Annual
Aquatic Midge Control	\$12,583	\$151,000
Total		\$151,000

R&M - Drainage

Represents estimated repair and maintenance cost to the drainage structures maintained by the District.

R&M - Mulch

Represents estimated cost for mulch.

Poinciana
Community Development District
GENERAL FUND BUDGET

R&M – Plant Replacement

Represents estimated cost for the replacement of aquatic plants and tree replacement around the ponds.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Capital Outlay

Represents estimated cost for Aeration Systems.

Poinciana
Community Development District

Fiscal Year 2020
Debt Service Fund

Adopted Budget FY2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments - Tax Collector	\$1,404,442	\$1,417,568	\$0	\$1,417,568	\$1,319,024
Special Assessments - Direct Billed	\$313,990	\$313,990	\$0	\$313,990	\$302,619
Special Assessments - Prepayments	\$0	\$3,663	\$0	\$3,663	\$0
Interest Income	\$0	\$3,359	\$1,141	\$4,500	\$0
Carry Forward Surplus	\$612,054	\$605,760	\$0	\$605,760	\$694,865

Total Revenues	\$2,330,486	\$2,344,339	\$1,141	\$2,345,480	\$2,316,507
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Expenses

Administrative					
Property Appraiser	\$15,500	\$0	\$15,175	\$15,175	\$15,500

Series 2012A-1

Special Call - 11/1	\$5,000	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$209,850	\$209,850	\$0	\$209,850	\$199,909
Principal - 5/1	\$600,000	\$0	\$600,000	\$600,000	\$620,000
Interest - 5/1	\$209,850	\$0	\$209,753	\$209,753	\$199,909
Special Call - 5/1	\$5,000	\$0	\$5,000	\$5,000	\$0

Series 2012A-2

Interest - 11/1	\$160,425	\$160,419	\$0	\$160,419	\$152,231
Principal - 05/1	\$285,000	\$0	\$285,000	\$285,000	\$300,000
Interest - 5/1	\$160,425	\$0	\$160,419	\$160,419	\$152,231

Total Expenditures	\$1,651,050	\$375,269	\$1,275,347	\$1,650,616	\$1,639,781
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Excess Revenues/(Expenditures)	\$679,436	\$1,969,071	(\$1,274,206)	\$694,865	\$676,726
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Series 2012A-1	
Interest - 11/1/2020	\$189,059

Series 2012A-2	
Interest - 11/1/2020	\$143,606

Net Assessment	\$1,319,024
Collection Cost (6%)	\$84,193
Gross Assessment	\$1,403,217

Property Type	Platted Units	Gross Per Unit	Gross Total
Platted Residential	2797	\$438.05	\$1,225,226
Platted Residential - Assessment Area 2019	320	\$457.66	\$146,451
Platted Residential - Prepaid	117	\$0.00	\$0
Town Center Commercial	72	\$438.05	\$31,540
Unplatted Residential	711	\$457.66	\$325,396
Total	4017		\$1,728,613

Poinciana
Community Development District

SERIES 2012A-1
AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 9,405,000.00	\$ -	\$ 199,909.38	\$ 199,909.38
5/1/20	\$ 9,405,000.00	\$ 620,000.00	\$ 199,909.38	\$ -
11/1/20	\$ 8,785,000.00	\$ -	\$ 189,059.38	\$ 1,008,968.75
5/1/21	\$ 8,785,000.00	\$ 640,000.00	\$ 189,059.38	\$ -
11/1/21	\$ 8,145,000.00	\$ -	\$ 177,059.38	\$ 1,006,118.75
5/1/22	\$ 8,145,000.00	\$ 665,000.00	\$ 177,059.38	\$ -
11/1/22	\$ 7,480,000.00	\$ -	\$ 164,175.00	\$ 1,006,234.38
5/1/23	\$ 7,480,000.00	\$ 695,000.00	\$ 164,175.00	\$ -
11/1/23	\$ 6,785,000.00	\$ -	\$ 150,275.00	\$ 1,009,450.00
5/1/24	\$ 6,785,000.00	\$ 725,000.00	\$ 150,275.00	\$ -
11/1/24	\$ 6,060,000.00	\$ -	\$ 134,868.75	\$ 1,010,143.75
5/1/25	\$ 6,060,000.00	\$ 755,000.00	\$ 134,868.75	\$ -
11/1/25	\$ 5,305,000.00	\$ -	\$ 118,353.13	\$ 1,008,221.88
5/1/26	\$ 5,305,000.00	\$ 790,000.00	\$ 118,353.13	\$ -
11/1/26	\$ 4,515,000.00	\$ -	\$ 101,071.88	\$ 1,009,425.00
5/1/27	\$ 4,515,000.00	\$ 825,000.00	\$ 101,071.88	\$ -
11/1/27	\$ 3,690,000.00	\$ -	\$ 83,025.00	\$ 1,009,096.88
5/1/28	\$ 3,690,000.00	\$ 860,000.00	\$ 83,025.00	\$ -
11/1/28	\$ 2,830,000.00	\$ -	\$ 63,675.00	\$ 1,006,700.00
5/1/29	\$ 2,830,000.00	\$ 900,000.00	\$ 63,675.00	\$ -
11/1/29	\$ 1,930,000.00	\$ -	\$ 43,425.00	\$ 1,007,100.00
5/1/30	\$ 1,930,000.00	\$ 945,000.00	\$ 43,425.00	\$ -
11/1/30	\$ 985,000.00	\$ -	\$ 22,162.50	\$ 1,010,587.50
5/1/31	\$ 985,000.00	\$ 985,000.00	\$ 22,162.50	\$ 1,007,162.50
		\$ 9,405,000.00	\$ 2,894,118.75	\$ 12,299,118.75

Poinciana

Community Development District

SERIES 2012A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 5,100,000.00	\$ -	\$ 152,231.25	\$ 152,231.25
5/1/20	\$ 5,100,000.00	\$ 300,000.00	\$ 152,231.25	\$ -
11/1/20	\$ 4,800,000.00	\$ -	\$ 143,606.25	\$ 595,837.50
5/1/21	\$ 4,800,000.00	\$ 315,000.00	\$ 143,606.25	\$ -
11/1/21	\$ 4,485,000.00	\$ -	\$ 134,550.00	\$ 593,156.25
5/1/22	\$ 4,485,000.00	\$ 335,000.00	\$ 134,550.00	\$ -
11/1/22	\$ 4,150,000.00	\$ -	\$ 124,500.00	\$ 594,050.00
5/1/23	\$ 4,150,000.00	\$ 355,000.00	\$ 124,500.00	\$ -
11/1/23	\$ 3,795,000.00	\$ -	\$ 113,850.00	\$ 593,350.00
5/1/24	\$ 3,795,000.00	\$ 380,000.00	\$ 113,850.00	\$ -
11/1/24	\$ 3,415,000.00	\$ -	\$ 102,450.00	\$ 596,300.00
5/1/25	\$ 3,415,000.00	\$ 405,000.00	\$ 102,450.00	\$ -
11/1/25	\$ 3,010,000.00	\$ -	\$ 90,300.00	\$ 597,750.00
5/1/26	\$ 3,010,000.00	\$ 430,000.00	\$ 90,300.00	\$ -
11/1/26	\$ 2,580,000.00	\$ -	\$ 77,400.00	\$ 597,700.00
5/1/27	\$ 2,580,000.00	\$ 455,000.00	\$ 77,400.00	\$ -
11/1/27	\$ 2,125,000.00	\$ -	\$ 63,750.00	\$ 596,150.00
5/1/28	\$ 2,125,000.00	\$ 485,000.00	\$ 63,750.00	\$ -
11/1/28	\$ 1,640,000.00	\$ -	\$ 49,200.00	\$ 597,950.00
5/1/29	\$ 1,640,000.00	\$ 515,000.00	\$ 49,200.00	\$ -
11/1/29	\$ 1,125,000.00	\$ -	\$ 33,750.00	\$ 597,950.00
5/1/30	\$ 1,125,000.00	\$ 545,000.00	\$ 33,750.00	\$ -
11/1/30	\$ 580,000.00	\$ -	\$ 17,400.00	\$ 596,150.00
5/1/31	\$ 580,000.00	\$ 580,000.00	\$ 17,400.00	\$ 597,400.00
		\$ 5,100,000.00	\$ 2,205,975.00	\$ 7,305,975.00

