

Poinciana
Community Development District

Agenda Package

July 21, 2021

AGENDA

Poinciana
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 14, 2021

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, July 21, 2021 at 11:00 at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

Link: <https://zoom.us/j/93704992274>

Dial-in Number: (646) 876-9923

Meeting ID: 937 0499 2274

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 May 19, 2021 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2021-08 Equalizing, Approving and Levying Operations & Maintenance Assessments for the First Time on Golf Course Lands
 - B. Consideration of Resolution 2021-09 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - C. Consideration of Resolution 2021-10 Imposing Special Assessments and Certifying an Assessment Roll
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Presentation of Arbitrage Rebate Calculation Report
 - v. Approval of Fiscal Year 2022 Meeting Schedule
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Customer Complaint Log
7. Supervisor's Requests
8. Other Business
9. General Audience Comments

10. Next Meeting Date – August 18, 2021

11. Adjournment

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 May 19, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing to adopt the Fiscal Year 2022 budget and assessments. Section A is the consideration of Resolution 2021-08 equalizing, approving and levying O&M assessments on golf course lands. A copy of the Resolution is enclosed for your review. Section B is the consideration of Resolution 2021-09 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review. Section C is the consideration of Resolution 2021-10 imposing special assessments and certifying the assessment roll. A copy of the Resolution is enclosed for your review and a copy of the assessment roll will be available at the meeting for review.

The sixth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the Action Items List for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your review. Sub-Section 4 is the presentation of Arbitrage Rebate Calculation Report. A copy of the report is enclosed for your review. Sub-Section 4 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review. Section D is the Field Manager's Report. The report and monthly treatment reports will be provided under separate cover. 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,



Tricia Adams
District Manager

CC: Jan A. Carpenter, District Counsel
Kathleen Leo, District Engineer
Clayton Smith, Field Manager
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, May 19, 2021 at 11:00 a.m. in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Lita Epstein	Chair
Michael Luddy	Vice Chairman
Robert Zimbardi (<i>via Zoom</i>)	Assistant Secretary
Tony Reed	Assistant Secretary
Elizabeth Lambrides	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Field Manager
Tim Gardner	Clarke
Cherrief Jackson	Clarke
Residents	

The following is a summary of the discussions and actions taken at the May 19, 2021 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and call the roll. All Supervisors were present with the exception of Ms. Lambrides.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 17, 2021 Meeting and January 15, 2020 Joint Meeting

Ms. Epstein presented the minutes of the January 15, 2020 Joint Meeting. There were no corrections.

On MOTION by Mr. Luddy seconded by Mr. Reed with all in favor the minutes of the January 15, 2020 Joint Meeting were approved, as presented.

Ms. Epstein presented the minutes of the March 17, 2021 Meeting. The following corrections were noted:

- On Page 4, Mr. Luddy stated, “\$270,000 for five bare root plants,” should be, “\$270,000 for five bare root plants per linear foot at \$250 per linear foot.” On Page 5, “buying” should be “buried.”
- On Page 7, Mr. Reed asked if staff determined how much money was needed in the Operating Account for month-to-month expenses and a balance transfer to the money market account. Ms. Adams verified a fund balance of \$11 on the bond fund.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor the minutes of the March 17, 2020 Joint Meeting were approved, as amended.

FIFTH ORDER OF BUSINESS

Consideration of Representative for Central Florida Expressway Project Advisory Group

Ms. Adams stated in addition to the Central Florida Expressway Project Advisory Group, there was a Polk County Road Construction Project. Ms. Epstein volunteered to represent the Central Florida Expressway Project Advisory Group. Mr. Reed volunteered to monitor the Polk County Road Construction Project and communicate with staff

On MOTION by Mr. Luddy seconded by Mr. Reed with all in favor the appointment of Ms. Lita Epstein to represent the Poinciana CDD for the Central Florida Expressway Project Advisory Group was approved.

On MOTION by Mr. Luddy seconded by Ms. Lambrides with all in favor the appointment of Mr. Tony Reed to monitor the Central Florida Expressway Project was approved.

SIXTH ORDER OF BUSINESS

Consideration of Interim Services Agreement with Clarke Environmental Mosquito Management, Inc. for 2021 EMM Program

Ms. Adams recalled at the March meeting, Clarke presented proposed changes for their Environmental Mosquito Management (EMM) Program. This agreement represents those changes. The Operations Manager, Mr. Smith was monitoring and assessing the results based on the number of concerns and feedback from Clarke and field visits. Mr. Gardner felt it was one of the better ways to treat midges. A huge part of the contract was the inclusion of ponds that were not originally under contract and treatment of the ponds twice per week. Ms. Adams noted the prior agreement was \$12,582.33 per month and this new agreement was \$12,308.33.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Interim Services Agreement with Clarke for the 2021 Environmental Mosquito Management Program in the amount of \$12,308.33 per month was approved.

**Supervisor Lambrides joined the meeting.*

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing

Ms. Adams presented Resolution 2021-05, approving the Proposed Budget for Fiscal Year 2022 and setting the public hearing for July 21, 2021 at 11:00 a.m. at this location. The budget could be changed at any Board Meeting until the budget adoption. The budget starts on October 1, 2021. The bulk of the revenue was from special assessments and Operation and Maintenance (O&M) fees collected on the tax bill from Solivita residents. Ms. Adams highlighted the following:

- On Page 2, staff proposed assessing the golf course their equivalent share of \$184.04 per unit for 13.25 units, which was included in the proposed revenue for Fiscal Year 2022. There were additional steps that the District would need to take in order to assess that property on the tax bill.

- Resident assessments would not increase as this budget was being presented with a level assessment, the same as prior years of \$184.04 per unit.
- Under *Administrative Expenses*, there were some service contract agreement increases.
- For *Field Services*, some service agreements had increases. \$50,000 was added for *Storm Structure Repairs* and \$22,233 for *Contingency*.
- On Page 6, there were service agreements for landscape and aquatic maintenance, which had proposed increases and a contingency.
- The Projected Fund Balance Analysis was on Page 8. At the end of the fiscal year, \$588,266 in *Fund Balance* was projected.
- Under *Fiscal Year 2022 Estimated Reserves*, there will be *Operating Reserves* in the first three months of the fiscal year before revenues were received from the Tax Collector.
- The Debt Service Fund was on Page 9, which was managed by the Trustee. The Bond Series 2012 A-1 and A-2, principal and interest payments were set based on the Amortization Schedule. The amount was based on residents who paid their debt in a lump sum.

Discussion ensued and the Board addressed the following:

- Ms. Epstein asked if the tunnels were budgeted. Ms. Leo confirmed no money was budgeted as the only work performed was caulking, which cost less than \$15,000. No replacement costs were budgeted.
 - Mr. Reed suggested budgeting for power washing the tunnels. Mr. Smith estimated the cost was under \$2,500.
 - Ms. Carpenter suggested setting up reserves for unexpected damage to the tunnels. Ms. Epstein identified *Unreserved Fund Balance* of \$411,000, which could be used for tunnel expenses.

Ms. Carpenter advised if there was an increase in assessments, it should be approved at the next meeting so there could be mailed notices.

- Mr. Luddy questioned the cost to upgrade lighting in the tunnels from incandescent to LEDs and including a motion sensor. Ms. Leo stated the existing lighting was from when the tunnels were originally constructed

- and lighting upgrades were a possibility. Costs were minimal, \$30 per month. Lighting was important for safety reasons.
- Mr. Luddy asked if the fixtures failed, whether they would be replaced with better technology. Mr. Smith confirmed no failures with the fixtures, but a few bulbs were replaced with LED bulbs. There was Board consensus to replace all fixtures with LEDs.
 - Mr. Reed wanted to monitor Engineering. He anticipated the Board needing more assistance from Ms. Leo over the next year or two with the transition, road construction, tunnel and structural issues.
 - Ms. Leo clarified the budget did not address any county coordination with the tunnels. If road construction occurs, there would be additional engineering time, but she could not provide an estimate.
 - Mr. Reed did not want to see any surprises based on the hourly rates. Ms. Epstein felt there were sufficient reserves to cover engineering costs. Ms. Adams noted no separate reserve for capital replacement costs, but there were sufficient funds in the operating account, with \$20,000 budgeted for Engineering. Only \$9,000 was spent, but the Board could designate a Board Member to have direct contact with the engineer if additional expenses were incurred. If the Board spent more than what was budgeted by a certain percentage, the Board would approve a budget amendment.
 - Mr. Reed questioned whether Insurance covered unexpected tunnel damages. Ms. Adams would verify. Mr. Reed understood if the state or county was involved in any modifications that provide any disruption to their tunnels, they would be responsible for the repairs. Ms. Leo explained if modifications were needed for the tunnels caused by the roadway expansion, traditionally it would be at the county's expense. Ms. Carpenter advised if the county or state needed access to CDD property, the District must provide an easement or license agreement, including indemnities and insurance requirements.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing for July 21, 2021 at 11:00 a.m., at this location was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-06 Approving the Phase 5C Plat Joinder

Ms. Carpenter stated the resolution was in the same format as prior plats. These were replats of old platted areas that were reviewed by the District Engineer. The joinders are required by state statute.

On MOTION by Ms. Lambrides seconded by Mr. Luddy with all in favor Resolution 2021-06 Approving the Phase 5C Plat Joinder was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-07 Scheduling Hearing to Assess O&M Fees to Golf Course

Ms. Adams reported this year there was a new law to assess golf course property for a share of the O&M assessments, since they benefit from the stormwater system. Imposing an O&M assessment requires specific notice to the landowner as well as a public hearing. Ms. Carpenter presented a resolution declaring the assessments, the methodology, number of units and the amount. The cost to maintain the District’s assets was shown in the Proposed Budget for Fiscal Year 2021-2022, which would benefit golf course properties in the attached legal descriptions and Assessment Roll, identifying 13.25 units. It also declares the public hearing and directs the advertisement, which was the same date as the budget hearing.

Ms. Reed asked if it would be retroactive for all of these years. Ms. Carpenter replied no because this was the first time the District was going through this process. Mr. Luddy asked if the golf course was aware of this impending action. Ms. Carpenter notified Taylor Morrison (TM) that there was a resolution on the agenda. According to the budget, the assessment would be less than \$3,000. If it passed, they would be sent a formal detailed letter laying out all of the statutory requirements. Mr. Zimbardi requested a copy of the letter, which Ms. Carpenter would email to him. A resident questioned how the 13.25 units was determined. Ms. Adams stated it was typically based on square footage shown in the Engineer’s Report.

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor Resolution 2021-07 Scheduling the Public Hearing to Assess O&M Fees to the Golf Course for July 21, 2021 at 11:00 a.m., at this location, was adopted.

TENTH ORDER OF BUSINESS

Discussion of Tunnel Rule

Ms. Adams explained staff was recently notified that a vehicle traveled through a tunnel and the Board will be considering different ways to deter that as the tunnels would only allow for pedestrian, bicycle and golf cart access. The original rule was approved in 2016. Ms. Epstein noted residents living near the tunnels, see vehicles driving through the tunnels every week.

Discussion ensued. Mr. Zimbardi requested “*neighborhood electric vehicles*” and “*low speed vehicles*” in Section 1A be changed to “*NEV*” and “*LSV*”. He did not want to specify vehicles that are not capable of exceeding 25 miles-per-hour (mph). If anyone had a golf cart faster than 25 mph, they could not use the tunnel. Ms. Adams noted the rule could not be modified as the original rules were adopted at an official rule hearing. Ms. Carpenter suggested sending the rules to all Supervisors to provide any proposed changes and set a public hearing next month. Ms. Lambrides asked if there was any benefit to changing the rule since it was not being enforced. Mr. Zimbardi disagreed. Ms. Epstein requested this item be placed on the next agenda.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leo addressed the following:

- Littoral Plantings: As requested at the last meeting, photos were provided of littoral plantings in Baldwin Park along the pond edge.
- Tunnel Inspections: Performed bi-annually. The north or south tunnels were inspected by in-house Structural Engineers and were in good condition, but caulking was recommended for the north tunnel. Ms. Leo and Mr. Smith would obtain quotes.
- Annual Ponds: Inspections were performed at the beginning of May.

