

Poinciana
Community Development District

Agenda Package

July 20, 2022

AGENDA

Poinciana

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 13, 2022

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, July 20, 2022 at 11:00am 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 June 15, 2022 Meeting
5. Consideration of Phase 5D Replat and Joinder and Consent to Plat
6. Public Hearings for FY 2023 Budget Adoption, Drain Pipe Installation Fees and Application Rules, and Amending and Restating Tunnel Rules
 - A. Open Public Hearings
 - B. Presentation of Proposed FY2023 Budget
 - C. Public Comments Regarding Budget and Special Assessments
 - D. Consideration of Resolution 2022-09 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - E. Consideration of Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll
 - F. Presentation of Drain Pipe Application and Fees
 - G. Public Comments Regarding Drain Pipe Installation Procedures
 - H. Consideration of Resolution 2022-11 Adopting Fees for Drain Pipe Application and Policies for Approval and License Agreement
 - I. Presentation of Amended and Restated Tunnel Rules

- J. Public Comments Regarding Tunnel Rules
- K. Consideration of Resolution 2022-12 Amending and Restating Tunnel Rules to Include Definition of Low Speed Vehicle
- L. Close Public Hearings
- 7. 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. Approval of Fiscal Year 2023 Meeting Schedule
 - D. Field Manager
 - i. Field Manager's Report
 - 1. Consideration of Proposal for Tunnel Maintenance
 - ii. Customer Complaint Log
- 8. Supervisor's Requests
- 9. Other Business
- 10. General Audience Comments
- 11. Next Meeting Date – August 17th, 2022
- 12. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **June 15, 2022** at 11:00 a.m. via Zoom Communication Media Technology and in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

| | |
|-----------------|---------------------|
| Lita Epstein | Chair |
| Tony Reed | Vice Chair |
| Robert Zimbardi | Assistant Secretary |
| Anita Nelson | Assistant Secretary |

Also present were:

| | |
|---------------|-------------------|
| Tricia Adams | District Manager |
| Jan Carpenter | District Counsel |
| Kathy Leo | District Engineer |
| Clayton Smith | Field Manager |

The following is a summary of the discussions and actions taken at the June 15, 2022 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 11:01 a.m. 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 May 18, 2022 Meeting**

Mr. Reed and Ms. Nelson submitted corrections to the May 18, 2022 minutes, which were incorporated.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Minutes of the May 18, 2022 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS**Discussion of Ownership and Operation of Reclaimed Water System**

Ms. Adams stated that the reclaimed water system at Solivita was constructed using bond funds and was currently maintained and operated by the HOA, at their expense per the terms of an agreement. Mr. Reed noted that he requested this item on the agenda and addressed the following:

- Page 1 noted that reclaimed pipes in excess of 6 inches of diameter were identified in Exhibit A, which was attached to the agreement, but this exhibit was not attached to the agreement. Ms. Adams would search for the exhibit.
- What pipes were underground and whether the District was meeting the intent of the District. At The Villages, a broken pipe washed out the road resulting in a lawsuit.
- Whether the HOA conducted regular inspections of the infrastructure and reported any irregularities to the District Manager as defined on Page 2 of the agreement. At an HOA meeting, a resident addressed an issue with the reclaimed water system. Ms. Adams did not receive any reports of irregularities. Ms. Leo explained that irrigation and pipe breaks were common and were routinely repaired. In her opinion, what the HOA was doing was working. The HOA was required to perform inspections under the agreement.
- Whether there were any pressure issues with the pipes. Ms. Leo confirmed no pressure problems in the District.
- Who was responsible in the HOA for maintaining the infrastructure since the HOA did not have any employees. Mr. Reed would verify.