SECTION VII

RESOLUTION 2019-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDEDMENT TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2019 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2018-14 the Poinciana Community Development District Board of Supervisors (the "Board") adopted a General Fund Budget for Fiscal Year 2019; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2019.

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

1. The General Fund Budget for Fiscal Year 2019 is hereby amended and restated as set forth on the Fiscal Year 2019 Budget attached hereto as "Exhibit A".
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2019 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2019.

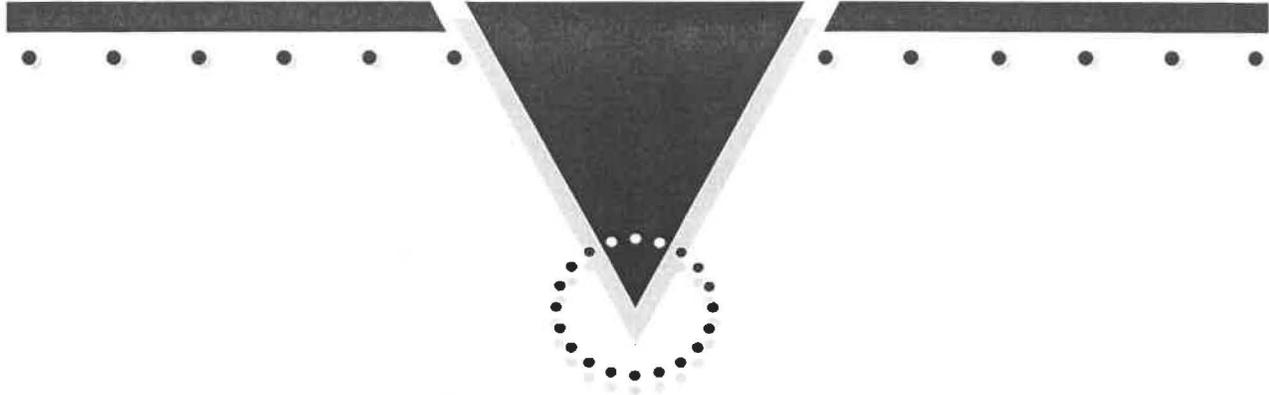
ATTEST:

**BOARD OF SUPERVISORS OF THE
POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____



**Poinciana
Community Development District**

**FY2019 Amended Budget
&
FY2020 Proposed Budget**



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9	<u>Amortization Schedule Series 2012A-2</u>

Poinciana
Community Development District

**Fiscal Year 2020
General Fund**

Description	Adopted Budget FY2019	Increase/ (Decrease)	Amended Budget FY2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Thru 9/30/19	Proposed Budget FY2020
Revenues							
Special Assessments - Tax Collector	\$524,036	\$0	\$524,036	\$524,918	\$0	\$524,918	\$570,853
Special Assessments - Developer	\$96,604	\$0	\$96,604	\$96,604	\$0	\$96,604	\$97,621
Interest	\$3,500	\$0	\$3,500	\$1,453	\$547	\$2,000	\$3,500
Misellaneous Income	\$0	\$0	\$0	\$100	\$0	\$100	\$0
Carry Forward Surplus	\$56,673	\$69,150	\$97,948	\$85,797	\$0	\$85,797	\$16,006
Total Revenues	\$680,813	\$69,150	\$749,963	\$708,872	\$547	\$709,419	\$687,980
Expenditures							
<i>Administrative</i>							
Supervisors Fees	\$12,000	\$0	\$12,000	\$4,800	\$5,200	\$10,000	\$12,000
FICA Expense	\$918	\$0	\$918	\$367	\$398	\$765	\$918
Engineering	\$18,000	\$0	\$18,000	\$5,853	\$6,147	\$12,000	\$18,000
Attorney	\$30,000	\$0	\$30,000	\$23,448	\$16,552	\$40,000	\$30,000
Arbitrage	\$450	\$0	\$450	\$0	\$450	\$450	\$450
Dissemination	\$5,000	\$150	\$5,150	\$3,067	\$2,083	\$5,150	\$5,000
Annual Audit	\$3,590	\$0	\$3,590	\$0	\$3,590	\$3,590	\$3,590
Trustee Fees	\$7,000	\$0	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$45,000	\$0	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$1,500	\$2,500	\$4,000	\$3,375	\$625	\$4,000	\$1,500
Telephone	\$100	\$0	\$100	\$22	\$28	\$50	\$100
Postage	\$2,400	\$200	\$2,600	\$1,577	\$1,023	\$2,600	\$2,600
Printing & Binding	\$2,700	\$700	\$3,400	\$547	\$653	\$1,200	\$2,000
Insurance	\$15,447	\$0	\$15,447	\$13,811	\$0	\$13,811	\$15,447
Legal Advertising	\$3,500	\$0	\$3,500	\$1,565	\$1,935	\$3,500	\$3,500
Other Current Charges	\$100	\$200	\$300	\$164	\$135	\$299	\$300
Office Supplies	\$300	\$0	\$300	\$154	\$146	\$300	\$400
Property Appraiser	\$9,628	\$0	\$9,628	\$0	\$5,000	\$5,000	\$5,000
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$162,808	\$3,750	\$166,558	\$90,174	\$69,716	\$159,890	\$157,980
<i>Operation & Maintenance</i>							
Field Services	\$10,000	\$0	\$10,000	\$5,833	\$4,167	\$10,000	\$10,000
Electric	\$2,000	\$0	\$2,000	\$692	\$658	\$1,350	\$2,000
Landscape Maintenance	\$143,645	\$0	\$143,645	\$83,793	\$59,852	\$143,645	\$155,000
Aquatic Control Maintenance	\$98,000	\$5,400	\$103,400	\$60,317	\$43,083	\$103,400	\$115,000
Aquatic Midge Management	\$172,800	\$0	\$172,800	\$88,083	\$62,917	\$151,000	\$151,000
R&M - Drainage	\$3,000	\$0	\$3,000	\$0	\$3,000	\$3,000	\$5,000
R&M - Mulch	\$4,500	\$0	\$4,500	\$0	\$4,500	\$4,500	\$6,000
R&M Plant Replacement	\$4,060	\$0	\$4,060	\$1,400	\$2,660	\$4,060	\$6,000
Storm Structure Repairs	\$50,000	\$60,000	\$110,000	\$559	\$103,015	\$103,574	\$50,000
Contingency	\$10,000	\$0	\$10,000	\$199	\$4,801	\$5,000	\$10,000
Capital Outlay	\$20,000	\$0	\$20,000	\$5,857	\$14,143	\$20,000	\$20,000
Operation & Maintenance Expenses	\$518,005	\$65,400	\$583,405	\$246,733	\$302,796	\$549,528	\$530,000
Total Expenditures	\$680,813	\$69,150	\$749,963	\$336,907	\$372,511	\$709,418	\$687,980
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$371,964	(\$371,964)	\$0	\$0

Net Assessment	\$570,853
Collection Cost (6%)	\$36,437
Gross Assessment	<u>\$607,290</u>

Property Type	Platted Units	Gross Per Unit	Gross Total
Platted Residential	3234	\$151.18	\$488,916
Town Center Commercial	72	\$151.18	\$10,885
Unplatted Residential	711	\$151.18	\$107,489
Total	4017		\$607,290

Poinciana
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Special Assessments – Direct Billed

The District will levy a non-ad valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the fiscal year. The District levies these assessments directly to the property owners.