- Generally, everything was in working order with the minor concrete repairs, structures needing to be cleaned out and eroding pond edges. The littoral plantings were a good solution versus re-grading. Mr. Smith would report on the worst ponds. The budget was sufficient.
- Pond Map: Based on what the Polk County Property Appraiser was showing and included future ponds in the northwest. Ms. Leo would work with District Counsel in completing any necessary paperwork.

Discussion ensued and the Board addressed the following:

- Ms. Epstein requested a long-range plan for the littoral plantings. Ms. Leo would work with Mr. Smith on evaluating the ponds from an erosion standpoint.
- Ms. Lambrides liked the idea of plantings along the pond and asked what happened with the plantings when the water was down 5 feet and were no longer in the water. Ms. Leo explained the plants had a depth of water that they could take. The plants only had problems when it freezes, but would eventually come back.
- Mr. Reed felt that residents living around the ponds should decide and not the Board. Mr. Zimbardi concurred.
- Ms. Lambrides asked if planting littorals were feasible. Mr. Luddy had pictures showing how difficult it was to manage the plants. Ms. Epstein voiced concern about areas where the pond slope was eroding as it was more expensive to re-grade the side slopes.
- Mr. Reed requested a copy of the requirements and permits to understand the District's responsibilities. He wanted resident input because residents around the ponds would oppose it. There were ponds that looked terrible with growth around the edges. If residents paid for a view and did not want it changed, the Board had no right to disturb their pond and ponds should be considered on a case-by-case basis.
- Ms. Epstein questioned the legal aspect. Ms. Carpenter explained the ponds were owned by the CDD and the Board had an obligation and responsibility to ensure they were properly maintained. Documents that were very detailed, referring to

the Clean Water Act. Mr. Reed questioned whether the ponds were maintained properly in the past.

- Ms. Epstein deferred to the District Engineer to provide recommendations on each pond. Ms. Adams recommended in advance of planting littoral shelves, educating residents on the benefits of littoral shelves on ponds through consultation with the District Engineer and HOA. Plantings that flower were better received. Ms. Epstein voiced concern about the water table in Central Florida and development of 5,000 houses across the street affecting their ponds. Ms. Leo stated it was difficult to say if additional water would have a direct effect on stormwater ponds.
- Mr. Reed noted the cost was prohibitive and littorals should only be planted where residents wanted it.
- Mr. Luddy asked if the District was in good shape with the drainage for the upcoming hurricane season. Ms. Leo confirmed the structures were in good shape, but there was some cracked concrete, which would not affect the drainage. Plants were blocking drains, but field staff would remove them. The report would be used as a punchlist.

Mr. Zimbardi left the meeting.

C. District Manager

Ms. Adams asked whether the Board wanted to continue with Zoom hybrid meetings, with a physical quorum of three Board Members at the meeting location and staff and public participation via Zoom, since vaccinations were now widespread. Ms. Adams commended the Solivita team for assisting with audio and video connectivity. Ms. Epstein preferred continuing with Zoom hybrid meetings, but disliked the set up. Ms. Adams would reconfigure the camera with the Board facing the audience.

i. Action Items List

Ms. Adams reported on the following action items:

1. Pond Turnover from Taylor Morrison: The District Engineer and Field Manager are communicating with TM. A punchlist of items to be resolved prior to turnover was presented to TM.

- 2. Review Golf Course O&M Assessments: This item was on hold until after the assessment hearing.
- 3. PCDD Workshop with Polk County: Discussed earlier in the meeting.
- 4. Estimates for Littoral Shelves: Discussed earlier in the meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from March 10, 2021 through May 11, 2021 in the amount of \$175,633.83. Ms. Lambrides asked why Mr. Reed only received \$84.70. Ms. Adams stated it was due to withholding.

On MOTION by Mr. Reed seconded by Ms. Lambrides with all in favor the March 10, 2021 through May 11, 2021 Check Register was approved.

Mr. Luddy requested the Open Items List on the ponds. Ms. Leo was waiting for a date closer to turnover to make sure that everything was completed.

iii. Balance Sheet and Income Statement

Ms. Epstein presented the Unaudited Financial Statements through March 31, 2021. Ms. Lambrides questioned what percentage of residents in Solivita paid off their CDD fee. Ms. Adams would investigate. This item was for informational purposes.

iv. Presentation of Number of Registered Voters – 4,872

Ms. Adams presented a letter from Polk County Supervisor of Elections reporting the number of registered voters as of April 15, 2021, which was were 4,872. Ms. Epstein questioned the change from last year. Ms. Adams would verify. No action was required by the Board.

D. Field Manager

i. Field Manager’s Report

Mr. Smith reviewed the Field Manager’s Report, a copy of which was included in the agenda package. The tunnels were pressure washed and looked great. For pond conveyances, the entity comes to the District to turn over ponds. Staff was taking a different approach to hydrilla treatments, which was yielding better results than last year. He agreed with Ms. Leo that the tunnels needed painting and caulking, but did not see any vehicles. Mr. Smith presented the following quotes:

- Tunnel Signage & Bollards: The Hunter Green sign with dark gold lettering was hard to see and recommended a “*Golf Cart Only*” sign and smaller bollards.

Mr. Reed questioned the District’s liability if someone hit a bollard. *Ms. Leo explained bollards were typically used to prevent unauthorized access. They were lightweight and designed not to cause significant damage. Ms. Carpenter stated there was always going to be liability, but the Board was preventing improper use that would damage the tunnels.*

On MOTION by Mr. Reed seconded by Mr. Luddy with all in favor
 GMS Estimate #060 for eight “*Golf Cart Only*” signs, four posts
 and four bollards in the amount of \$1,753.76 was approved.

- Littoral Plantings: Clarke provided a proposal for littoral plantings with maintenance for Pond A-11, which was problematic for fish kills and Pond C-20, which had algae issues.

Ms. Epstein commented that it will look gorgeous. Mr. Gardner of Clarke stated it will shore up the shoreline to make it look natural. It was good for wildlife and water quality. Ms. Epstein questioned the best time of year to do the plantings. Mr. Gardner stated there was enough time to still plant them this year.

Mr. Gardner explained to a resident who wanted Pickerelweed removed from behind their house that Clarke left beneficiaries. Ms. Epstein recommended an eblast for residents before the planting starts so it did not surprise residents. Ms. Leo suggested including the University of Florida article explaining Florida-friendly plants for stormwater pond shorelines. Mr. Gardner noted over time as these ponds continued to erode, they must be dredged or plantings installed. He did not recommend dredging as it caused tremendous access issues. Ms. Epstein stressed the need for educating the community prior to proceeding. Mr. Reed proposed planting the littorals on the two ponds as a test to obtain data. Mr. Luddy assumed the Board would review the ponds next Fall, obtain feedback and discuss. Ms. Epstein hoped to have a five-year plan for all ponds and include in future budgets.

Ms. Adams presented the proposal with Clarke for littoral plantings in the total amount of \$14,325; \$6,458.33 for Pond A-12 and \$2,916.67 for Pond C-20 and \$4,950 for a maintenance program in the amount of to guarantee short-term success of the littoral shelves. There was \$30,000 in contingency funds. Ms. Lambrides questioned the maintenance. Mr. Gardner explained Clarke maintains the littorals for 30, 60 and 90 days and treats for undesirable plants.

Mr. Reed noted undesirables were supposed to be hand pulled and voiced concern about replacing the plants at \$2,000 to \$6,000 each. The Board agreed there would be a large amount of money to establish plants in the long term for 100 ponds. The initial planting was a one-time cost. Mr. Gardner stated plant maintenance was on a pond-by-pond basis, but their routine services covered it. Ms. Epstein preferred Clarke maintain the initial plantings until they were established, since the proposal included up to 80% of plant replacements. Mr. Reed was in favor of gathering data for final decisions, but if they were looking at a test case with a long-term outcome of doing many more ponds, that expense was beyond what they intended to do. Ms. Lambrides agreed unless someone was on staff full-time.

On MOTION by Mr. Reed seconded by Ms. Lambrides with all in favor the Proposal with Clarke for littoral shelf plantings and maintenance on Ponds A-12 and C-20 in the amount of \$14,325 as a test and communicating with residents was approved.

Mr. Smith met with Clarke to discuss the cost for fountains and aerators in select ponds and provided proposals, which included power and maintenance, for ponds B-1, C-10, D-1 and F-5 to improve water quality. Ms. Epstein asked about solar options. Mr. Gardner did not recommend solar. Ms. Epstein was not in favor of the fountains and aerators, due to the cost and access issues. Ms. Lambrides felt an argument could be made for having fountains at the entrances and questioned whether owners around the pond could subsidize the fountains. Ms. Carpenter advised the CDD looked at the assets as benefiting everyone the same way, but the District could special assess residents through a rule, but it was a lengthy process. Ms. Lambrides asked about residents petitioning the Board for a fountain in a specific pond. Ms. Carpenter stated it would be up to the Board to accept the donation and set assessments to allocate the maintenance costs; however, if the residents did not maintain it, the CDD would be stuck with a broken fountain.

ii. Customer Complaint Log

Mr. Smith stated there were several service calls for Ponds B-1 and B-16, which were treated.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Reed had a PowerPoint presentation on ponds to be turned over to the CDD. Ms. Carpenter suggested placing this item on an upcoming agenda for public comments. Ms. Leo noted the ponds Mr. Reed was referring to were not yet turned over and would work with Mr. Reed to resolve any issues. When the ponds were ready for turnover, they would come back to the Board for acceptance. Ms. Epstein preferred Mr. Reed meet with the District Engineer offline, only come to the Board if there was a critical issue that wasn't dealt with properly and have it come back to the Board when TM was ready to turn over the ponds at a workshop.

Mr. Luddy suggested inviting the Neighborhood Captains Executive Committee to attend CDD Board meetings to facilitate communication with residents. Ms. Carpenter noted no legal issues. Janet, the head of the Neighborhood Captains Executive Committee, thanked Mr. Luddy for the suggestion. Many Neighborhood Captains have a separate system to communicate with residents in an education role. Mr. Luddy was in favor of asking the Neighborhood Captains Executive Committee to contribute to the Board and attend CDD meetings.

Mr. Luddy recalled last month, the Board talked about the new Central Florida Expressway project. Residents want to see a tunnel from outside of Solivita to the hospital across the street and sound barriers. Ms. Epstein agreed with the sound barriers, but the county did not intend to build sound barriers. The most affected residents should encourage TM to build a wall along Marigold Avenue because once the tree line was cut down, there was going to be nothing between the expressway and the houses.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

General Audience Comments

Residents addressed the following:

- Mr. Steve Mizel recalled at the last meeting, Supervisor LaRue was against merging because of the fiduciary relationship to his residents and not committing them to replace the tunnels. A cost analysis of \$700,000 to replace each tunnel, would cause a budget shortfall of \$1.4 million. There was nothing wrong with the tunnels. He asked who was responsible for repairing damage to the tunnels during construction of the Central Florida Expressway and whether they would be sufficient to handle the widening of Marigold Avenue.