- Whether the District had liability coverage in the event that there were any claims. Ms. Carpenter explained if there was a claim, it would be against the HOA and the CDD and the District should retain the HOA's insurance certificate on file. The District had sovereign immunity as a government entity for certain claims.
- The contact information in the agreement was for Hopping, Green instead of Latham Luna. Ms. Adams would provide written notice to the HOA advising the change.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package. Two items were completed and would be removed from next month's Action Items List. Regarding the Poinciana Parkway Project, Ms. Epstein received an email from the Public Information Officer. CFX would present an update at an upcoming Board meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 11, 2022 through June 7, 2022 in the amount of \$43,633.25.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the February 9, 2022 through May 10, 2022 Check Register in the amount of \$614,871.50 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through May 31, 2022, which were included in the agenda package. The District was in a good cash position with an Unassigned General Fund Balance of \$857,689, total prorated expenditures of \$463,538 and

actual expenses of \$415,016. In response to Ms. Epstein's question, Ms. Adams stated that the District was fully collected on the direct bill assessment and the true-up payment of \$345,834.18 was settled.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Unaudited Financial Statements through May 31, 2022 were accepted.

iv. Presentation of Arbitrage Rebate Calculation Reports

Ms. Adams presented two Arbitrage Rebate Calculation Reports that AMTEC prepared for the Series 2012A-1 Senior and 2012A-2 Subordinate Bonds as required under the Trust Indenture and per Internal Revenue Service (IRS) regulations. The District was required to report every five years to the IRS, but reports were run annually to ensure that there was no arbitrage rebate issues. Based upon their computations, no arbitrage rebate liability existed and the District was in compliance with the IRS regulations. Because the District refunded the bonds, an additional report was required through May 1st in order to close out the account. One report was for activity through April 18, 2022 and the other was through May 1, 2022. Ms. Nelson questioned what the Sinking Fund was used for since there were Reserve Funds. Ms. Carpenter explained that the Trustee holds funds for the bonds under the bond documents in a Sinking Fund to reduce the debt on the bonds.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Arbitrage Rebate Calculation Reports as prepared by AMTEC was approved.

v. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (*mail, e-mail or in person as applicable*)

Ms. Adams reminded the Board Members to file their Form 1, Statement of Financial Interests with the Supervisor of Elections by July 1st.

Mr. John Cameron introduced himself to the Board, as he was running for a seat in November. He has been a resident of Solivita for two-and-a-half years and retired in 2017 after serving 42 years in government service as a City Manager and Regional Director for a US Senator.

D. Field Manager**i. Field Manager's Report**

Mr. Smith presented the Field Manager Report, which was included in the agenda package. It has been a year since Ponds C-20 and A-12 were planted, due to prevalent algae issues. In his opinion, the plantings were beautiful and helped to stabilize the pond bank and prevent wind erosion. There was Spikerush and Pickerelweed. The plantings were successful, but there were complaints about C-20.

Ms. Epstein requested that an email with this information about the two ponds be sent to residents. Ms. Adams will send an e mail based on the education information from the University of Florida Institute of Food and Agricultural Services (UF/IFAS), regarding the benefits of the pond plantings or littoral shelves. Mr. Reed recommended obtaining feedback first from residents living on the ponds. Ms. Epstein preferred educating the residents before obtaining feedback and suggested having a public meeting. Ms. Carpenter recommended having it after the public hearing on the budget. Mr. Smith suggested inviting Clarke to make a presentation. Mr. Zimbardi asked if there was a monthly cost for the plantings. Mr. Smith stated that there was a monthly maintenance cost for the first year, guaranteeing a certain percentage of replacement of the plants. Discussion ensued and there was Board consensus for Ms. Adams to schedule an educational presentation on the pond plantings in August.

Mr. Smith reported that a resident requested the removal of a Cypress tree, but the CDD policy was not to remove healthy trees. An arborist would review the tree to determine its health and some roots would be trimmed. Mr. Smith asked whether the Board wanted to continue the CDD policy to not remove healthy trees on CDD pond banks. Ms. Epstein was in favor of removing a dead or sick tree, but not a healthy tree. Mr. Zimbardi asked if the lower branches could be trimmed higher. Mr. Smith had not instructed this in the past but could request it. Pond C-11 had a minor fish kill. The pond likely flipped and killed some Blue Gill. It has now stabilized. Mr. Zimbardi questioned how the pond flipped. Mr. Smith explained that the low oxygenated water at the bottom rises to the top from wind or excessive rain, suffocating the fish. They were looking into some issues on Pond B-15. The water level suddenly dropped but was now back to normal. He wanted to have storm drains in the vicinity scoped or cleared. The stocking of the ponds with Gambusia was completed in May. The fish seem to be thriving, especially on Ponds A-12 and C-20. He was continuing to monitor it. The Pond Treatment and Midge Maintenance Reports were provided to the Board.