Special Assessments – Developer

Per the "Partial Budget Funding Agreement between Poinciana Community Development District and Avatar Properties Inc. D/B/A AV Homes for Operations and Maintenance Expenses" dated December 23, 2014 under Section 2 Provision of Operations and Maintenance Contributions, The Developer hereby agrees to pay the District an annual O&M Contribution beginning with Fiscal Year 2015-2016 in addition to the operation and maintenance assessments and debt service assessments levied by the District" "...the Developer shall provide such payment by November 1 of each year. The Developer shall pay the annual O&M Contribution due to the District each year until the recordation of the final plat of any portion of the Undeveloped Lands within the District, at which the Developer's obligation to pay an O&M Contribution shall terminate beginning with the following fiscal year." (Section 2.B)

Interest

The District earns interest income on their operating accounts and other investments.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, GAI Consultants, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Poinciana
Community Development District
GENERAL FUND BUDGET

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2012A-1 & A-2 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2012A-1 & A-2 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Poinciana
Community Development District
GENERAL FUND BUDGET

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Polk County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Poinciana
Community Development District
 GENERAL FUND BUDGET

Electric

Represents cost of electric services for item lights. District currently has two accounts with Duke Energy.

Account #	Service Address	Monthly	Annual
48750 39182	1051 Cypress Pky, 9 Tunnel Lights	\$30	\$360
87555 08008	1051 Cypress Pky, Lites/Golf Tunnel 33	\$125	\$1,500
	Contingency		\$140
	Total		\$2,000

Landscape Maintenance

The District will maintain the lake bank maintenance that include mowing of no less than once every 7 days during the months of April 1st to October 31st and no less than once every 14 days from November 1st to March 31st. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance	\$11,970	\$143,645
Contingency		\$11,355
Total		\$155,000

Aquatic Control Maintenance

Represents cost for maintenance to the ponds located within the District. Services include, but are not limited to, treatment removal and offsite disposal of nuisance vegetation and algae treatment. The District has contracted with Clarke Aquatic Services, Inc. for these services.

Description	Monthly	Annual
Aquatic Maintenance	\$8,617	\$103,400
Contingency		\$11,600
Total		\$115,000

Aquatic Midge Management

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larva side.)

Description	Monthly	Annual
Aquatic Midge Control	\$12,583	\$151,000
Total		\$151,000

R&M - Drainage

Represents estimated repair and maintenance cost to the drainage structures maintained by the District.

R&M - Mulch

Represents estimated cost for mulch.

Poinciana
Community Development District
GENERAL FUND BUDGET

R&M – Plant Replacement

Represents estimated cost for the replacement of aquatic plants and tree replacement around the ponds.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Capital Outlay

Represents estimated cost for Aeration Systems.

Poinciana
Community Development District

Fiscal Year 2020
Debt Service Fund

Adopted Budget FY2019	Actual Thru 4/30/19	Projected Next 5 Months	Total Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments - Tax Collector	\$1,404,442	\$1,417,568	\$0	\$1,417,568	\$1,319,024
Special Assessments - Direct Billed	\$313,990	\$313,990	\$0	\$313,990	\$302,619
Special Assessments - Prepayments	\$0	\$3,663	\$0	\$3,663	\$0
Interest Income	\$0	\$3,359	\$1,141	\$4,500	\$0
Carry Forward Surplus	\$612,054	\$605,760	\$0	\$605,760	\$694,865

Total Revenues	\$2,330,486	\$2,344,339	\$1,141	\$2,345,480	\$2,316,507
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Expenses

Administrative					
Property Appraiser	\$15,500	\$0	\$15,175	\$15,175	\$15,500

Series 2012A-1

Special Call - 11/1	\$5,000	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$209,850	\$209,850	\$0	\$209,850	\$199,909
Principal - 5/1	\$600,000	\$0	\$600,000	\$600,000	\$620,000
Interest - 5/1	\$209,850	\$0	\$209,753	\$209,753	\$199,909
Special Call - 5/1	\$5,000	\$0	\$5,000	\$5,000	\$0

Series 2012A-2

Interest - 11/1	\$160,425	\$160,419	\$0	\$160,419	\$152,231
Principal - 05/1	\$285,000	\$0	\$285,000	\$285,000	\$300,000
Interest - 5/1	\$160,425	\$0	\$160,419	\$160,419	\$152,231

Total Expenditures	\$1,651,050	\$375,269	\$1,275,347	\$1,650,616	\$1,639,781
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Excess Revenues/(Expenditures)	\$679,436	\$1,969,071	(\$1,274,206)	\$694,865	\$676,726
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Series 2012A-1	
Interest - 11/1/2020	\$189,059

Series 2012A-2	
Interest - 11/1/2020	\$143,606

Net Assessment	\$1,319,024
Collection Cost (6%)	\$84,193
Gross Assessment	\$1,403,217

Property Type	Platted Units	Gross Per Unit	Gross Total
Platted Residential	2797	\$438.05	\$1,225,226
Platted Residential - Assessment Area 2019	320	\$457.66	\$146,451
Platted Residential - Prepaid	117	\$0.00	\$0
Town Center Commercial	72	\$438.05	\$31,540
Unplatted Residential	711	\$457.66	\$325,396
Total	4017		\$1,728,613