- Ms. Leo stated the County Engineer was doing an analysis and design to ensure the tunnels were wide enough to support what they were proposing. Any damage would be the responsibility of the county. Ms. Epstein recalled the county saying when they presented before the CDD Boards that the design of the road would take into consideration the tunnels and would reinforce if necessary.
- Mr. Dennis Glass stated from 2010 until 2018, he was fishing in rowboat in a pond between his house on Glendora Road North and did not understand why no more boating was allowed.
 - Ms. Carpenter would research whether a policy or a rule was enacted. Ms. Adams stated typically, most Districts did not allow boating in stormwater ponds. Ms. Epstein recalled there were certain non-CDD ponds where boating was allowed, but no boating was allowed on CDD ponds.
- Mr. George Horton recalled at a meeting held in 2018 that boating was allowed in CDD ponds. According to their By-Laws, all Solivita waterways allowed boating. The Board was concerned with residents building docks and liability issues.
 - Ms. Epstein stated District Counsel would review the rules and the District Manager would look at the liability.
- Mr. Dennis Glass voiced concern about the littoral plants and whether they would resolve the erosion issue. Since his pond was not a problem, he wanted permission to put his boat in the water. Realtors were telling clients they could put their boats on Solivita ponds.
 - Ms. Epstein noted the ponds they were looking at had erosion issues. Staff would look at the existing rule and engineering issues. She requested this item be placed on the next agenda.

FIFTEENTH ORDER OF BUSINESS**Next Meeting Date – June 16, 2021**

The next meeting was scheduled for June 16, 2021 at 11:00 a.m.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2021-08

A RESOLUTION EQUALIZING, APPROVING, AND LEVYING OPERATIONS & MAINTENANCE ASSESSMENTS FOR THE FIRST TIME ON THE GOLF COURSE LANDS (AS DEFINED HEREIN); PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

- A. The Poinciana Community Development District (“the District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District;
- B. The District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes;
- C. The District hereby determines to undertake various operations and maintenance activities described in the District’s Budget for Fiscal Year 2021-2022 adopted by the District on the date hereof by Resolution 2021-09 and 2021-10 (“2021/2022 Final Budget”), attached hereto as Exhibit “A” and incorporated by reference herein;
- D. The District must obtain sufficient funds to provide for the operation and maintenance of services and facilities provided by the District as described in the 2021/2022 Budget;
- E. The provision of such services, facilities, and operations is a benefit to lands within the District;
- F. The District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes, to impose special assessments and Operations & Maintenance Assessments on benefitted lands within the District;

- G. The District has previously adopted an Engineer’s Report describing the capital improvement plan of the District and the District hereby determines that the benefits that will accrue to the golf course lands (the “Golf Course Lands”), the amount of those benefits, and that Operations & Maintenance Assessments will be made in proportion to the benefits received as set forth in the 2021/2022 Final Budget;
- H. It is in the best interest of the District to proceed with the imposition of the special assessments for operations and maintenance on the Golf Course Lands described herein in Exhibit “C”;
- I. The District desires to levy and directly collect on the Golf Course Lands, whether platted or un-platted, reflecting their portion of the District’s operations and maintenance budget, but may alternatively collect via the Uniform Method;
- J. It is in the best interest of the District to adopt the Assessment Roll of the Poinciana Community Development District (the “Assessment Roll”) attached to Resolution 2021-__, as Exhibit __, which includes the assessments to be levied on the Golf Course Lands, as provided in Exhibit “B” attached hereto, and attached Resolution 2021-09 and 2021-10 are incorporated by reference as a national part of this Resolution;
- K. The District is authorized by Chapter 170, Florida Statutes, to levy special assessments to pay all, or any part of, the operations and maintenance costs for the District’s capital improvements as provided in Chapters 190 and 170, *Florida Statutes*.

SECTION 3. FINDINGS. The District’s Board of Supervisors (“**Board**”) hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the capital improvement plan, the nature and location of which is described in the Engineer’s Report and the plans and specifications on file at, or available from, the District Manager’s office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of operation and maintenance of the capital improvement program be assessed against the lands specially benefited by such projects; and (iii) the District adopts an annual budget and to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects and the levying of such special assessments serve a proper, essential and valid public purpose.

C. In Resolution 2021-07, the Board determined levy operations and maintenance special assessments on benefitted property. Resolution 2021-07 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

D. As directed by Resolutions 2021-07, said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

E. As directed by Resolution 2021-07, a preliminary assessment roll was prepared and filed with the Board as a part of the 2021/2022 Budget process as required by Section 170.06, *Florida Statutes*.

F. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the assessments, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

G. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

H. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing on the Budget to the assessments to be levied herein, and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

I. Having considered any revised costs in the budgets and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

(i) that the estimated costs in the Budget are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and

(ii) that it is reasonable, proper, just and right to assess the cost of operations and maintenance assessments against the properties specially benefited thereby using the methods determined by the Board as set forth in the adopted Budget; and

(iii) that the capital improvements and operations and maintenance thereof will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iv) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 4. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The operations and maintenance methodology for the Golf Course Lands is

hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 5. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the Budget including the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (as may be amended from time to time by Polk County and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector of Polk County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

SECTION 6. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 27th day of July, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE
POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

By: _____

Name: _____
Secretary/Assistant Secretary

Name: _____
Chairman/Vice Chairman

EXHIBIT "A"

2021/2022 FINAL BUDGET

[ATTACHED ON FOLLOWING PAGES]

EXHIBIT "B"

2021-2022 Fiscal Year Budget Assessment Roll

2021/2022 PROPOSED OPERATIONS & MAINTENANCE ASSESSMENTS FOR THE
GOLF COURSE PROPERTY
(ASSESSMENT ROLL)

<u>Property Type</u>	Platted Units	Per Unit Net	Per Unit Gross	Gross Total
Golf Course	4.54	\$173.00	\$184.04	\$835.54

EXHIBIT "C"

LEGAL DESCRIPTION OF THE GOLF COURSE LANDS

Parcel ID: 282714933541004100

**Owner1: AVATAR
PROPERTIES INC**

**Location 161 SOLIVITA
Address: BLVD**

**City/St/Zip: POINCIANA FL
34759**

SOLIVITA PHASE 1 PG 112 PGS 1 THRU 14 LYING IN SECS 13 14 23 & 24 T27 R28 TRACT G-M

SECTION B

RESOLUTION 2021-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Poinciana Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 21, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Poinciana Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on July 21, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Poinciana Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2012A-1 & A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously

approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 21st day of July, 2021.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Poinciana
Community Development District

Proposed Budget
FY2022



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Poinciana
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ 694,941	\$ 675,061	\$ 19,880	\$ 694,941	\$ 695,752
Interest	\$ 2,000	\$ 1,733	\$ 267	\$ 2,000	\$ 2,000
Total Revenues	\$ 696,941	\$ 676,794	\$ 20,147	\$ 696,941	\$ 697,752
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ 306	\$ 306	\$ 612	\$ 918
Engineering	\$ 18,000	\$ 17,841	\$ 2,000	\$ 19,841	\$ 20,000
Attorney	\$ 30,000	\$ 9,457	\$ 10,000	\$ 19,457	\$ 30,000
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 450
Dissemination	\$ 5,500	\$ 4,133	\$ 1,667	\$ 5,800	\$ 5,500
Annual Audit	\$ 3,590	\$ 3,300	\$ -	\$ 3,300	\$ 3,400
Trustee Fees	\$ 7,033	\$ 3,510	\$ 3,523	\$ 7,033	\$ 7,033
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 45,000	\$ 30,000	\$ 15,000	\$ 45,000	\$ 46,350
Information Technology	\$ 900	\$ 600	\$ 300	\$ 900	\$ 1,125
Website Maintenance	\$ 600	\$ 400	\$ 200	\$ 600	\$ 750
Telephone	\$ 100	\$ 27	\$ 33	\$ 60	\$ 100
Postage	\$ 2,600	\$ 1,038	\$ 867	\$ 1,905	\$ 2,600
Printing & Binding	\$ 2,000	\$ 138	\$ 667	\$ 804	\$ 2,000
Insurance	\$ 6,600	\$ 6,301	\$ -	\$ 6,301	\$ 7,000
Legal Advertising	\$ 3,500	\$ 3,596	\$ 2,000	\$ 5,596	\$ 5,500
Other Current Charges	\$ 550	\$ 375	\$ 183	\$ 558	\$ 2,400
Office Supplies	\$ 400	\$ 47	\$ 133	\$ 180	\$ 400
Property Appraiser	\$ 7,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 151,916	\$ 91,143	\$ 47,879	\$ 139,023	\$ 159,701

Poinciana
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY2022
<i>Operations & Maintenance</i>					
Field Services	\$ 10,000	\$ 6,667	\$ 3,333	\$ 10,000	\$ 10,300
Property Insurance	\$ 7,700	\$ 7,680	\$ -	\$ 7,680	\$ 8,500
Electric	\$ 2,000	\$ 742	\$ 440	\$ 1,182	\$ 2,000
Landscape Maintenance	\$ 158,100	\$ 95,763	\$ 47,880	\$ 143,643	\$ 160,115
Aquatic Control Maintenance	\$ 116,725	\$ 69,967	\$ 34,984	\$ 104,951	\$ 117,760
Aquatic Midge Management	\$ 160,000	\$ 100,667	\$ 50,332	\$ 150,999	\$ 160,000
R&M - Mulch	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
R&M - Plant Replacement	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
R&M - Aerators	\$ 3,500	\$ 1,039	\$ 2,461	\$ 3,500	\$ 3,500
Storm Structure Repairs	\$ 50,000	\$ -	\$ 16,667	\$ 16,667	\$ 50,000
Contingency	\$ 30,000	\$ 3,786	\$ 10,000	\$ 13,786	\$ 18,876
Total Operations & Maintenance	\$ 545,025	\$ 286,311	\$ 173,097	\$ 459,408	\$ 538,051
Total Expenditures	\$ 696,941	\$ 377,454	\$ 220,976	\$ 598,430	\$ 697,752
Excess Revenues/(Expenditures)	\$ -	\$ 299,340	\$ (200,829)	\$ 98,511	\$ -

Net Assessments	\$ 695,752
Collection Cost (6%)	\$ 44,410
Gross Assessments	\$ 740,162

Property Type	Platted Units	Per Unit Net	Per Unit Gross	Gross Total
Platted Residential	3567	\$173.00	\$184.04	\$656,480
Town Center Commercial	72.15	\$173.00	\$184.04	\$13,279
Unplatted Residential	378	\$173.00	\$184.04	\$69,568
Golf Course	4.54	\$173.00	\$184.04	\$836
	4021.69			\$740,162

FY21 vs FY22 Per Unit Gross Assessment Comparison					
Property Type	Unit Count	FY21 Gross	FY22 Gross	Difference	% Increase
Platted Residential	3567	\$184.04	\$184.04	\$0.00	0%
Town Center Commercial	72.15	\$184.04	\$184.04	\$0.00	0%
Unplatted Residential	252	\$184.04	\$184.04	\$0.00	0%
Golf Course	4.54	\$0.00	\$184.04	\$184.04	100%
Total	3895.69				

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.

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.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, 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.

Poinciana
Community Development District
General Fund Budget

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.

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 are not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Poinciana

Community Development District

General Fund Budget

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.

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

Poinciana
Community Development District
General Fund Budget

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
3% Increase		\$4,309
Contingency		\$12,161
Total		\$160,115

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	\$8,746	\$104,951
2% Increase		\$2,099
Contingency		\$10,710
Total		\$117,760

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
2% Increase		\$3,020
Contingency		\$5,980
Total		\$160,000

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.