ii. Customer Complaint Log

Mr. Smith presented the complaint log for May 16, 2022 through June 3, 2022, which was included in the agenda package. There were complaints about the grasses on Pond C-20. It was explained to residents that they were planted as part of a program. Mr. Reed emphasized that communication with residents that lived on the pond was important so they were not surprised. Ms. Epstein felt that they needed to do what was best for the CDD and the pond rather than what an individual might prefer. When residents learned the benefits and the purpose, there would not be much objection from residents.

iii. Consideration of Estimate for Drainage Improvements and Bank Repairs

Mr. Smith recalled discussion at the last meeting about repairing drains that terminated in the middle of the pond slope behind the Shorehaven pool on Pond D-9. Ms. Leo researched the Department of Health codes and spoke to Polk County who confirmed that pool discharge could be drained into a pond. Mr. Smith spoke to the pool vendor who has seen many pools drain into stormwater ponds and suggested adding a de-chlorinator to the line. Mr. Reed assumed from washout on the pond bank that the pipe has been in place for a long time. Ms. Adams noted an estimate from GMS in the amount of \$540.30 for labor, mobilization, equipment and materials, which was included in the agenda package. Mr. Smith explained that the proposed approach was to extend the pool drainpipe that terminates at the edge of the pond bank out into the pond area and run a corrugated pipe into the pond. Mr. Reed agreed as the current placement of the pipe was not correct.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the proposal from GMS for drainage improvements and pond bank repairs on Pond D-9 in the amount of \$540.30 was approved.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Reed noted that this was the time of year when there was algae and noticed that Taylor Morrison was not keeping up with it. Mr. Smith stated that a contractor was onsite five days a week, but they could only treat every 14 days. Mr. Reed voiced concern about excess groundwater on west end of Solivita entering the pond by the entrance from the impending road

construction and development, which flowed into the wetlands. Ms. Leo advised that if there was groundwater flow to CDD property from any construction occurring off-site, the pre-development and post-development conditions must match according to the permitting process and they could not flow more water to the District under the permit. Mr. Reed asked if they would direct the water around Solivita. Ms. Leo stated that they must hold the water until it gets to a point where the volume was met and they must discharge that volume.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**General Audience Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Next Meeting Date – July 20th, 2022**

Ms. Adams announced that the next meeting was scheduled for July 20, 2022 at 11:00 a.m., which were the public hearings on the budget, the license application for drainage improvements on residential property and to amend and restate the tunnel rules. Ms. Epstein requested special notices on the public hearings. Ms. Adams would provide more detail in the notices. Per the Statute, they were required to notice the meeting in a newspaper of general circulation and the District met those requirements.

ELEVENTH ORDER OF BUSINESS

Adjournment

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| On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the meeting was adjourned. |
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Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V

**This instrument prepared by and
after recording return to:**

Robert W. Bowser, Esq.
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801

JOINDER AND CONSENT TO PLAT
(SOLIVITA PHASE 5D)

The undersigned, **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under chapter 190, Florida Statutes, hereby certifies that it is being the holder of that certain Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 28, 2000 in Official Records Book 4446, Page 1706; that certain Poinciana Community Development District's Notice of Imposition of Special Assessments recorded May 23, 2012 in Official Records Book 8656, Page 297; that certain First Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Poinciana Community Development District recorded October 17, 2012 in Official Records Book 8776, Page 152; that certain Declaration of Consent to Jurisdiction of Poinciana Community Development District and to Imposition of Special Assessments recorded February 23, 2015 in Official Records Book 9458, Page 1505; that certain Poinciana Community Development District Notice of Amendment to Assessment Methodology recorded February 23, 2015 in Official Records Book 9458, Page 1525; and that certain Poinciana Community Development District Notice of Imposition of Master Amenity Assessments recorded May 25, 2017 in Official Records Book 10156, Page 1701, all in the Public Records of Polk County, Florida, does hereby join in, and by its joinder, ratify, approve, confirm, and consent to the **PLAT OF SOLIVITA PHASE 5D**, recorded in Plat Book _____, Pages _____ through _____ of the Public Records of Polk County, Florida, and all dedications and reservations thereon.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SEE NEXT PAGE FOR SIGNATURES]**