**Poinciana
Community Development District**

**SERIES 2012A-1
AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 9,405,000.00	\$ -	\$ 199,909.38	\$ 199,909.38
5/1/20	\$ 9,405,000.00	\$ 620,000.00	\$ 199,909.38	\$ -
11/1/20	\$ 8,785,000.00	\$ -	\$ 189,059.38	\$ 1,008,968.75
5/1/21	\$ 8,785,000.00	\$ 640,000.00	\$ 189,059.38	\$ -
11/1/21	\$ 8,145,000.00	\$ -	\$ 177,059.38	\$ 1,006,118.75
5/1/22	\$ 8,145,000.00	\$ 665,000.00	\$ 177,059.38	\$ -
11/1/22	\$ 7,480,000.00	\$ -	\$ 164,175.00	\$ 1,006,234.38
5/1/23	\$ 7,480,000.00	\$ 695,000.00	\$ 164,175.00	\$ -
11/1/23	\$ 6,785,000.00	\$ -	\$ 150,275.00	\$ 1,009,450.00
5/1/24	\$ 6,785,000.00	\$ 725,000.00	\$ 150,275.00	\$ -
11/1/24	\$ 6,060,000.00	\$ -	\$ 134,868.75	\$ 1,010,143.75
5/1/25	\$ 6,060,000.00	\$ 755,000.00	\$ 134,868.75	\$ -
11/1/25	\$ 5,305,000.00	\$ -	\$ 118,353.13	\$ 1,008,221.88
5/1/26	\$ 5,305,000.00	\$ 790,000.00	\$ 118,353.13	\$ -
11/1/26	\$ 4,515,000.00	\$ -	\$ 101,071.88	\$ 1,009,425.00
5/1/27	\$ 4,515,000.00	\$ 825,000.00	\$ 101,071.88	\$ -
11/1/27	\$ 3,690,000.00	\$ -	\$ 83,025.00	\$ 1,009,096.88
5/1/28	\$ 3,690,000.00	\$ 860,000.00	\$ 83,025.00	\$ -
11/1/28	\$ 2,830,000.00	\$ -	\$ 63,675.00	\$ 1,006,700.00
5/1/29	\$ 2,830,000.00	\$ 900,000.00	\$ 63,675.00	\$ -
11/1/29	\$ 1,930,000.00	\$ -	\$ 43,425.00	\$ 1,007,100.00
5/1/30	\$ 1,930,000.00	\$ 945,000.00	\$ 43,425.00	\$ -
11/1/30	\$ 985,000.00	\$ -	\$ 22,162.50	\$ 1,010,587.50
5/1/31	\$ 985,000.00	\$ 985,000.00	\$ 22,162.50	\$ 1,007,162.50
		\$ 9,405,000.00	\$ 2,894,118.75	\$ 12,299,118.75

Poinciana

Community Development District

SERIES 2012A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 5,100,000.00	\$ -	\$ 152,231.25	\$ 152,231.25
5/1/20	\$ 5,100,000.00	\$ 300,000.00	\$ 152,231.25	\$ -
11/1/20	\$ 4,800,000.00	\$ -	\$ 143,606.25	\$ 595,837.50
5/1/21	\$ 4,800,000.00	\$ 315,000.00	\$ 143,606.25	\$ -
11/1/21	\$ 4,485,000.00	\$ -	\$ 134,550.00	\$ 593,156.25
5/1/22	\$ 4,485,000.00	\$ 335,000.00	\$ 134,550.00	\$ -
11/1/22	\$ 4,150,000.00	\$ -	\$ 124,500.00	\$ 594,050.00
5/1/23	\$ 4,150,000.00	\$ 355,000.00	\$ 124,500.00	\$ -
11/1/23	\$ 3,795,000.00	\$ -	\$ 113,850.00	\$ 593,350.00
5/1/24	\$ 3,795,000.00	\$ 380,000.00	\$ 113,850.00	\$ -
11/1/24	\$ 3,415,000.00	\$ -	\$ 102,450.00	\$ 596,300.00
5/1/25	\$ 3,415,000.00	\$ 405,000.00	\$ 102,450.00	\$ -
11/1/25	\$ 3,010,000.00	\$ -	\$ 90,300.00	\$ 597,750.00
5/1/26	\$ 3,010,000.00	\$ 430,000.00	\$ 90,300.00	\$ -
11/1/26	\$ 2,580,000.00	\$ -	\$ 77,400.00	\$ 597,700.00
5/1/27	\$ 2,580,000.00	\$ 455,000.00	\$ 77,400.00	\$ -
11/1/27	\$ 2,125,000.00	\$ -	\$ 63,750.00	\$ 596,150.00
5/1/28	\$ 2,125,000.00	\$ 485,000.00	\$ 63,750.00	\$ -
11/1/28	\$ 1,640,000.00	\$ -	\$ 49,200.00	\$ 597,950.00
5/1/29	\$ 1,640,000.00	\$ 515,000.00	\$ 49,200.00	\$ -
11/1/29	\$ 1,125,000.00	\$ -	\$ 33,750.00	\$ 597,950.00
5/1/30	\$ 1,125,000.00	\$ 545,000.00	\$ 33,750.00	\$ -
11/1/30	\$ 580,000.00	\$ -	\$ 17,400.00	\$ 596,150.00
5/1/31	\$ 580,000.00	\$ 580,000.00	\$ 17,400.00	\$ 597,400.00
		\$ 5,100,000.00	\$ 2,205,975.00	\$ 7,305,975.00

SECTION VIII

RELEASE AND SATISFACTION AGREEMENT

THIS RELEASE AND SATISFACTION AGREEMENT (this "Agreement") is made and entered into as of _____, 2019 (the "Effective Date"), by and between POINCIANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District") and AVATAR PROPERTIES, INC., a Florida corporation ("Developer").

R E C I T A L S:

A. Developer and the District entered into that certain Bond Financing Team Funding Agreement dated as of April 20, 2016, as amended from time to time (the "Funding Agreement"), pursuant to which Developer agreed to provide funding to the District, as more particularly set forth in the Funding Agreement.

B. In accordance with Section 2 of the Funding Agreement, Developer terminated Developer's obligation to provide funding to the District (the "Termination"), pursuant to that certain termination letter dated October 29, 2018, which Termination was effective November 9, 2018 (the "Termination Date").

C. Notwithstanding Developer's Termination, the District has requested, and Developer has agreed to pay, no later than fifteen (15) days following the Effective Date of this Agreement, those additional funding requests attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Funding Requests"), which Funding Requests relate to fees, costs and expenses incurred by the District both before and following the Termination.

D. Developer has agreed to pay the Funding Requests in consideration for the District agreeing to enter into this Agreement confirming the full and complete satisfaction, cancellation, release and termination of Developer's obligations under the Funding Agreement, as more particularly set forth herein.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants and agreements specified in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged the District and Developer agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated into this Agreement by this reference.

2. Satisfaction. The District hereby acknowledges and agrees that Developer's obligations under the Funding Agreement are satisfied, cancelled, released and terminated.

3. Release. The District, fully, finally, completely and unconditionally releases and discharges Developer and its, successors, assigns, affiliates, subsidiaries, parents, officers, shareholders, directors, employees, attorneys, agents and properties, past, present and future and their respective heirs, successors and assigns (collectively and individually the "Developer Parties") of and from any and all claims, controversies, disputes, liabilities, obligations,

demands, damages, debts, liens, actions and causes of action of any and every nature whatsoever, known or unknown, now existing or that may arise hereafter, whether at law, by statute or in equity, in contract or in tort, under state or federal jurisdiction, and whether or not the economic effect of such alleged matters arise or are discovered in the future, which the District now has or may claim to have against the Developer Parties arising solely out of, connected with, directly or indirectly attributable to, based upon or associated with the Funding Agreement. The above release is intended to be, and is, a full, complete and general release in favor of the Developer Parties with respect to all claims, demands, actions, causes of action and other matters described above.

4. Claims Covered. This Agreement is intended to and does cover all claims and matters, whether known to the parties at the time of the execution of this Agreement or not, which have resulted or hereafter may result or be discovered regarding, related to or arising from the matters set forth in Paragraph 3.

5. Entire Agreement. This Agreement represents all of the terms and conditions of the agreement between the parties with respect to the subject matter herein. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties hereto with respect to the subject matter hereof. Nothing shall serve to amend or modify any provision hereof in any respect whatsoever unless reduced to writing and signed by each of the parties.

6. Authority. The parties hereto further declare and affirm that they are competent to execute this Agreement and that they are authorized to execute this Agreement. The parties hereto acknowledge and represent that this Agreement is entered into without force or duress and of their respective free will.