Poinciana
Community Development District

Projected Fund Balance Analysis

FY 2021 Projected Ending Fund Balance

Actual Beginning Fund Balance	\$ 489,768
Less: cash to balance budget	\$ -
Plus: projected excess revenue	\$ 98,511
Projected Ending Fund Balance	<u>\$ 588,278</u>

FY 2022 Estimated Ending Fund Balance

Projected Beginning Fund Balance	\$ 588,278
Less: cash to balance budget	\$ -
Projected Ending Fund Balance	<u>\$ 588,278</u>

FY 2022 Estimated Reserves (Ending Fund Balance)

Operating Reserve (3 months)	\$ 174,438
Unreserved Fund Balance	\$ 413,840
	<u>\$ 588,278</u>

Poinciana
Community Development District
Proposed Budget
Debt Service Fund

	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Tax Collector	\$ 1,455,270	\$ 1,447,376	\$ 7,894	\$ 1,455,270	\$ 1,453,210
Assessments - Direct Billed	\$ 160,886	\$ 120,664	\$ 40,221	\$ 160,886	\$ 162,616
Assessments - Prepayments	\$ -	\$ 12,757	\$ -	\$ 12,757	\$ -
Interest	\$ 2,500	\$ 62	\$ -	\$ 62	\$ -
Carry Forward Surplus	\$ 722,316	\$ 725,470	\$ -	\$ 725,470	\$ 326,745
Total Revenues	\$ 2,340,972	\$ 2,306,330	\$ 48,115	\$ 2,354,445	\$ 1,942,570
Expenditures					
Administrative					
Property Appraiser	\$ 15,500	\$ -	\$ 15,500	\$ 15,500	\$ 15,500
Series 2012 A-1					
Special Call - 11/1	\$ 10,000	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 11/1	\$ 188,622	\$ 188,413	\$ -	\$ 188,413	\$ 175,963
Principal - 5/1	\$ 640,000	\$ 640,000	\$ -	\$ 640,000	\$ 665,000
Interest - 5/1	\$ 188,622	\$ 188,075	\$ -	\$ 188,075	\$ 175,963
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Series 2012 A-2					
Special Call - 11/1	\$ 5,000	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 11/1	\$ 143,156	\$ 143,006	\$ -	\$ 143,006	\$ 122,700
Principal - 5/1	\$ 315,000	\$ 315,000	\$ -	\$ 315,000	\$ 310,000
Interest - 5/1	\$ 143,156	\$ 142,706	\$ -	\$ 142,706	\$ 122,700
Special Call - 5/1	\$ -	\$ 365,000	\$ -	\$ 365,000	\$ -
Total Expenditures	\$ 1,649,056	\$ 2,012,200	\$ 15,500	\$ 2,027,700	\$ 1,587,825
Excess Revenues/(Expenditures)	\$ 691,916	\$ 294,130	\$ 32,615	\$ 326,745	\$ 354,745

Series 2012 A-1	
Interest - 11/1/22	\$163,078
Series 2012 A-2	
Interest - 11/1/22	\$113,400
Net Assessments	\$ 1,453,210
Collection Cost (6%)	\$ 92,758
Gross Assessments	\$ 1,545,968

Property Type	Platted Units	Gross Per Unit	Gross Total
Platted Residential	2779	\$438.05	\$1,217,341
Platted Residential - Assessment Area 2019	649	\$457.66	\$297,021
Platted Residential - Prepaid	139	\$0.00	\$0
Town Center Commercial	72.15	\$438.05	\$31,605
Unplatted Residential	378	\$457.66	\$172,995
	4017.15		\$1,718,963

Poinciana
Community Development District
Series 2012A-1 Special Assessment Refunding Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 8,095,000.00	\$ -	\$ 175,962.50	\$ 175,962.50
05/01/22	\$ 8,095,000.00	\$ 665,000.00	\$ 175,962.50	
11/01/22	\$ 7,430,000.00	\$ -	\$ 163,078.13	\$ 1,004,040.63
05/01/23	\$ 7,430,000.00	\$ 690,000.00	\$ 163,078.13	
11/01/23	\$ 6,740,000.00	\$ -	\$ 149,278.13	\$ 1,002,356.25
05/01/24	\$ 6,740,000.00	\$ 720,000.00	\$ 149,278.13	
11/01/24	\$ 6,020,000.00	\$ -	\$ 133,978.13	\$ 1,003,256.25
05/01/25	\$ 6,020,000.00	\$ 750,000.00	\$ 133,978.13	
11/01/25	\$ 5,270,000.00	\$ -	\$ 117,571.88	\$ 1,001,550.00
05/01/26	\$ 5,270,000.00	\$ 785,000.00	\$ 117,571.88	
11/01/26	\$ 4,485,000.00	\$ -	\$ 100,400.00	\$ 1,002,971.88
05/01/27	\$ 4,485,000.00	\$ 820,000.00	\$ 100,400.00	
11/01/27	\$ 3,665,000.00	\$ -	\$ 82,462.50	\$ 1,002,862.50
05/01/28	\$ 3,665,000.00	\$ 855,000.00	\$ 82,462.50	
11/01/28	\$ 2,810,000.00	\$ -	\$ 63,225.00	\$ 1,000,687.50
05/01/29	\$ 2,810,000.00	\$ 895,000.00	\$ 63,225.00	
11/01/29	\$ 1,915,000.00	\$ -	\$ 43,087.50	\$ 1,001,312.50
05/01/30	\$ 1,915,000.00	\$ 935,000.00	\$ 43,087.50	
11/01/30	\$ 980,000.00	\$ -	\$ 22,050.00	\$ 1,000,137.50
05/01/31	\$ 980,000.00	\$ 980,000.00	\$ 22,050.00	\$ 1,002,050.00
		\$ 8,095,000.00	\$ 2,102,187.50	\$ 10,197,187.50

Poinciana
Community Development District
Series 2012A-2 Special Assessment Refunding Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/21	\$ 4,090,000.00	-	\$ 122,700.00	\$ 122,700.00
05/01/22	\$ 4,090,000.00	\$ 310,000.00	\$ 122,700.00	
11/01/22	\$ 3,780,000.00	-	\$ 113,400.00	\$ 546,100.00
05/01/23	\$ 3,780,000.00	\$ 325,000.00	\$ 113,400.00	
11/01/23	\$ 3,455,000.00	-	\$ 103,650.00	\$ 542,050.00
05/01/24	\$ 3,455,000.00	\$ 345,000.00	\$ 103,650.00	
11/01/24	\$ 3,110,000.00	-	\$ 93,300.00	\$ 541,950.00
05/01/25	\$ 3,110,000.00	\$ 370,000.00	\$ 93,300.00	
11/01/25	\$ 2,740,000.00	-	\$ 82,200.00	\$ 545,500.00
05/01/26	\$ 2,740,000.00	\$ 390,000.00	\$ 82,200.00	
11/01/26	\$ 2,350,000.00	-	\$ 70,500.00	\$ 542,700.00
05/01/27	\$ 2,350,000.00	\$ 415,000.00	\$ 70,500.00	
11/01/27	\$ 1,935,000.00	-	\$ 58,050.00	\$ 543,550.00
05/01/28	\$ 1,935,000.00	\$ 440,000.00	\$ 58,050.00	
11/01/28	\$ 1,495,000.00	-	\$ 44,850.00	\$ 542,900.00
05/01/29	\$ 1,495,000.00	\$ 470,000.00	\$ 44,850.00	
11/01/29	\$ 1,025,000.00	-	\$ 30,750.00	\$ 545,600.00
05/01/30	\$ 1,025,000.00	\$ 495,000.00	\$ 30,750.00	
11/01/30	\$ 530,000.00	-	\$ 15,900.00	\$ 541,650.00
05/01/31	\$ 530,000.00	\$ 530,000.00	\$ 15,900.00	\$ 545,900.00
		\$ 4,090,000.00	\$ 1,470,600.00	\$ 5,560,600.00

SECTION C

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Poinciana Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District’s operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Poinciana Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B.”

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.” The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Poinciana Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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 8. 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 21st day of July, 2021.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION VI

SECTION C

SECTION 1

Poinciana Community Development District

ACTION ITEMS

Updated July 2021

Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
Ongoing	Pond Turnover from TM to CDD	District Engineer		In Process	District Engineer and Field Manager meeting with Taylor Morrison regarding pond maintenance required before turnover; Supervisor Reed participating. Required pond maintenance still in process. District Counsel advising on turnover requirements/checklist (documents and other data).
12/18/19	Review Golf Course O&M Assessments and Factor in FY2022 Budget	District Manager		Completed	Assessment hearing July 21
3/17/21	Planting Littoral Shelves	District Engineer/Field Manager		Completed	District Engineer and Field Manager to identify 2 ponds that would most benefit from littoral shelf planting, provide estimate for upcoming agenda to include photo renderings and maintenance cost. BOS approved Clarke proposal 05.19.2021. Littoral shelves were planted in June and are being monitored.
5/19/21	Stormwater System Maintenance	Field Manager		In Process	District Engineer distributed annual inspection report 05.19.2021. The Field Manager is reviewing for appropriate action.

SECTION 2

Poinciana Community Development District

Summary of Check Register

May 12, 2021 to July 13, 2021

Fund	Date	Check No.'s	Amount
General Fund	5/27/21	3011-3013	\$ 7,588.82
	6/14/21	3014-3019	\$ 44,655.73
	6/30/21	3020-3023	\$ 4,540.38
	7/2/21	3024	\$ 599.67
			\$ 57,384.60
Payroll	<u>June 2021</u>		
	Anthony Reed	50129	\$ 84.70
	Elizabeth Lambrides	50130	\$ 184.70
	Lita Epstein	50131	\$ 184.70
	Michael Luddy	50132	\$ 184.70
	Robert Zimbardi	50133	\$ 184.70
			\$ 823.50
			\$ 58,208.10

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.#
5/27/21	00010	7-375-02	202105	310-51300-42000				*	200.45	
		5 DELIVERIES	5/2/21							200.45 003011
						FEDEX				
5/27/21	00001	5/01/21	162	202105	310-51300-34000			*	3,750.00	
						MANAGEMENT FEES MAY 21				
5/01/21	162	202105	310-51300-35200					*	125.00	
						INFORMATION TECH MAY 21				
5/01/21	162	202105	310-51300-31300					*	416.67	
						DISSEMINATION SVC MAY 21				
5/01/21	162	202105	310-51300-51000					*	.30	
						OFFICE SUPPLIES MAY 21				
5/01/21	162	202105	310-51300-42000					*	12.92	
						POSTAGE MAY 21				
5/01/21	162	202105	310-51300-42500					*	.15	
						COPIES MAY 21				
5/01/21	163	202105	320-53800-12000					*	833.33	
						FIELD MANAGEMENT MAY 21				
						GOVERNMENTAL MANAGEMENT SERVICES-CF				5,138.37 003012
5/27/21	00038	5/19/21	1719	202105	320-53800-49000			*	2,250.00	
						PRESSURE WASH				
						PRESSURE WASH THIS				2,250.00 003013
6/14/21	00009	6/01/21	9489	202106	320-53800-47000			*	8,745.91	
						AQUATIC MAINT JUNE 21				
						CLARKE AQUATIC SERVICES, INC.				8,745.91 003014
6/14/21	00011	5/17/21	1015204	202105	320-53800-47100			*	12,583.33	
						MOSQUITO MGMT MAY 21				
						CLARKE ENVIRONMENTAL MOSQUITO				12,583.33 003015
6/14/21	00004	6/01/21	6583	202106	320-53800-46200			*	11,970.42	
						LANDSCAPE MAINT JUNE 21				
						FLORALAWN 2, LLC				11,970.42 003016
6/14/21	00001	6/01/21	164	202106	310-51300-34000			*	3,750.00	
						MANAGEMENT FEES JUNE 21				
6/01/21	164	202106	310-51300-35200					*	125.00	
						INFORMATION TECH JUNE 21				
6/01/21	164	202106	310-51300-31300					*	416.67	
						DISSEMINATION SVC JUNE 21				
6/01/21	164	202106	310-51300-51000					*	15.69	
						OFFICE SUPPLIES JUNE 21				
6/01/21	164	202106	310-51300-42000					*	12.12	
						POSTAGE JUNE 21				