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its undersigned authorized officer on this _____ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

**POINCIANA COMMUNITY DEVELOPMENT
DISTRICT**,
a local unit of special purpose government organized
and existing under chapter 190, Florida Statutes

Witness Signature

Printed Name of Witness

Witness Signature

Printed Name of Witness

By: _____
Print Name: _____
Title: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under chapter 190, on behalf of the district. Said person is personally known to me, or produced the following identification: _____.

NOTARY PUBLIC
State of Florida
Print Name: _____

SOLIVITA PHASE 5D

A REPLAT

REPLATTING TRACT FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT P-8

SOLIVITA PHASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30

LYING IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST

POLK COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS PARKWAY, AS BEING SOUTH 89°46'58" EAST, PER PLAT OF SOLIVITA PHASE 5A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 10 THROUGH 21 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS. # 4044, UNLESS OTHERWISE NOTED.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED PCP LS. # 4044.
- ALL PLATTED EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT LINES THAT INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED, (N.R.).
- THERE IS A 5.00 FOOT WIDE DRAINAGE AND IRRIGATION EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS IS DEDICATED TO THE SOLIVITA COMMUNITY ASSOCIATION, INC.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON THE PLAT OF SOLIVITA PHASE 5-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 10 THROUGH 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. VERTICAL CONTROL POINT NO. 1, ELEVATION 71.78' VERTICAL CONTROL POINT NO. 2, ELEVATION 71.71'
- THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE, ADJUSTMENT OF 1990.
- THERE IS A 10.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY, EXCEPT AS SHOWN.
- A 5/8" IRON REBAR WITH CAP, STAMPED "LB. # 7808", WILL BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- JOINDER AND CONSENT AS TO THE CDD IS EXECUTED AND FILED IN THE PUBLIC RECORDS OF POLK COUNTY.
- SUBJECT TO A DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6736, PAGE 1100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO AN EASEMENT FOR CABLE TELEVISION AND COMMUNICATIONS SERVICES IN FAVOR OF BRIGHT HOUSE NETWORKS, LLC, RECORDED IN FEBRUARY 8, 2006 IN OFFICIAL RECORDS BOOK 6629, PAGE 592, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO A DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED APRIL 28, 2000 IN OFFICIAL RECORDS BOOK 4446, PAGE 1706, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO A NOTICE OF BOUNDARY AMENDMENT OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT, RECORDED JUNE 25, 2008 IN OFFICIAL RECORDS BOOK 7661, PAGE 1139, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO A POINCIANA COMMUNITY DEVELOPMENT DISTRICT'S NOTICE OF IMPOSITION OF SPECIAL ASSESSMENTS RECORDED MAY 23, 2012 IN OFFICIAL RECORDS BOOK 8656, PAGE 297, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO A FIRST AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT RECORDED OCTOBER 17, 2012 IN OFFICIAL RECORDS BOOK 8776, PAGE 152, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- SUBJECT TO A THIRD AMENDMENT RECORDED FEBRUARY 20, 2018 IN OFFICIAL RECORDS BOOK 10401, PAGE 1687, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- THE 8.00 FOOT WIDE IRRIGATION AND WALL EASEMENT SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY THE SOLIVITA COMMUNITY ASSOCIATION, INC.