7. Governing Law. This Agreement shall be governed by and construed in all respects according to the laws of the State of Florida, without application of principles of conflict of laws.

8. Successors and Assigns. This Agreement and all of the provisions hereof shall benefit and bind the predecessors, successors, heirs, assigns, employees, agents and representatives of each of the parties hereto.

9. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same agreement.

10. **JURY TRIAL WAIVER.** THE PARTIES TO THIS AGREEMENT HEREBY EXPRESSLY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (1) ARISING UNDER THIS AGREEMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith OR THEREWITH, OR (2) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES WITH RESPECT TO THIS AGREEMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT

EXECUTED OR DELIVERED IN CONNECTION HEREWITH OR THEREWITH, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING AND WHETHER SOUNDING IN CONTRACT OR TORT OR OTHERWISE. THE PARTIES HERETO HEREBY AGREE AND CONSENT THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY.

11. Captions. The captions, headings and arrangements used in this Agreement are for convenience only and do not in any way affect, limit, amplify or modify the terms and provisions hereof.

12. Construction. The terms, provisions and conditions of this Agreement represent the results of negotiations between the parties, each of whom has been represented by counsel of its own choosing. Accordingly, the terms, provisions and conditions of this Agreement shall be interpreted and construed in accordance with their usual and customary meanings, and the parties expressly, knowingly and voluntarily waive the application, in connection with the interpretation and construction of this Agreement, of any rule of law or procedure to the effect that ambiguous or conflicting terms, conditions or provisions shall be interpreted or construed against the party whose attorney prepared the executed version or any prior draft of this Agreement. The parties hereto agree that there shall be no presumption that any ambiguities in this Agreement shall be resolved against either party. Any controversy over the construction of this Agreement shall be decided neutrally, in light of its conciliatory purposes, and without regard to events of authorship or negotiation.

13. Representation by Counsel. The parties acknowledge and agree that they have been represented in the negotiations for and the preparation of this Agreement by counsel of their own choosing, that they have read this Agreement or had it read to them by their counsel, that this Agreement has been fully explained to them by their counsel, and that they are fully aware of its contents and its legal effect.

14. Further Assurances and Documents. In addition to the documents, instruments and acts described herein and which are to be executed and/or delivered and/or taken pursuant hereto, the District agrees to execute and deliver from time to time upon reasonable request by the Developer such other documents and instruments, and take such action, as Developer may reasonably request and require to more fully and completely evidence and carry out the transactions contemplated.

15. Severability. If any provisions hereof or the application thereof to any person or circumstance shall, for any reason or to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of such provision to other persons or circumstances or other instruments referred to herein shall be affected thereby, but rather the same shall be enforced to the greatest extent permitted by law.

16. Attorney's Fees. If any party brings an action or other proceeding for the enforcement of, or seeks a declaration as to, or asserts by way of defense, any term or provision

of this Agreement, there shall be an award of reasonable attorneys' fees and costs to the prevailing party or parties.

(SIGNATURES APPEAR ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

ATTEST:

DISTRICT:

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

Secretary/Assistant Secretary

Chairman, Board of Supervisors

WITNESSES:

DEVELOPER:

AVATAR PROPERTIES, INC.,
a Florida corporation

Print Name: _____

By: _____

Print name: _____

Its: _____

Print Name: _____

Exhibit A

Funding Requests

[See Attached]

SECTION IX

SECTION C

SECTION 1

Poinciana Community Development District

Summary of Check Register

April 9, 2019 to May 8, 2019

Fund	Date	Check No.'s	Amount
General Fund	4/11/19	2766-2767	\$ 5,489.93
	4/18/19	2768-2770	\$ 22,379.99
	4/19/19	2771-2772	\$ 42,860.67
	4/25/19	2773-2776	\$ 2,007.12
	5/2/19	2777-2778	\$ 13,667.92
			\$ 86,405.63
Payroll	<u>April 2019</u>		
	Anthony Reed	50061	\$ 84.70
	Elizabeth Lambrides	50062	\$ 184.70
	Lita Epstein	50063	\$ 184.70
	Michael Luddy	50064	\$ 184.70
	Robert Zimbardi	50065	\$ 184.70
			\$ 823.50
			\$ 87,229.13

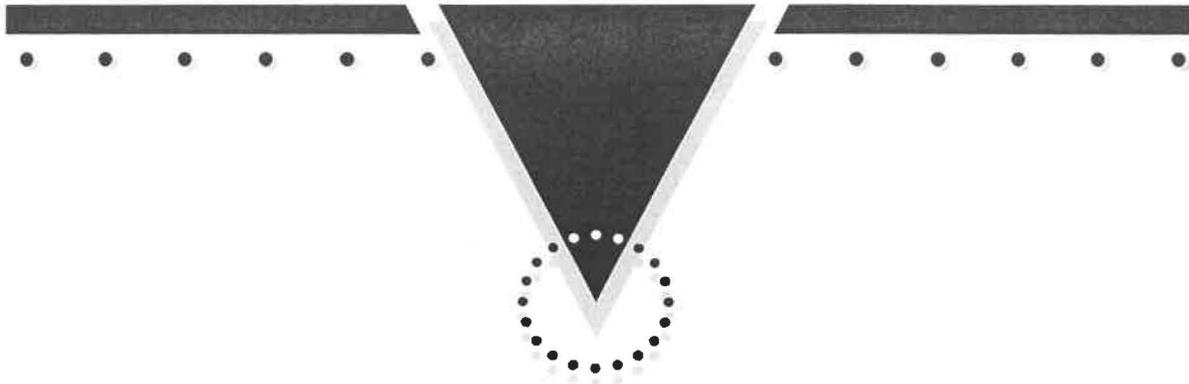
*** CHECK DATES 04/09/2019 - 05/08/2019 ***