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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#
6/01/21	164	202106	310-51300-42500								*	51.60	
6/01/21	165	202106	320-53800-12000								*	833.33	
6/14/21	00041	5/19/21	05192021	202105	310-51300-49000					GOVERNMENTAL MANAGEMENT SERVICES-CF	*	125.00	5,204.41
6/14/21	00017	6/02/21	2163276	202105	310-51300-31100					SOLIVITA CLUB-AVATAR PROPERTIES	*	6,026.66	125.00
6/30/21	00022	5/10/21	4165-05-202105	310-51300-31200						GAI CONSULTANTS, INC	*	450.00	6,026.66
6/30/21	00010	6/08/21	7-396-85	202106	310-51300-42000					AMTEC	*	25.46	450.00
6/30/21	00005	5/31/21	1047289	202105	310-51300-48000					FEDEX	*	590.33	25.46
6/30/21	00027	6/21/21	98353	202105	310-51300-31500					THE LEDGER	*	3,464.25	590.33
7/02/21	00005	4/30/21	1046603	202104	310-51300-48000					LATHAM, LUNA, EDEN & BEAUDINE	*	599.67	3,474.59

TOTAL FOR BANK A 57,384.60
TOTAL FOR REGISTER 57,384.60

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SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
May 31, 2021



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
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3	<hr/>	<u>Debt Service</u>
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5	<hr/>	<u>FY21 Assessment Receipt Schedule</u>

Poinciana
Community Development District
Combined Balance Sheet
May 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash			
Operating - Suntrust	\$ 760,082	\$ -	\$ 760,082
Money Market Account	\$ 53,059	\$ -	\$ 53,059
Prepaid Expense	\$ 3,510	\$ -	\$ 3,510
Due from General Fund	\$ -	\$ 3,694	\$ 3,694
Investments			
Series 2012A-1 & A-2			
Reserve A-1	\$ -	\$ 535,748	\$ 535,748
Reserve A-2	\$ -	\$ 322,618	\$ 322,618
Revenue	\$ -	\$ 278,586	\$ 278,586
Redemption A-1	\$ -	\$ 1,208	\$ 1,208
Redemption A-2	\$ -	\$ 4,264	\$ 4,264
General Redemption	\$ -	\$ 6,379	\$ 6,379
Total Assets	\$ 816,651	\$ 1,152,496	\$ 1,969,147
Liabilities:			
Accounts Payable	\$ 23,850	\$ (0)	\$ 23,849
Due to Debt Service	\$ 3,694	\$ -	\$ 3,694
Total Liabilities	\$ 27,544	\$ (0)	\$ 27,544
Fund Balances:			
Unassigned	\$ 789,107	\$ -	\$ 789,107
Assigned for Debt Service	\$ -	\$ 1,152,496	\$ 1,152,496
Total Fund Balances	\$ 789,107	\$ 1,152,496	\$ 1,941,603
Total Liabilities & Fund Balance	\$ 816,651	\$ 1,152,496	\$ 1,969,147

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
Revenues				
Assessments - Tax Collector	\$ 629,547	\$ 629,547	\$ 626,015	\$ (3,532)
Assessments - Direct Billed	\$ 65,394	\$ 65,394	\$ 49,046	\$ (16,349)
Interest	\$ 2,000	\$ 1,333	\$ 1,733	\$ 400
Total Revenues	\$ 696,941	\$ 696,274	\$ 676,794	\$ (19,481)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 8,000	\$ 4,000	\$ 4,000
Fica Expense	\$ 918	\$ 612	\$ 306	\$ 306
Engineering	\$ 18,000	\$ 12,000	\$ 17,841	\$ (5,841)
Attorney	\$ 30,000	\$ 20,000	\$ 9,457	\$ 10,543
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,500	\$ 3,667	\$ 4,133	\$ (467)
Annual Audit	\$ 3,590	\$ 3,590	\$ 3,300	\$ 290
Trustee Fees	\$ 7,033	\$ 3,510	\$ 3,510	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 45,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,500	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 100	\$ 67	\$ 27	\$ 40
Postage	\$ 2,600	\$ 1,733	\$ 1,038	\$ 695
Printing & Binding	\$ 2,000	\$ 1,333	\$ 138	\$ 1,196
Insurance	\$ 6,600	\$ 6,600	\$ 6,301	\$ 299
Legal Advertising	\$ 3,500	\$ 3,500	\$ 3,596	\$ (96)
Other Current Charges	\$ 550	\$ 367	\$ 375	\$ (8)
Office Supplies	\$ 400	\$ 267	\$ 47	\$ 220
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 151,916	\$ 101,870	\$ 91,143	\$ 10,727
Operations and Maintenance Expenses				
Field Services	\$ 10,000	\$ 6,667	\$ 6,667	\$ 0
Property Insurance	\$ 7,700	\$ 7,700	\$ 7,680	\$ 20
Electric	\$ 2,000	\$ 1,333	\$ 742	\$ 591
Landscape Maintenance	\$ 158,100	\$ 105,400	\$ 95,763	\$ 9,637
Aquatic Control Maintenance	\$ 116,725	\$ 77,817	\$ 69,967	\$ 7,850
Aquatic Midge Management	\$ 160,000	\$ 106,667	\$ 100,667	\$ 6,000
R&M - Mulch	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
R&M - Plant Replacement	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
R&M - Aerators	\$ 3,500	\$ 2,333	\$ 1,039	\$ 1,294
Storm Structure Repairs	\$ 50,000	\$ 33,333	\$ -	\$ 33,333
Contingency	\$ 30,000	\$ 20,000	\$ 3,786	\$ 16,214
Total Operations and Maintenance Expenses	\$ 545,025	\$ 365,917	\$ 286,311	\$ 79,606
Total Expenditures	\$ 696,941	\$ 467,787	\$ 377,454	\$ 90,333
Excess Revenues (Expenditures)	\$ -		\$ 299,340	
Fund Balance - Beginning	\$ -		\$ 489,768	
Fund Balance - Ending	\$ -		\$ 789,107	

Poinciana
Community Development District
Debt Service Fund- Series 2012A-1 & A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues				
Special Assessments - Tax Collector	\$ 1,455,270	\$ 1,455,270	\$ 1,447,376	\$ (7,894)
Special Assessments - Direct Billed	\$ 160,886	\$ 160,886	\$ 120,664	\$ (40,222)
Special Assessments - Prepayments	\$ -	\$ -	\$ 12,757	\$ 12,757
Interest Income	\$ 2,500	\$ 1,667	\$ 62	\$ (1,605)
Total Revenues	\$ 1,618,656	\$ 1,617,823	\$ 1,580,860	\$ (36,963)
Expenditures:				
General & Administrative:				
Property Appraiser	\$ 15,500	\$ -	\$ -	\$ -
Series 2012A-1				
Special Call - 11/1	\$ 10,000	\$ 10,000	\$ 15,000	\$ (5,000)
Interest - 11/1	\$ 188,622	\$ 188,622	\$ 188,413	\$ 209
Principal - 5/1	\$ 640,000	\$ 640,000	\$ 640,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 5/1	\$ 188,622	\$ 188,075	\$ 188,075	\$ -
Series 2012A-2				
Special Call - 11/1	\$ 5,000	\$ 5,000	\$ 10,000	\$ (5,000)
Interest - 11/1	\$ 143,156	\$ 143,156	\$ 143,006	\$ 150
Principal - 5/1	\$ 315,000	\$ 315,000	\$ 315,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 365,000	\$ (365,000)
Interest - 5/1	\$ 143,156	\$ 142,706	\$ 142,706	\$ -
Total Expenditures	\$ 1,649,056	\$ 1,632,559	\$ 2,012,200	\$ (379,641)
Excess Revenues (Expenditures)	\$ (30,400)		\$ (431,340)	
Fund Balance - Beginning	\$ 722,316		\$ 1,583,836	
Fund Balance - Ending	\$ 691,916		\$ 1,152,496	

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	\$ -	\$ 65,729	\$ 439,650	\$ 85,511	\$ 12,213	\$ 7,246	\$ 14,117	\$ 1,550	\$ -	\$ -	\$ -	\$ -	\$ 626,015
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ 49,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,046
Interest	\$ 94	\$ 99	\$ 271	\$ 357	\$ 357	\$ 192	\$ 187	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ 1,733
Total Revenues	\$ 94	\$ 65,828	\$ 439,921	\$ 134,914	\$ 12,570	\$ 7,438	\$ 14,304	\$ 1,726	\$ -	\$ -	\$ -	\$ -	\$ 676,794
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Flea Expense	\$ 77	\$ -	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ 885	\$ 248	\$ 295	\$ 148	\$ 4,564	\$ 3,405	\$ 2,270	\$ 6,027	\$ -	\$ -	\$ -	\$ -	\$ 17,841
Attorney	\$ -	\$ 1,125	\$ 648	\$ 788	\$ -	\$ 3,422	\$ 10	\$ 3,464	\$ -	\$ -	\$ -	\$ -	\$ 9,457
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 617	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 1,017	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 4,133
Annual Audit	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,510
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Telephone	\$ 16	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Postage	\$ 185	\$ 63	\$ 75	\$ 3	\$ 234	\$ 255	\$ 9	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ 1,038
Printing & Binding	\$ 23	\$ -	\$ -	\$ 2	\$ 0	\$ 63	\$ 50	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 138
Insurance	\$ 6,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,301
Legal Advertising	\$ 732	\$ -	\$ -	\$ -	\$ 580	\$ 1,094	\$ 600	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ 3,596
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ 125	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 375
Office Supplies	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 16	\$ 15	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 47
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,886	\$ 5,742	\$ 5,821	\$ 5,231	\$ 11,822	\$ 16,048	\$ 12,432	\$ 15,162	\$ -	\$ -	\$ -	\$ -	\$ 91,143
Operations and Maintenance Expenses													
Field Services	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ 6,667
Property Insurance	\$ 7,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,680
Electric	\$ 77	\$ 73	\$ 97	\$ 111	\$ 101	\$ 100	\$ 91	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ 742
Landscape Maintenance	\$ 11,970	\$ 11,970	\$ 11,970	\$ 11,970	\$ 11,970	\$ 11,970	\$ 11,970	\$ 11,970	\$ -	\$ -	\$ -	\$ -	\$ 95,763
Aquatic Control Maintenance	\$ 8,617	\$ 8,617	\$ 8,616	\$ 9,134	\$ 8,746	\$ 8,746	\$ 8,746	\$ 8,746	\$ -	\$ -	\$ -	\$ -	\$ 69,967
Aquatic Midge Management	\$ 12,583	\$ 12,583	\$ 12,583	\$ 12,583	\$ 12,583	\$ 12,583	\$ 12,583	\$ 12,583	\$ -	\$ -	\$ -	\$ -	\$ 100,667
R&M - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Aerators	\$ 506	\$ -	\$ -	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,039
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,536	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ 3,786
Total Operations and Maintenance Expenses	\$ 42,267	\$ 34,077	\$ 34,100	\$ 35,165	\$ 35,770	\$ 34,233	\$ 34,224	\$ 36,475	\$ -	\$ -	\$ -	\$ -	\$ 286,311
Total Expenditures	\$ 61,153	\$ 99,819	\$ 39,920	\$ 40,395	\$ 47,592	\$ 50,282	\$ 46,656	\$ 51,637	\$ -	\$ -	\$ -	\$ -	\$ 377,454
Excess Revenue (Expenditures)	\$ (61,060)	\$ 26,009	\$ 400,001	\$ 94,518	\$ (35,022)	\$ (42,844)	\$ (32,352)	\$ (49,911)	\$ -	\$ -	\$ -	\$ -	\$ 299,340

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2021

MAINTENANCE ASSESSMENTS

Gross Assessments \$ 669,721.56
 Certified Net Assessments \$ 622,841.05
 100.00%