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

LEGAL DESCRIPTION

A TRACT OF LAND, BEING ALL OF TRACT FD-1, A PORTION OF TRACT P-6, AND A PORTION OF TRACT P-8, SOLIVITA PHASE 5C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT FD-1, SAID POINT LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE; THENCE RUN ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT FD-1, THE FOLLOWING COURSES: SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 08°57'42", AN ARC LENGTH OF 234.72 FEET, A CHORD LENGTH OF 234.42 FEET AND A CHORD BEARING OF SOUTH 08°04'27" WEST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 58°24'19" WEST, 330.00 FEET; THENCE RUN SOUTH 31°35'41" WEST, 376.04 FEET; THENCE RUN SOUTH 27°59'21" WEST, 12.35 FEET; NORTH 29°10'21" WEST, 34.22 FEET; THENCE RUN NORTH 07°19'32" EAST, 71.37 FEET; THENCE RUN NORTH 44°01'43" EAST, 20.53 FEET; THENCE RUN NORTH 00°34'38" WEST, 20.51 FEET; THENCE RUN NORTH 45°10'58" WEST, 36.43 FEET; THENCE RUN NORTH 24°17'19" WEST, 29.73 FEET; THENCE RUN NORTH 38°14'19" WEST, 13.09 FEET; THENCE RUN NORTH 24°17'30" WEST, 16.62 FEET; THENCE RUN NORTH 42°07'56" WEST, 28.00 FEET; THENCE RUN NORTH 55°31'10" WEST, 13.55 FEET; THENCE RUN NORTH 41°29'31" WEST, 11.15 FEET; THENCE RUN NORTH 44°52'38" WEST, 7.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 181.37 FEET, A CENTRAL ANGLE OF 25°31'53", AN ARC LENGTH OF 80.82 FEET, A CHORD LENGTH OF 80.15 FEET AND A CHORD BEARING OF NORTH 46°51'05" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 64°15'31" WEST, 30.00 FEET; THENCE RUN NORTH 61°08'33" WEST, 56.47 FEET; THENCE RUN NORTH 79°12'34" WEST, 92.28 FEET; THENCE RUN SOUTH 85°48'15" WEST, 21.86 FEET; THENCE RUN NORTH 66°58'35" WEST, 4.59 FEET; THENCE RUN SOUTH 88°38'47" WEST, 41.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 21°07'16", AN ARC LENGTH OF 5.53 FEET, A CHORD LENGTH OF 5.50 FEET AND A CHORD BEARING OF SOUTH 78°05'09" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 67°31'31" WEST, 63.58 FEET; THENCE RUN SOUTH 67°49'00" WEST, 25.32 FEET; THENCE RUN SOUTH 73°43'02" WEST, 96.14 FEET; THENCE RUN SOUTH 81°58'26" WEST, 43.28 FEET; THENCE RUN SOUTH 63°26'27" WEST, 64.26 FEET; THENCE RUN SOUTH 07°55'39" WEST, 201.05 FEET; THENCE RUN SOUTH 02°39'52" WEST, 34.50 FEET; THENCE RUN SOUTH 01°58'56" WEST, 33.20 FEET; THENCE RUN SOUTH 10°27'08" EAST, 28.93 FEET; THENCE RUN SOUTH 11°24'55" WEST, 26.75 FEET; THENCE RUN SOUTH 15°19'55" WEST, 54.72 FEET; THENCE RUN SOUTH 06°34'55" WEST, 43.72 FEET; THENCE RUN SOUTH 04°32'54" WEST, 69.24 FEET; THENCE RUN SOUTH 00°55'05" EAST, 61.98 FEET; THENCE RUN SOUTH 12°47'43" WEST, 45.42 FEET; THENCE RUN SOUTH 00°19'45" EAST, 20.52 FEET; THENCE RUN SOUTH 08°10'44" EAST, 54.40 FEET; THENCE RUN SOUTH 09°29'13" EAST, 26.31 FEET; THENCE RUN SOUTH 31°49'31" EAST, 24.51 FEET; THENCE RUN SOUTH 40°00'32" EAST, 30.76 FEET; THENCE RUN SOUTH 19°18'21" EAST, 60.74 FEET; THENCE RUN SOUTH 01°30'57" EAST, 44.12 FEET; THENCE RUN SOUTH 14°22'55" WEST, 39.39 FEET; THENCE RUN SOUTH 09°16'47" WEST, 75.23 FEET; THENCE RUN SOUTH 15°11'11" WEST, 62.53 FEET; THENCE RUN SOUTH 41°10'12" EAST, 68.87 FEET; THENCE RUN SOUTH 28°18'45" EAST, 12.40 FEET; THENCE RUN SOUTH 34°43'09" EAST, 2.87 FEET; THENCE RUN SOUTH 05°53'59" WEST, 6.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE CENTER ROAD, SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1330.00 FEET, A CENTRAL ANGLE OF 3°11'55", AN ARC LENGTH OF 74.25 FEET, A CHORD LENGTH OF 74.24 FEET AND A CHORD BEARING OF NORTH 82°29'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 80°54'01" WEST, 97.