POINCIANA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/19	00001	4/01/19	49	201904	310	51300	34000		MANAGEMENT FEES-APR19	*	3,750.00		
4/01/19		49	201904	310	51300	35200			INFORMATION TECH-APR19	*	125.00		
4/01/19		49	201904	310	51300	31300			DISSEMINATION-APR19	*	416.67		
4/01/19		49	201904	310	51300	51000			OFFICE SUPPLIS	*	.33		
4/01/19		49	201904	310	51300	42000			POSTAGE	*	24.38		
4/01/19		49	201904	310	51300	42500			COPIES	*	73.05		
4/01/19		50	201904	320	53800	12000			FIELD MANAGEMENT-APR19	*	833.33		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,222.76	002766	
4/11/19	00005	3/31/19	L060G0IT	201903	310	51300	48000		NOT.OF MEETING 03/20/19	*	267.17		
THE LEDGER											267.17	002767	
4/18/19	00009	4/15/19	3084	201904	320	53800	47000		AQUATIC SERVICES APR19	*	8,616.66		
CLARKE AQUATIC SERVICES, INC.											8,616.66	002768	
4/18/19	00011	4/15/19	1004975	201904	320	53800	47100		MOSQUITO MGMT SERV APR19	*	12,583.33		
CLARKE ENVIRONMENTAL MOSQUITO											12,583.33	002769	
4/18/19	00017	4/01/19	2136200	201903	310	51300	31100		INTERIM ENG. SERVS MAR19	*	1,180.00		
GAI CONSULTANTS, INC											1,180.00	002770	
4/19/19	00013	4/19/19	04192019	201904	300	20700	10000		FY19 DEBT SERVICE SER2012	*	42,820.67		
4/19/19		04192019	201904	300	20700	10000			FY19 DEBT SERVICE SER2012	V	42,820.67-		
POINCIANA CDD C/O USBANK											.00	002771	
4/19/19	00013	4/19/19	04192019	201904	300	20700	10000		FY19 DEBT SERVICE SER2012	*	42,860.67		
POINCIANA CDD C/O USBANK											42,860.67	002772	
4/25/19	00004	4/11/19	3761	201902	320	53800	48200		RMV/INST.30GAL BATTLEBRUSH	*	750.00		
FLORALAWN 2, LLC											750.00	002773	
POIN POIN CDD													
TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/25/19	00010	4/16/19	6-523-00	201904	310	51300	42000		DELIVERY 04/11/19	*	239.67		
									FEDEX			239.67	002774
4/25/19	00005	4/09/19	L060G0IU	201904	310	51300	48000		NOT.OF MTG/SESSION 04/17	*	416.50		
									THE LEDGER			416.50	002775
4/25/19	00027	3/12/19	84725	201902	310	51300	31500		CPA/FUNDING AGREEMENT/CDD	*	413.45		
		3/12/19	84726	201902	310	51300	31500		REV.LITIGATION/STATUS	*	187.50		
									LATHAM, SHUKER, EDEN & BEAUDINE			600.95	002776
5/02/19	00004	5/01/19	3822	201905	320	53800	46200		LAWN MAINTENANCE MAY19	*	11,970.42		
									FLORALAWN 2, LLC			11,970.42	002777
5/02/19	00017	4/26/19	2137321	201904	310	51300	31100		INTERIM ENG. SERVS APR19	*	1,697.50		
									GAI CONSULTANTS, INC			1,697.50	002778
TOTAL FOR BANK A											86,405.63		
TOTAL FOR REGISTER											86,405.63		

SECTION 2



Poinciana
Community Development District

Unaudited Financial Reporting
April 30, 2019



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/>	FY19 Assessment Receipt Schedule

Poinciana
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2019

	General Fund	Debt Service Fund	Totals 2019
<u>ASSETS:</u>			
<u>CASH</u>			
OPERATING ACCOUNT - SUNTRUST	\$583,692	---	\$583,692
MONEY MARKET ACCOUNT	\$52,567	---	\$52,567
CERTIFICATE OF DEPOSIT	\$108,996	---	\$108,996
<u>INVESTMENTS</u>			
SERIES 2012A-1 & A-2			
RESERVE A-1	---	\$535,748	\$535,748
RESERVE A-2	---	\$322,618	\$322,618
REVENUE	---	\$1,959,229	\$1,959,229
REDEMPTION A-1	---	\$5,131	\$5,131
REDEMPTION A-2	---	\$4,614	\$4,614
DUE FROM DEVELOPER	\$141,998	---	\$141,998
DUE FROM GENERAL FUND	---	\$96	\$96
TOTAL ASSETS	<u>\$887,252</u>	<u>\$2,827,436</u>	<u>\$3,714,688</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$146,260	---	\$146,260
DUE TO DEBT SERVICE	\$96	---	\$96
<u>FUND EQUITY:</u>			
FUND BALANCES:			
RESTRICTED FOR DEBT SERVICE 2012A-1 & A-2	---	\$2,827,436	\$2,827,436
OPERATING RESERVE	\$155,224	---	\$155,224
UNASSIGNED	\$585,672	---	\$585,672
TOTAL LIABILITIES & FUND EQUITY	<u>\$887,252</u>	<u>\$2,827,436</u>	<u>\$3,714,688</u>

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX COLLECTOR	\$465,755	\$465,755	\$466,637	\$882
ASSESSMENTS - DIRECT BILLED	\$58,281	\$58,281	\$58,281	\$0
ASSESSMENTS - DEVELOPER	\$96,604	\$96,604	\$96,604	\$0
INTEREST	\$3,500	\$2,042	\$1,453	(\$589)
MISCELLANEOUS INCOME	\$0	\$0	\$100	\$100
TOTAL REVENUES	\$624,140	\$622,682	\$623,075	\$393
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$7,000	\$4,800	\$2,200
FICA EXPENSE	\$918	\$536	\$367	\$168
ENGINEERING	\$18,000	\$10,500	\$5,853	\$4,647
ATTORNEY	\$30,000	\$17,500	\$23,448	(\$5,948)
ARBITRAGE	\$450	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$2,917	\$3,067	(\$150)
ANNUAL AUDIT	\$3,590	\$0	\$0	\$0
TRUSTEE FEES	\$7,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$45,000	\$26,250	\$26,250	\$0
INFORMATION TECHNOLOGY	\$1,500	\$875	\$3,375	(\$2,500)
TELEPHONE	\$100	\$58	\$22	\$36
POSTAGE	\$2,400	\$1,400	\$1,577	(\$177)
PRINTING & BINDING	\$2,700	\$1,575	\$547	\$1,028
INSURANCE	\$15,447	\$15,447	\$13,811	\$1,636
LEGAL ADVERTISING	\$3,500	\$2,042	\$1,565	\$477
OTHER CURRENT CHARGES	\$100	\$58	\$164	(\$106)
OFFICE SUPPLIES	\$300	\$175	\$154	\$21
PROPERTY APPRAISER	\$9,628	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD MANAGEMENT	\$10,000	\$5,833	\$5,833	\$0
ELECTRIC	\$2,000	\$1,167	\$692	\$475
LANDSCAPE MAINTENANCE	\$143,645	\$83,793	\$83,793	(\$0)
AQUATIC CONTROL MAINTENANCE	\$98,000	\$57,167	\$60,317	(\$3,150)
AQUATIC MIDGE MANAGEMENT	\$172,800	\$100,800	\$88,083	\$12,717
R&M DRAINAGE	\$3,000	\$1,750	\$0	\$1,750
R&M MULCH	\$4,500	\$2,625	\$0	\$2,625
R&M PLANT REPLACEMENT	\$4,060	\$2,368	\$1,400	\$968
STORM STRUCTURES REPAIRS	\$50,000	\$29,167	\$559	\$28,608
CONTINGENCY	\$10,000	\$5,833	\$199	\$5,634
CAPITAL OUTLAY	\$20,000	\$11,667	\$5,857	\$5,810
TOTAL EXPENDITURES	\$680,813	\$393,677	\$336,907	\$56,770
EXCESS REVENUES (EXPENDITURES)	(\$56,673)		\$286,167	
FUND BALANCE - BEGINNING	\$56,673		\$299,505	
FUND BALANCE - ENDING	\$0		\$585,672	

Poinciana

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012A-1 & A-2

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/19	ACTUAL THRU 4/30/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX COLLECTOR	\$1,404,442	\$1,404,442	\$1,417,568	\$13,126
ASSESSMENTS - DIRECT BILLED	\$313,990	\$313,990	\$313,990	\$0
INTEREST	\$0	\$0	\$7,022	\$7,022
TOTAL REVENUES	\$1,718,432	\$1,718,432	\$1,738,580	\$20,148
EXPENDITURES:				
ADMINISTRATIVE				
PROPERTY APPRAISER	\$28,380	\$0	\$0	\$0
SERIES 2012A-1				
SPECIAL CALL - 11/1	\$0	\$0	\$5,000	(\$5,000)
INTEREST - 11/1	\$209,850	\$209,850	\$209,850	\$0
PRINCIPAL - 05/1	\$600,000	\$0	\$0	\$0
INTEREST - 05/1	\$209,850	\$0	\$0	\$0
SERIES 2012A-2				
INTEREST - 11/1	\$160,425	\$160,425	\$160,419	\$6
PRINCIPAL - 05/1	\$285,000	\$0	\$0	\$0
INTEREST - 05/1	\$160,425	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,653,930	\$370,275	\$375,269	(\$4,994)
EXCESS REVENUES (EXPENDITURES)	\$64,502		\$1,363,311	
FUND BALANCE - BEGINNING	\$612,054		\$1,464,125	
FUND BALANCE - ENDING	\$676,556		\$2,827,436	