Date	Check Number	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	General Fund
11/16/20	ACH	\$2,392.52	(\$95.68)	(\$110.47)	\$0.00	\$2,186.37	\$2,186.37
11/19/20	ACH	\$10,436.33	(\$543.97)	(\$197.85)	\$0.00	\$9,694.51	\$9,694.51
11/23/20	ACH	\$57,236.44	(\$2,288.96)	(\$1,098.95)	\$0.00	\$53,848.53	\$53,848.53
12/01/20	ACH	\$87,326.98	(\$3,490.02)	(\$1,676.74)	\$0.00	\$82,160.22	\$82,160.22
12/11/20	ACH	\$117,898.65	(\$4,705.82)	(\$2,263.86)	\$0.00	\$110,928.97	\$110,928.97
12/18/20	ACH	\$262,072.96	(\$10,480.64)	(\$5,031.85)	\$0.00	\$246,560.47	\$246,560.47
01/15/21	ACH	\$89,966.01	(\$2,710.04)	(\$1,745.12)	\$0.00	\$85,510.85	\$85,510.85
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$39.86	\$39.86	\$39.86
02/16/21	ACH	\$12,673.19	(\$252.08)	(\$248.42)	\$0.00	\$12,172.69	\$12,172.69
03/15/21	ACH	\$7,472.63	(\$79.12)	(\$147.87)	\$0.00	\$7,245.64	\$7,245.64
04/15/21	ACH	\$14,406.66	(\$3.68)	(\$288.06)	\$0.00	\$14,114.92	\$14,114.92
04/30/21	ACH	\$0.00	\$0.00	\$0.00	\$2.24	\$2.24	\$2.24
05/14/21	ACH	\$1,535.34	\$46.05	(\$31.63)	\$0.00	\$1,549.76	\$1,549.76
Total Collected		\$ 663,417.71	\$ (24,603.96)	\$ (12,840.82)	\$ 42.10	\$ 626,015.03	\$ 626,015.03
Percentage Collected							101%

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,548,159.31
 Certified Net Assessments \$ 1,439,788.16
 100%

Date	Check Number	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	Debt Service Fund
11/16/20	ACH	\$5,753.48	(\$230.13)	(\$45.94)	\$0.00	\$5,477.41	\$5,477.41
11/19/20	ACH	\$24,614.07	(\$1,282.80)	(\$466.63)	\$0.00	\$22,864.64	\$22,864.64
11/23/20	ACH	\$124,791.77	(\$4,991.33)	(\$2,396.01)	\$0.00	\$117,404.43	\$117,404.43
12/01/20	ACH	\$197,367.49	(\$7,888.53)	(\$3,789.58)	\$0.00	\$185,689.38	\$185,689.38
12/11/20	ACH	\$267,861.86	(\$10,691.75)	(\$5,143.40)	\$0.00	\$252,026.71	\$252,026.71
12/18/20	ACH	\$609,411.78	(\$24,374.55)	(\$11,700.74)	\$0.00	\$573,336.49	\$573,336.49
01/15/21	ACH	\$218,684.93	(\$6,588.06)	(\$4,241.94)	\$0.00	\$207,854.93	\$207,854.93
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$91.91	\$91.91	\$91.91
02/16/21	ACH	\$30,341.08	(\$612.53)	(\$594.57)	\$0.00	\$29,133.98	\$29,133.98
03/15/21	ACH	\$17,544.31	(\$186.94)	(\$347.15)	\$0.00	\$17,010.22	\$17,010.22
04/15/21	ACH	\$33,469.77	(\$8.76)	(\$669.22)	\$0.00	\$32,791.79	\$32,791.79
04/30/21	ACH	\$0.00	\$0.00	\$0.00	\$5.28	\$5.28	\$5.28
05/14/21	ACH	\$3,654.41	\$109.62	(\$75.28)	\$0.00	\$3,688.75	\$3,688.75
Total Collected		\$ 1,533,494.95	\$ (56,745.76)	\$ (29,470.46)	\$ 97.19	\$ 1,447,375.92	\$ 1,447,375.92
Percentage Collected							101%

DIRECT BILL ASSESSMENTS

Taylor Morrison 2020-01		Net Assessments	\$ 226,279.80	\$ 65,394.00	\$ 160,885.80	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2012 Debt Service Fund
1/12/21	11/1/20	16000-00069287	\$113,139.90	\$113,139.90	\$32,697.00	\$80,442.90
1/12/21	2/1/21	16000-00069287	\$56,569.95	\$56,569.95	\$16,348.50	\$40,221.45
6/8/21	5/1/21	16000-00072791	\$56,569.95	\$56,569.95	\$16,348.50	\$40,221.45
			\$ 226,279.80	\$ 226,279.80	\$ 65,394.00	\$ 160,885.80

SECTION 4

REBATE REPORT
Poinciana
Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds
Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds
Series 2012A-2

Dated: April 19, 2012
Delivered: April 19, 2012

Rebate Report to the Computation Date
April 18, 2022
Reflecting Activity To
April 30, 2021



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 10, 2021

Poinciana Community Development District
c/o Ms. Katie Costa
Director of Operations - Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: Poinciana Community Development District, (Polk County, Florida), \$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1& \$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Poinciana Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of April 18, 2022, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 18, 2022 Computation Date
Reflecting Activity from April 19, 2012 through April 30, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Cost of Issuance Account	0.015551%	1.58	(814.76)
Debt Service Reserve Fund A-1	0.181526%	8,776.64	(305,735.60)
Debt Service Reserve Fund A-2	0.182099%	5,301.79	(184,085.78)
Totals	0.181522%	\$14,080.01	\$(490,636.14)
Bond Yield	5.023224%		
Rebate Computation Credits			(19,486.46)
Net Rebatable Arbitrage			\$(510,122.60)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from April 19, 2012, the date of the closing, to April 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 18, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 19, 2012 and April 30, 2021, the District made periodic payments into the Principal and Interest Accounts, which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Principal and Interest Accounts and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. The Bonds were issued, in part, for the purposes of refunding a portion of the District's Special Assessment Bonds, Series 2000A (the "Refunded Bonds"), as follows:

Issue	Principal Issued	Dated	Principal Refunded	Maturities Refunded	Redemption Date	Redemption Price
2000A	\$27,315,000	4/25/00	\$22,420,000	5/1/13 to 5/1/31	5/1/12	100%

For the purpose of computing Rebatale Arbitrage, a portion of the remaining proceeds of the Refunded Bonds, equal to the percentage of the principal refunded by the Bonds divided by the outstanding principal of the Refunded Bonds immediately prior to the redemption date, transferred to the Bonds on May 1, 2012, subject to rebate at the yield of the Bonds.

DEFINITIONS

7. Computation Date

April 18, 2022.

8. Computation Period

The period beginning on April 19, 2012, the date of the closing, and ending on April 30, 2021.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal, interest and qualified guarantee fees to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

13. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account Name	Account Number
A-1 Interest	159486000
General Redemption	159486001
Cost of Issuance	159486002
Revenue	159486003
A-1 Sinking	159486004
A-1 Debt Service Reserve	159486005
A-1 Principal	159486006
A-1 Bond Redemption	159486007
A-2 Interest	159486008
A-2 Sinking	159486010
A-2 Debt Service Reserve	159486011
A-2 Principal	159486012
A-2 Bond Redemption	159486013
Escrow	Refunding Verification

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage as of April 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 18, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 18, 2022, is the Rebateable Arbitrage.

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Delivered: April 19, 2012

SOURCES	Series 2012A-1	Series 2012A-2	Totals
Par Amount	\$13,285,000.00	\$8,000,000.00	\$21,285,000.00
Original Issue Discount	-135,643.85	-277,921.80	-413,565.65
From Series 2000A Bonds	3,394,937.50	1,981,984.52	5,376,922.02
Totals	\$16,544,293.65	\$9,704,062.72	\$26,248,356.37

USES	Series 2012A-1	Series 2012A-2	Totals
Escrow Account	\$14,995,850.00	\$8,782,100.00	\$23,777,950.00
Revenue Account	659,715.17	386,352.53	1,046,067.70
Debt Service Reserve Fund	535,747.59	322,618.04	858,365.63
Underwriter's Discount	199,275.00	120,000.00	319,275.00
Cost of Issuance Account	153,705.89	92,992.15	246,698.04
Totals	\$16,544,293.65	\$9,704,062.72	\$26,248,356.37

PROOF OF ARBITRAGE YIELD

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2

Date	Debt Service	Sinking Fund Adjustments	Total	Present Value to 04/19/2012 @ 5.0232242%
11/01/2012	517,891.34		517,891.34	504,367.83
05/01/2013	1,235,523.13	-3,689.93	1,231,833.20	1,170,274.05
11/01/2013	474,646.88		474,646.88	439,879.01
05/01/2014	1,249,646.88	-3,530.12	1,246,116.76	1,126,544.31
11/01/2014	461,881.25		461,881.25	407,330.39
05/01/2015	1,261,881.25	-3,297.36	1,258,583.89	1,082,743.50
11/01/2015	448,243.75		448,243.75	376,170.38
05/01/2016	1,278,243.75	-2,985.66	1,275,258.09	1,043,987.69
11/01/2016	433,318.75		433,318.75	346,044.31
05/01/2017	1,298,318.75	-2,632.46	1,295,686.29	1,009,371.47
11/01/2017	416,925.00		416,925.00	316,837.10
05/01/2018	1,311,925.00	-2,133.08	1,309,791.92	970,973.42
11/01/2018	399,168.75		399,168.75	288,661.26
05/01/2019	1,334,168.75	-1,556.58	1,332,612.17	940,075.39
11/01/2019	379,787.50		379,787.50	261,352.41
05/01/2020	1,354,787.50	-849.13	1,353,938.37	908,890.74
11/01/2020	358,731.25		358,731.25	234,914.02
05/01/2021	1,378,731.25		1,378,731.25	880,737.07
11/01/2021	335,856.25		335,856.25	209,289.30
05/01/2022	1,405,856.25	-10,819.01	1,395,037.24	848,020.46
11/01/2022	310,875.00		310,875.00	184,345.81
05/01/2023	1,425,875.00	-10,391.76	1,415,483.24	818,802.45
11/01/2023	284,375.00		284,375.00	160,469.59
05/01/2024	1,459,375.00	-10,029.21	1,449,345.79	797,811.49
11/01/2024	255,468.75		255,468.75	137,180.69
05/01/2025	1,485,468.75	-9,344.36	1,476,124.39	773,223.61
11/01/2025	224,703.13		224,703.13	114,820.18
05/01/2026	1,519,703.13	-8,528.20	1,511,174.93	753,270.16
11/01/2026	192,271.88		192,271.88	93,492.92
05/01/2027	1,552,271.88	-7,448.08	1,544,823.80	732,771.97
11/01/2027	158,175.00		158,175.00	73,190.49
05/01/2028	1,588,175.00	-6,134.85	1,582,040.15	714,103.68
11/01/2028	121,725.00		121,725.00	53,598.23
05/01/2029	1,626,725.00	-4,476.25	1,622,248.75	696,811.15
11/01/2029	83,325.00		83,325.00	34,914.02
05/01/2030	1,673,325.00	-2,461.23	1,670,863.77	682,955.74
11/01/2030	42,712.50		42,712.50	17,030.74
05/01/2031	1,712,712.50		1,712,712.50	666,177.34
	33,052,795.75	-90,307.27	32,962,488.48	20,871,434.35

Proceeds Summary

Series	Delivery Date	Par Value	Premium (Discount)	Yield Target
2012A1	04/19/2012	13,285,000.00	-135,643.85	13,149,356.15