**Poinciana
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX COLLECTOR	\$0	\$86,967	\$325,669	\$21,628	\$12,428	\$5,538	\$14,407	\$0	\$0	\$0	\$0	\$0	\$466,637
ASSESSMENTS - DIRECT BILLED	\$0	\$58,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,281
ASSESSMENTS - DEVELOPER	\$0	\$96,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,604
INTEREST	\$192	\$263	\$244	\$270	\$172	\$183	\$128	\$0	\$0	\$0	\$0	\$0	\$1,453
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$100
TOTAL REVENUES	\$192	\$242,116	\$325,913	\$21,898	\$12,601	\$5,720	\$14,635	\$0	\$0	\$0	\$0	\$0	\$623,075
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$200	\$1,200	\$800	\$0	\$1,600	\$1,000	\$0	\$0	\$0	\$0	\$0	\$4,800
FICA EXPENSE	\$0	\$15	\$92	\$61	\$0	\$122	\$77	\$0	\$0	\$0	\$0	\$0	\$367
ENGINEERING	\$148	\$590	\$1,180	\$590	\$468	\$1,180	\$1,698	\$0	\$0	\$0	\$0	\$0	\$5,853
ATTORNEY	\$454	\$11,867	\$4,860	\$3,549	\$601	\$2,118	\$0	\$0	\$0	\$0	\$0	\$0	\$23,448
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$467	\$417	\$417	\$417	\$417	\$517	\$417	\$0	\$0	\$0	\$0	\$0	\$3,067
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$125	\$125	\$125	\$2,625	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$3,375
TELEPHONE	\$0	\$13	\$5	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
POSTAGE	\$98	\$537	\$183	\$251	\$25	\$218	\$264	\$0	\$0	\$0	\$0	\$0	\$1,577
PRINTING & BINDING	\$135	\$11	\$101	\$73	\$154	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$547
INSURANCE	\$13,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,811
LEGAL ADVERTISING	\$0	\$347	\$267	\$267	\$0	\$267	\$417	\$0	\$0	\$0	\$0	\$0	\$1,565
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$129	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$164
OFFICE SUPPLIES	\$1	\$0	\$18	\$18	\$88	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$154
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD MANAGEMENT	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$5,833
ELECTRIC	\$86	\$91	\$94	\$90	\$101	\$116	\$114	\$0	\$0	\$0	\$0	\$0	\$692
LANDSCAPE MAINTENANCE	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$0	\$0	\$0	\$0	\$0	\$83,793
AQUATIC CONTROL MAINTENANCE	\$8,617	\$8,617	\$8,617	\$8,617	\$8,617	\$8,617	\$8,617	\$0	\$0	\$0	\$0	\$0	\$60,317
AQUATIC MIDGE MANAGEMENT	\$12,583	\$12,583	\$12,583	\$12,583	\$12,583	\$12,583	\$12,583	\$0	\$0	\$0	\$0	\$0	\$88,083
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	\$0	\$0	\$0	\$0	\$0	\$0
R&M PLANT REPLACEMENT	\$0	\$350	\$0	\$0	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
STORM STRUCTURES REPAIRS	\$0	\$0	\$0	\$0	\$559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$199
CAPITAL OUTLAY	\$5,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,857
TOTAL EXPENDITURES	\$64,109	\$52,316	\$46,295	\$46,625	\$41,346	\$44,244	\$41,972	\$0	\$0	\$0	\$0	\$0	\$336,907
EXCESS REVENUES/(EXPENDITURES)	(\$63,917)	\$189,800	\$279,618	(\$24,727)	(\$28,746)	(\$38,524)	(\$27,337)	\$0	\$0	\$0	\$0	\$0	\$286,167

SECTION 3



April 24, 2019

Stacie Vanderbilt – Admin. Assistant
Poinciana Community Dev. District
135 West Central Blvd. Suite 320
Orlando, Florida 32801-2435

RE: Poinciana Community Development District Registered Voters

Dear Ms. Vanderbilt,

In response to your request, there are currently **4,499** voters within the Poinciana Community Development District. This number of registered voters in said District is as of **April 15, 2019**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive style with a large initial "L".

Lori Edwards
Supervisor of Elections
Polk County, Florida

RECEIVED

APR 29 2019

BY: _____

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

SECTION D

SECTION 1

Poinciana Community Development District



May 15, 2019

Clayton Smith - Field Services Manager

GMS

Poinciana
Community Development District

Field Management Report

May 15, 2019

To: George Flint
District Manager

From: Clayton Smith
Field Services Manager

RE: Poinciana CDD – May 15, 2019

The following is a summary of items related to the field operations and management of the Poinciana Community Development District.

Completed

Aerator Maintenance

- ✚ General Maintenance performed
- ✚ Cleaning of panels and inspection.
- ✚ No current issues.



In Progress

Engineer's List Action Items

- ✚ Major work for action items will begin.
- ✚ Action Items D-6, D-4, B-3 will begin first.
- ✚ Working to obtain additional quotes for E-31.



- ✚ GMS will supervise project to ensure quality work is completed.
- ✚ Working with lawyer to create contract for work.

Upcoming Projects

Mitered End Section Repair



- Proceed with repairing washout behind mitered end sections.
- Most economical approach to be taken.
- Breaking up MES and replacing with rip-rap.
- Can consider for next fiscal year.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscf.com Thank you.

Respectfully,
Clayton Smith



PCDD Monthly Treatment Report

Date between : 4/1/2019 and 4/30/2019

Customer Site ID	Treatment Date	Condition/Weeds Treated
10-A	4/24/19	Clean
10-B	4/24/19	Clean
A-1	4/24/19	Clean
A-11	4/24/19	Clean
A-12	4/24/19	Clean
A-13	4/24/19	Clean
A-2	4/10/19	Alligator Weed
A-2	4/10/19	Pennywort
A-2	4/10/19	Shoreline Grasses
A-20	4/24/19	Clean
A-21	4/22/19	Chara spp.
A-21	4/22/19	Filamentous
A-22	4/25/19	Clean
A-3	4/2/19	Alligator Weed
A-3	4/2/19	Pennywort
A-3	4/2/19	Shoreline Grasses
A-4	4/2/19	Alligator Weed
A-4	4/2/19	Pennywort
A-4	4/2/19	Shoreline Grasses
A-5	4/2/19	Alligator Weed
A-5	4/2/19	Pennywort
A-5	4/2/19	Shoreline Grasses
A-6	4/2/19	Alligator Weed
A-6	4/2/19	Pennywort
A-6	4/2/19	Shoreline Grasses
A-7	4/2/19	Clean
A-8	4/3/19	Duckweed
A-8	4/3/19	Filamentous
A-8	4/3/19	Spike Rush
A-9	4/24/19	Clean
B-1	4/25/19	Clean
B-11	4/2/19	Alligator Weed
B-11	4/2/19	Pennywort
B-11	4/2/19	Shoreline Grasses
B-15	4/2/19	Alligator Weed
B-15	4/2/19	Pennywort
B-15	4/2/19	Shoreline Grasses
B-16	4/24/19	Clean
B-6	4/25/19	Clean
C-1	4/24/19	Clean
C-10	4/25/19	Alligator Weed
C-10	4/25/19	Cattail
C-10	4/25/19	Pennywort

Clarke Monthly Treatment Report September 2014

C-10	4/25/19	Shoreline Grasses
C-11	4/24/19	Clean
C-12	4/3/19	Filamentous
C-13	4/2/19	Clean
C-14	4/2/19	Clean
C-15	4/25/19	Filamentous
C-15	4/25/19	Shoreline Grasses
C-15	4/25/19	Spike Rush
C-16	4/2/19	Clean
C-17	4/24/19	Clean
C-18	4/8/19	Clean
C-19	4/25/19	Filamentous
C-19	4/25/19	Spike Rush
C-2	4/24/19	Clean
C-20	4/10/19	Filamentous
C-20	4/10/19	Hydrilla
C-3	4/24/19	Clean
C-6	4/24/19	Clean
C-6B	4/24/19	Clean
C-8	4/3/19	Clean
C-9	4/25/19	Filamentous
C-9	4/25/19	Spike Rush
D-1	4/8/19	Clean
D-10	4/8/19	Clean
D-11	4/8/19	Clean
D-2	4/8/19	Clean
D-3	4/8/19	Clean
D-4	4/8/19	Clean
D-5	4/8/19	Clean
D-6	4/8/19	Clean
D-7	4/8/19	Clean
D-8	4/8/19	Clean
D-9	4/8/19	Clean
E-1	4/24/19	Alligator Weed
E-1	4/24/19	Cattail
E-1	4/24/19	Pennywort
E-1	4/24/19	Shoreline Grasses
E-11	4/10/19	Clean
E-18	4/8/19	Clean
E-19	4/8/19	Clean
E-2	4/24/19	Alligator Weed
E-2	4/24/19	Cattail
E-2	4/24/19	Pennywort
E-2	4/24/19	Shoreline Grasses
E-21	4/8/19	Clean
E-3	4/24/19	Alligator Weed
E-3	4/24/19	Cattail
E-3	4/24/19	Pennywort
E-3	4/24/19	Shoreline Grasses



Poinciana Community Development District
Monthly Midge Treatment Report

April 1, 2019- April 30, 2019

Night Truck Spray

- 49.5 Miles were sprayed

ATV ULV Spray

- 28 Miles were sprayed

Backpack Pellet Larvicide

- 0 Acres were treated

Boat Larvicide Treatments

- 92.82 Acres were treated



**PCDD Monthly Midge Treatment Report
April 2019**

Customer	Route	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
PCDD TRUCK ULV	Venezia	4/1/19	4/1/19	2.4	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	4/1/19	4/1/19	2	mi	0.43	gal
PCDD TRUCK ULV	Lago Vista	4/1/19	4/1/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	4/1/19	4/1/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	4/1/19	4/1/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	4/1/19	4/1/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	4/1/19	4/1/19	0.8	mi	0.17	gal
PCDD TRUCK ULV	Portofino	4/1/19	4/1/19	1	mi	0.22	gal
PCDD ATV ULV	ATV-all ponds	4/5/19	4/5/19	11	mi	1.26	gal
PCDD TRUCK ULV	Venezia	4/8/19	4/8/19	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	4/8/19	4/8/19	2	mi	0.43	gal
PCDD TRUCK ULV	Lago Vista	4/8/19	4/8/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	4/8/19	4/8/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	4/8/19	4/8/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	4/8/19	4/8/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	4/8/19	4/8/19	0	mi	0.16	gal
PCDD TRUCK ULV	Portofino	4/8/19	4/8/19	1.1	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	4/11/19	4/11/19	8.7	mi	1.39	gal
PCDD TRUCK ULV	Venezia	4/15/19	4/15/19	2.5	mi	0.55	gal
PCDD TRUCK ULV	Bella Viana	4/15/19	4/15/19	2	mi	0.44	gal
PCDD TRUCK ULV	Lago Vista	4/15/19	4/15/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	4/15/19	4/15/19	0.8	mi	0.16	gal
PCDD TRUCK ULV	Rainbow Lakes	4/15/19	4/15/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	4/15/19	4/15/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	4/15/19	4/15/19	0.8	mi	0.17	gal
PCDD TRUCK ULV	Portofino	4/15/19	4/15/19	1.2	mi	0.26	gal
PCDD ATV ULV	ATV-all ponds	4/18/19	4/18/19	8.3	mi	1.26	gal
PCDD TRUCK ULV	Venezia	4/22/19	4/22/19	2.5	mi	0.54	gal
PCDD TRUCK ULV	Bella Viana	4/22/19	4/22/19	2	mi	0.43	gal
PCDD TRUCK ULV	Lago Vista	4/22/19	4/22/19	0.4	mi	0.08	gal
PCDD TRUCK ULV	Monte Lena	4/22/19	4/22/19	0.8	mi	0.15	gal
PCDD TRUCK ULV	Rainbow Lakes	4/22/19	4/22/19	0.4	mi	0.11	gal
PCDD TRUCK ULV	Terra/Flora Vista	4/22/19	4/22/19	2.6	mi	0.58	gal
PCDD TRUCK ULV	Capri	4/22/19	4/22/19	0.8	mi	0.17	gal
PCDD TRUCK ULV	Portofino	4/22/19	4/22/19	1.2	mi	0.27	gal
PCDD ATV ULV	ATV-all ponds	4/25/19	4/25/19	7.9	mi	1.36	gal
Total For The Month				77.50	mi	14.58	gal

Abate 5% Pellets Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
NONE FOR APRIL				ac		lb
Total For The Month			0.00	ac	0.00	lb

Abate 4E Larvicide Ponds	Start Date	End Date	Used Quantity	Unit of Measure	Chemical Used Quantity	Unit of Measure
E3, C10, C12	4/4/19	4/4/19	24.0385	ac	36	oz
B1, E3, C10	4/17/19	4/17/19	24.706	ac	37	oz
E3, D6, D7, D8, D9	4/24/19	4/24/19	44.0705	ac	66	oz
Total For The Month			92.82	ac	139.00	oz

SECTION 2

Customer Complaint Log Poinciana CDD

Date	Resident	Address	Pond	Contact	Complaint	Assigned To	Resolution	Date Resolved
4/22/19	Jeffrey Schmidt	612 Volterra Blvd	P-A21	863-604-5596	Algae on pond	Clayton Smith	Sprayed	4/22/19
4/23/19	Jeffrey Schmidt	613 Volterra Blvd	P-A21	863-604-5597	Pond level low, algae	Clayton Smith	Sprayed, spoke to Homeowner	4/22/19
4/28/19	Heather Hayes	364 New River Drive	B-16	703-282-7753	Midges	Clayton Smith	Sprayed	5/9/19
4/29/19	Bonnie Lyon	793 Grand Canal Drive	P- A13	863-852-9005	Midges	Clayton Smith	Sprayed	5/9/19
5/2/19	Gwen Burchins	785 Grand Canal Drive	A-1213	863-852-8371	Midges	Clayton Smith	Sprayed	5/9/19