PROOF OF ARBITRAGE YIELD

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2

Proceeds Summary

Series	Delivery Date	Par Value	Premium (Discount)	Yield Target
2012A2	04/19/2012	8,000,000.00	-277,921.80	7,722,078.20
		21,285,000.00	-413,565.65	20,871,434.35

Yields for Sinking Fund Adjustments

Term Bond Maturing	Yield
05/01/2021	6.0000071%
05/01/2031	6.3999987%

BOND DEBT SERVICE

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2

Dated Date 04/19/2012
Delivery Date 04/19/2012

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2012			265,504.67	265,504.67	
05/01/2013	515,000	1.600%	248,910.63	763,910.63	1,029,415.30
11/01/2013			244,790.63	244,790.63	
05/01/2014	525,000	2.125%	244,790.63	769,790.63	1,014,581.26
11/01/2014			239,212.50	239,212.50	
05/01/2015	535,000	2.250%	239,212.50	774,212.50	1,013,425.00
11/01/2015			233,193.75	233,193.75	
05/01/2016	550,000	2.500%	233,193.75	783,193.75	1,016,387.50
11/01/2016			226,318.75	226,318.75	
05/01/2017	565,000	2.750%	226,318.75	791,318.75	1,017,637.50
11/01/2017			218,550.00	218,550.00	
05/01/2018	580,000	3.000%	218,550.00	798,550.00	1,017,100.00
11/01/2018			209,850.00	209,850.00	
05/01/2019	600,000	3.250%	209,850.00	809,850.00	1,019,700.00
11/01/2019			200,100.00	200,100.00	
05/01/2020	620,000	3.500%	200,100.00	820,100.00	1,020,200.00
11/01/2020			189,250.00	189,250.00	
05/01/2021	645,000	3.750%	189,250.00	834,250.00	1,023,500.00
11/01/2021			177,156.25	177,156.25	
05/01/2022	670,000	3.875%	177,156.25	847,156.25	1,024,312.50
11/01/2022			164,175.00	164,175.00	
05/01/2023	695,000	4.000%	164,175.00	859,175.00	1,023,350.00
11/01/2023			150,275.00	150,275.00	
05/01/2024	725,000	4.250%	150,275.00	875,275.00	1,025,550.00
11/01/2024			134,868.75	134,868.75	
05/01/2025	755,000	4.375%	134,868.75	889,868.75	1,024,737.50
11/01/2025			118,353.13	118,353.13	
05/01/2026	790,000	4.375%	118,353.13	908,353.13	1,026,706.26
11/01/2026			101,071.88	101,071.88	
05/01/2027	825,000	4.375%	101,071.88	926,071.88	1,027,143.76
11/01/2027			83,025.00	83,025.00	
05/01/2028	860,000	4.500%	83,025.00	943,025.00	1,026,050.00
11/01/2028			63,675.00	63,675.00	
05/01/2029	900,000	4.500%	63,675.00	963,675.00	1,027,350.00
11/01/2029			43,425.00	43,425.00	
05/01/2030	945,000	4.500%	43,425.00	988,425.00	1,031,850.00
11/01/2030			22,162.50	22,162.50	
05/01/2031	985,000	4.500%	22,162.50	1,007,162.50	1,029,325.00
	13,285,000		6,153,321.58	19,438,321.58	19,438,321.58

BOND DEBT SERVICE

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2

Dated Date 04/19/2012
Delivery Date 04/19/2012

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2012			252,386.67	252,386.67	
05/01/2013	235,000	5.750%	236,612.50	471,612.50	723,999.17
11/01/2013			229,856.25	229,856.25	
05/01/2014	250,000	5.750%	229,856.25	479,856.25	709,712.50
11/01/2014			222,668.75	222,668.75	
05/01/2015	265,000	5.750%	222,668.75	487,668.75	710,337.50
11/01/2015			215,050.00	215,050.00	
05/01/2016	280,000	5.750%	215,050.00	495,050.00	710,100.00
11/01/2016			207,000.00	207,000.00	
05/01/2017	300,000	5.750%	207,000.00	507,000.00	714,000.00
11/01/2017			198,375.00	198,375.00	
05/01/2018	315,000	5.750%	198,375.00	513,375.00	711,750.00
11/01/2018			189,318.75	189,318.75	
05/01/2019	335,000	5.750%	189,318.75	524,318.75	713,637.50
11/01/2019			179,687.50	179,687.50	
05/01/2020	355,000	5.750%	179,687.50	534,687.50	714,375.00
11/01/2020			169,481.25	169,481.25	
05/01/2021	375,000	5.750%	169,481.25	544,481.25	713,962.50
11/01/2021			158,700.00	158,700.00	
05/01/2022	400,000	6.000%	158,700.00	558,700.00	717,400.00
11/01/2022			146,700.00	146,700.00	
05/01/2023	420,000	6.000%	146,700.00	566,700.00	713,400.00
11/01/2023			134,100.00	134,100.00	
05/01/2024	450,000	6.000%	134,100.00	584,100.00	718,200.00
11/01/2024			120,600.00	120,600.00	
05/01/2025	475,000	6.000%	120,600.00	595,600.00	716,200.00
11/01/2025			106,350.00	106,350.00	
05/01/2026	505,000	6.000%	106,350.00	611,350.00	717,700.00
11/01/2026			91,200.00	91,200.00	
05/01/2027	535,000	6.000%	91,200.00	626,200.00	717,400.00
11/01/2027			75,150.00	75,150.00	
05/01/2028	570,000	6.000%	75,150.00	645,150.00	720,300.00
11/01/2028			58,050.00	58,050.00	
05/01/2029	605,000	6.000%	58,050.00	663,050.00	721,100.00
11/01/2029			39,900.00	39,900.00	
05/01/2030	645,000	6.000%	39,900.00	684,900.00	724,800.00
11/01/2030			20,550.00	20,550.00	
05/01/2031	685,000	6.000%	20,550.00	705,550.00	726,100.00
	8,000,000		5,614,474.17	13,614,474.17	13,614,474.17

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
04/19/12	Beg Bal	-246,698.04	-405,104.54
04/19/12		1,750.00	2,873.69
04/19/12		20,000.00	32,842.14
04/19/12		6,500.00	10,673.69
04/19/12		87,000.00	142,863.30
04/19/12		44,871.93	73,684.50
04/20/12		7,049.13	11,573.83
05/01/12		10,175.30	16,681.32
05/01/12		10,000.00	16,393.94
05/08/12		3,375.11	5,527.80
05/25/12		5,478.00	8,950.94
05/25/12		14,838.41	24,245.67
05/25/12		4,923.00	8,044.08
05/25/12		20,013.00	32,700.85
06/04/12		2,660.00	4,341.00
06/14/12		2,335.95	3,806.92
07/05/12		1,747.14	2,839.10
07/25/12		1,400.00	2,268.74
08/03/12		193.75	313.63
09/03/13		2,388.87	3,664.61
09/05/13		0.03	0.05

04/18/22	TOTALS:	1.58	-814.76

ISSUE DATE:	04/19/12	REBATABLE ARBITRAGE:	-814.76
COMP DATE:	04/18/22	NET INCOME:	1.58
BOND YIELD:	5.023224%	TAX INV YIELD:	0.015551%

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-1

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
04/19/12	Beg Bal	-535,747.59	0.00	0.00	0.00
05/01/12	MMkt Bal	-535,750.41	100.00	-535,750.41	-878,305.74
05/01/12	MMkt Acc	-0.29	100.00	-0.29	-0.48
05/02/12		2.82	100.00	2.82	4.62
06/04/12		7.29	100.00	7.29	11.90
07/03/12		7.06	100.00	7.06	11.48
08/02/12		7.29	100.00	7.29	11.80
09/05/12		7.29	100.00	7.29	11.75
10/02/12		7.06	100.00	7.06	11.34
11/02/12		7.29	100.00	7.29	11.66
12/04/12		7.06	100.00	7.06	11.24
01/03/13		7.29	100.00	7.29	11.56
02/04/13		7.29	100.00	7.29	11.51
03/04/13		6.59	100.00	6.59	10.36
04/02/13		7.29	100.00	7.29	11.42
05/02/13		7.06	100.00	7.06	11.01
06/04/13		15.94	100.00	15.94	24.75
07/02/13		17.86	100.00	17.86	27.63
08/02/13		18.45	100.00	18.45	28.42
09/04/13		18.45	100.00	18.45	28.30
10/02/13		17.86	100.00	17.86	27.29
11/04/13		18.45	100.00	18.45	28.07
12/03/13		17.86	100.00	17.86	27.06
01/03/14		18.45	100.00	18.45	27.84
02/04/14		18.45	100.00	18.45	27.72
03/04/14		16.67	100.00	16.67	24.94
04/02/14		18.45	100.00	18.45	27.50
05/02/14		17.86	100.00	17.86	26.51
06/03/14		18.45	100.00	18.45	27.27
07/02/14		17.86	100.00	17.86	26.29
08/04/14		18.45	100.00	18.45	27.04
09/03/14		18.45	100.00	18.45	26.93
10/02/14		17.86	100.00	17.86	25.97
11/04/14		18.45	100.00	18.45	26.71
12/02/14		17.86	100.00	17.86	25.75
01/05/15		18.45	100.00	18.45	26.48
02/03/15		18.45	100.00	18.45	26.38
03/03/15		16.67	100.00	16.67	23.74
04/02/15		18.45	100.00	18.45	26.17
05/04/15		17.86	100.00	17.86	25.22
06/02/15		18.45	100.00	18.45	25.95
07/02/15		17.86	100.00	17.86	25.02
08/04/15		18.45	100.00	18.45	25.73
09/02/15		18.45	100.00	18.45	25.63
10/02/15		17.86	100.00	17.86	24.71
11/03/15		18.45	100.00	18.45	25.42
12/02/15		17.86	100.00	17.86	24.51
01/05/16		18.45	100.00	18.45	25.20

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-1

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
02/02/16		43.46	100.00	43.46	59.14
03/02/16		43.16	100.00	43.16	58.49
04/04/16		46.13	100.00	46.13	62.24
05/03/16		44.65	100.00	44.65	60.01
06/02/16		46.14	100.00	46.14	61.76
07/05/16		44.65	100.00	44.65	59.50
08/02/16		46.13	100.00	46.13	61.24
09/02/16		46.13	100.00	46.13	60.99
10/04/16		44.65	100.00	44.65	58.77
11/02/16		46.14	100.00	46.14	60.50
12/02/16		44.65	100.00	44.65	58.30
01/04/17		46.13	100.00	46.13	59.97
02/02/17		67.72	100.00	67.72	87.70
03/02/17		62.50	100.00	62.50	80.61
04/03/17		69.20	100.00	69.20	88.87
05/02/17		87.80	100.00	87.80	112.30
06/02/17		92.27	100.00	92.27	117.53
07/05/17		89.29	100.00	89.29	113.22
08/02/17		92.26	100.00	92.26	116.55
09/05/17		92.27	100.00	92.27	116.04
10/03/17		89.29	100.00	89.29	111.86
11/02/17		92.27	100.00	92.27	115.13
12/04/17		89.29	100.00	89.29	110.92
01/03/18		92.27	100.00	92.27	114.16
02/02/18		92.27	100.00	92.27	113.71
03/02/18		83.34	100.00	83.34	102.28
04/03/18		92.27	100.00	92.27	112.76
05/02/18		110.87	100.00	110.87	134.95
06/04/18		115.33	100.00	115.33	139.76
07/03/18		111.61	100.00	111.61	134.71
08/02/18		137.66	100.00	137.66	165.49
09/05/18		138.40	100.00	138.40	165.62
10/02/18		133.93	100.00	133.93	159.68
11/02/18		138.40	100.00	138.40	164.33
12/04/18		133.94	100.00	133.94	158.33
01/03/19		138.40	100.00	138.40	162.95
02/04/19		138.40	100.00	138.40	162.26
03/04/19		125.01	100.00	125.01	145.95
04/02/19		138.40	100.00	138.40	160.97
05/02/19		133.94	100.00	133.94	155.14
06/04/19		138.40	100.00	138.40	159.60
07/02/19		133.94	100.00	133.94	153.86
08/02/19		115.33	100.00	115.33	131.93
09/04/19		692.01	100.00	692.01	788.15
10/02/19		633.98	100.00	633.98	719.28
11/04/19		597.50	100.00	597.50	674.91
12/03/19		513.42	100.00	513.42	577.62
01/03/20		530.53	100.00	530.53	594.41

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-1

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
02/04/20		530.53	100.00	530.53	591.88
03/03/20		477.71	100.00	477.71	530.82
04/02/20		178.88	100.00	178.88	197.98
05/04/20		8.93	100.00	8.93	9.84
06/02/20		9.23	100.00	9.23	10.13
07/02/20		7.14	100.00	7.14	7.80
08/04/20		4.76	100.00	4.76	5.18
09/02/20		2.31	100.00	2.31	2.50
10/02/20		2.23	100.00	2.23	2.41
11/03/20		2.31	100.00	2.31	2.48
12/02/20		2.23	100.00	2.23	2.39
01/05/21		2.31	100.00	2.31	2.46
02/02/21		2.30	100.00	2.30	2.44
03/02/21		2.08	100.00	2.08	2.20
04/02/21		2.31	100.00	2.31	2.43
04/30/21	DSRF A-1 Balance	535,747.59	100.00	535,747.59	562,067.08
04/30/21	DSRF A-1 Accrual	2.24	100.00	2.24	2.35

04/18/22	TOTALS:	-526,970.95		8,776.64	-305,735.60

ISSUE DATE: 04/19/12 REBATABLE ARBITRAGE: -305,735.60
COMP DATE: 04/18/22 NET INCOME: 8,776.64
BOND YIELD: 5.023224% TAX INV YIELD: 0.181526%

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-2

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
04/19/12	Beg Bal	-322,618.04	0.00	0.00	0.00
05/01/12	MMkt Bal	-322,619.74	100.00	-322,619.74	-528,900.71
05/01/12	MMkt Acc	-0.18	100.00	-0.18	-0.30
05/02/12		1.70	100.00	1.70	2.79
06/04/12		4.39	100.00	4.39	7.16
07/03/12		4.25	100.00	4.25	6.91
08/02/12		4.39	100.00	4.39	7.11
09/05/12		4.39	100.00	4.39	7.07
10/02/12		4.25	100.00	4.25	6.82
11/02/12		4.39	100.00	4.39	7.02
12/04/12		4.25	100.00	4.25	6.77
01/03/13		4.39	100.00	4.39	6.96
02/04/13		4.39	100.00	4.39	6.93
03/04/13		3.97	100.00	3.97	6.24
04/02/13		4.39	100.00	4.39	6.88
05/02/13		4.25	100.00	4.25	6.63
06/04/13		9.59	100.00	9.59	14.89
07/02/13		10.75	100.00	10.75	16.63
08/02/13		11.11	100.00	11.11	17.12
09/04/13		11.11	100.00	11.11	17.04
10/02/13		10.75	100.00	10.75	16.43
11/04/13		11.11	100.00	11.11	16.90
12/03/13		10.75	100.00	10.75	16.29
01/03/14		11.11	100.00	11.11	16.76
02/04/14		11.11	100.00	11.11	16.69
03/04/14		10.04	100.00	10.04	15.02
04/02/14		11.11	100.00	11.11	16.56
05/02/14		10.75	100.00	10.75	15.96
06/03/14		11.11	100.00	11.11	16.42
07/02/14		10.75	100.00	10.75	15.83
08/04/14		11.11	100.00	11.11	16.28
09/03/14		11.11	100.00	11.11	16.22
10/02/14		10.75	100.00	10.75	15.63
11/04/14		11.11	100.00	11.11	16.08
12/02/14		10.75	100.00	10.75	15.50
01/05/15		11.11	100.00	11.11	15.95
02/03/15		11.11	100.00	11.11	15.89
03/03/15		10.04	100.00	10.04	14.30
04/02/15		11.11	100.00	11.11	15.76
05/04/15		10.75	100.00	10.75	15.18
06/02/15		11.11	100.00	11.11	15.63
07/02/15		10.75	100.00	10.75	15.06
08/04/15		13.89	100.00	13.89	19.37
09/02/15		13.89	100.00	13.89	19.30
10/02/15		13.44	100.00	13.44	18.60
11/03/15		13.89	100.00	13.89	19.14
12/02/15		13.44	100.00	13.44	18.44
01/05/16		13.89	100.00	13.89	18.97

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-2

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
02/02/16		26.43	100.00	26.43	35.97
03/02/16		25.99	100.00	25.99	35.22
04/04/16		27.78	100.00	27.78	37.48
05/03/16		26.88	100.00	26.88	36.13
06/02/16		27.78	100.00	27.78	37.19
07/05/16		26.88	100.00	26.88	35.82
08/02/16		27.78	100.00	27.78	36.88
09/02/16		27.78	100.00	27.78	36.73
10/04/16		26.88	100.00	26.88	35.38
11/02/16		27.78	100.00	27.78	36.42
12/02/16		26.88	100.00	26.88	35.10
01/04/17		27.78	100.00	27.78	36.11
02/02/17		40.77	100.00	40.77	52.80
03/02/17		37.64	100.00	37.64	48.54
04/03/17		41.67	100.00	41.67	53.51
05/02/17		52.88	100.00	52.88	67.64
06/02/17		55.56	100.00	55.56	70.77
07/05/17		53.77	100.00	53.77	68.18
08/02/17		55.56	100.00	55.56	70.19
09/05/17		55.56	100.00	55.56	69.87
10/03/17		53.77	100.00	53.77	67.36
11/02/17		55.56	100.00	55.56	69.32
12/04/17		53.77	100.00	53.77	66.80
01/03/18		55.56	100.00	55.56	68.74
02/02/18		55.56	100.00	55.56	68.47
03/02/18		50.19	100.00	50.19	61.60
04/03/18		55.56	100.00	55.56	67.90
05/02/18		66.76	100.00	66.76	81.26
06/04/18		69.45	100.00	69.45	84.16
07/03/18		67.21	100.00	67.21	81.12
08/02/18		82.89	100.00	82.89	99.65
09/05/18		83.34	100.00	83.34	99.73
10/02/18		80.66	100.00	80.66	96.17
11/02/18		83.34	100.00	83.34	98.95
12/04/18		80.65	100.00	80.65	95.34
01/03/19		83.35	100.00	83.35	98.14
02/04/19		83.34	100.00	83.34	97.71
03/04/19		75.28	100.00	75.28	87.89
04/02/19		83.34	100.00	83.34	96.93
05/02/19		80.65	100.00	80.65	93.41
06/04/19		83.34	100.00	83.34	96.10
07/02/19		80.66	100.00	80.66	92.65
08/02/19		69.45	100.00	69.45	79.45
09/04/19		416.71	100.00	416.71	474.61
10/02/19		381.76	100.00	381.76	433.13
11/04/19		359.81	100.00	359.81	406.43
12/03/19		309.18	100.00	309.18	347.84
01/03/20		319.49	100.00	319.49	357.96

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Debt Service Reserve Fund A-2

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
02/04/20		319.49	100.00	319.49	356.43
03/03/20		287.66	100.00	287.66	319.64
04/02/20		107.73	100.00	107.73	119.23
05/04/20		5.38	100.00	5.38	5.93
06/02/20		5.56	100.00	5.56	6.10
07/02/20		4.30	100.00	4.30	4.70
08/04/20		2.87	100.00	2.87	3.12
09/02/20		1.39	100.00	1.39	1.51
10/02/20		1.34	100.00	1.34	1.45
11/03/20		1.39	100.00	1.39	1.49
12/02/20		1.34	100.00	1.34	1.43
01/05/21		1.39	100.00	1.39	1.48
02/02/21		1.38	100.00	1.38	1.47
03/02/21		1.25	100.00	1.25	1.32
04/02/21		1.39	100.00	1.39	1.46
04/30/21	DSRF A-2 Balance	322,618.04	100.00	322,618.04	338,467.19
04/30/21	DSRF A-2 Accrual	1.35	100.00	1.35	1.42

04/18/22	TOTALS:	-317,316.25		5,301.79	-184,085.78

ISSUE DATE: 04/19/12 REBATABLE ARBITRAGE: -184,085.78
COMP DATE: 04/18/22 NET INCOME: 5,301.79
BOND YIELD: 5.023224% TAX INV YIELD: 0.182099%

Poinciana Community Development District
(Polk County, Florida)
\$13,285,000 Senior Special Assessment Refunding Bonds, Series 2012A-1
\$8,000,000 Subordinate Special Assessment Refunding Bonds, Series 2012A-2
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.023224%)
04/18/13		-1,590.00	-2,484.92
04/18/14		-1,620.00	-2,409.26
04/18/15		-1,650.00	-2,335.11
04/18/16		-1,650.00	-2,222.09
04/18/17		-1,670.00	-2,140.16
04/18/18		-1,700.00	-2,073.16
04/18/19		-1,730.00	-2,007.63
04/18/20		-1,760.00	-1,943.59
04/18/21		-1,780.00	-1,870.54

04/18/22	TOTALS:	-15,150.00	-19,486.46

ISSUE DATE: 04/19/12 REBATABLE ARBITRAGE: -19,486.46
COMP DATE: 04/18/22
BOND YIELD: 5.023224%

SECTION 5

**NOTICE OF MEETING DATES
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Poinciana Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2021** at **11:00 a.m. in the Starlite Ballroom at 384 Village Drive, Poinciana, Florida 34759** on the third Wednesday each month as follows unless indicated otherwise:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager

SECTION D

SECTION 1

*This item will be provided under
separate cover*

SECTION 2

Customer Complaint Log Poinciana CDD

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved
2/23/21	Stanley Maminski	532 Catania Lane	P-B1	Midge Control	Clayton Smith	Sprayed	2/25/21
3/3/21	Robert Zimbardi	524 Catania Lane	B-1	Midge Control	Clayton Smith	Barrier & targeted treatments around B-1	3/4/21
3/8/21	John Clark	113 Torino Lane	B-1	Midge Control	Clayton Smith	Barrier & targeted treatments around B-1	3/4/21
3/10/21	Heather Hayes	364 New River Drive	B-16	Midge Control	Clayton Smith	Sprayed	3/18/21
3/10/21	Debbie Ainslie	346 New River Drive	B-16	Midge Control	Clayton Smith	Sprayed	3/18/21
3/25/21	Honey Moskowitz	118 Verona Drive	P-D4	Check pond erosion	Clayton Smith	Consulted with Engineer, not a CDD issue	4/7/21
3/29/21	Jackie Erickson	209 Grand Canal Drive	P-A1213	Algae	Clayton Smith	Treated	3/30/21
4/16/21	Valerie Formisano	1166 Cambria Bend	P C-9	Algae	Clayton Smith	Treated	4/19/21
4/19/21	Carmen Cruz	473 Grand Canal Drive	P-A 911	Tree & grass trimming	Clayton Smith	Contacted Landscaper	4/19/21
6/16/21	Karen Eapen	582 San Raphael St	P-1	Algae & Grass	Taylor Morrison	Sent to Rudy Bautista	6/16/21
6/23/21	Paul Cahiwat	537 Santavita Place	P C-10	Trash in pond, midges	Clayton Smith	Cleaned up & treated	7/2/21
7/14/21	Ronald Kiefer	250 Acadia Drive	P C20	Grass mowing	Clayton Smith	Wet conditions, to be mowed	7/14/21