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 32.99 FEET, A CHORD LENGTH OF 29.70 FEET AND A CHORD BEARING OF NORTH 35°54'01" WEST; THENCE RUN NORTH 80°54'01" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 32.99 FEET, A CHORD LENGTH OF 29.70 FEET AND A CHORD BEARING OF SOUTH 54°05'59" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 80°54'01" WEST, 89.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 09°05'59" EAST, 157.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°21'18", AN ARC LENGTH OF 47.68 FEET, A CHORD LENGTH OF 47.13 FEET AND A CHORD BEARING OF NORTH 06°04'40" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 27°41'30", AN ARC LENGTH OF 224.26 FEET, A CHORD LENGTH OF 222.08 FEET AND A CHORD BEARING OF NORTH 07°24'34" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 06°26'11" EAST, 266.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 06°26'11", AN ARC LENGTH OF 41.00 FEET, A CHORD LENGTH OF 40.98 FEET AND A CHORD BEARING OF NORTH 03°13'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°00'00" EAST, 337.67 FEET; THENCE RUN NORTH 90°00'00" WEST, 47.21 FEET; THENCE RUN NORTH 68°35'24" WEST, 56.27 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF UMBRIA DRIVE (TRACT #A2), OF SAID PLAT OF SOLIVITA PHASE 5C; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 07°03'17", AN ARC LENGTH OF 76.96 FEET, A CHORD LENGTH OF 76.91 FEET AND A CHORD BEARING OF NORTH 17°14'37" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 76°17'01", AN ARC LENGTH OF 27.96 FEET, A CHORD LENGTH OF 25.94 FEET AND A CHORD BEARING OF NORTH 51°51'29" EAST; THENCE RUN NORTH 17°14'38" EAST, NON-TANGENT TO SAID CURVE, 52.35 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 95°26'03", AN ARC LENGTH OF 34.98 FEET, A CHORD LENGTH OF 31.07 FEET AND A CHORD BEARING OF NORTH 42°16'59" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 05°26'03", AN ARC LENGTH OF 59.28 FEET, A CHORD LENGTH OF 59.25 FEET AND A CHORD BEARING OF NORTH 02°43'01" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°00'00" EAST, 12.82 FEET TO THE SOUTHWEST CORNER OF LOT 41 OF SAID PLAT OF SOLIVITA PHASE 5C; THENCE RUN NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 41, A DISTANCE OF 173.00 FEET THE SOUTHEAST CORNER OF SAID LOT 41; THENCE RUN NORTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 41, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 90°00'00" EAST, 234.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 25°17'28", AN ARC LENGTH OF 61.80 FEET, A CHORD LENGTH OF 61.30 FEET AND A CHORD BEARING OF NORTH 77°21'16" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 53°32'33", AN ARC LENGTH OF 527.99 FEET, A CHORD LENGTH OF 508.99 FEET AND A CHORD BEARING OF SOUTH 88°31'12" EAST TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 68°54'16", AN ARC LENGTH OF 209.25 FEET, A CHORD LENGTH OF 196.87 FEET AND A CHORD BEARING OF SOUTH 74°24'40" EAST; THENCE RUN SOUTH 89°46'58" EAST, NON-TANGENT TO SAID CURVE, 58.83 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID PLAT OF SOLIVITA PHASE 5C; THENCE RUN SOUTH 00°13'02" WEST, ALONG SAID EASTERLY LINE, 133.04 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID TRACT FD-1; THENCE RUN SOUTH 89°46'40" EAST, ALONG SAID NORTHERLY LINE, 323.30 FEET TO THE POINT OF BEGINNING.

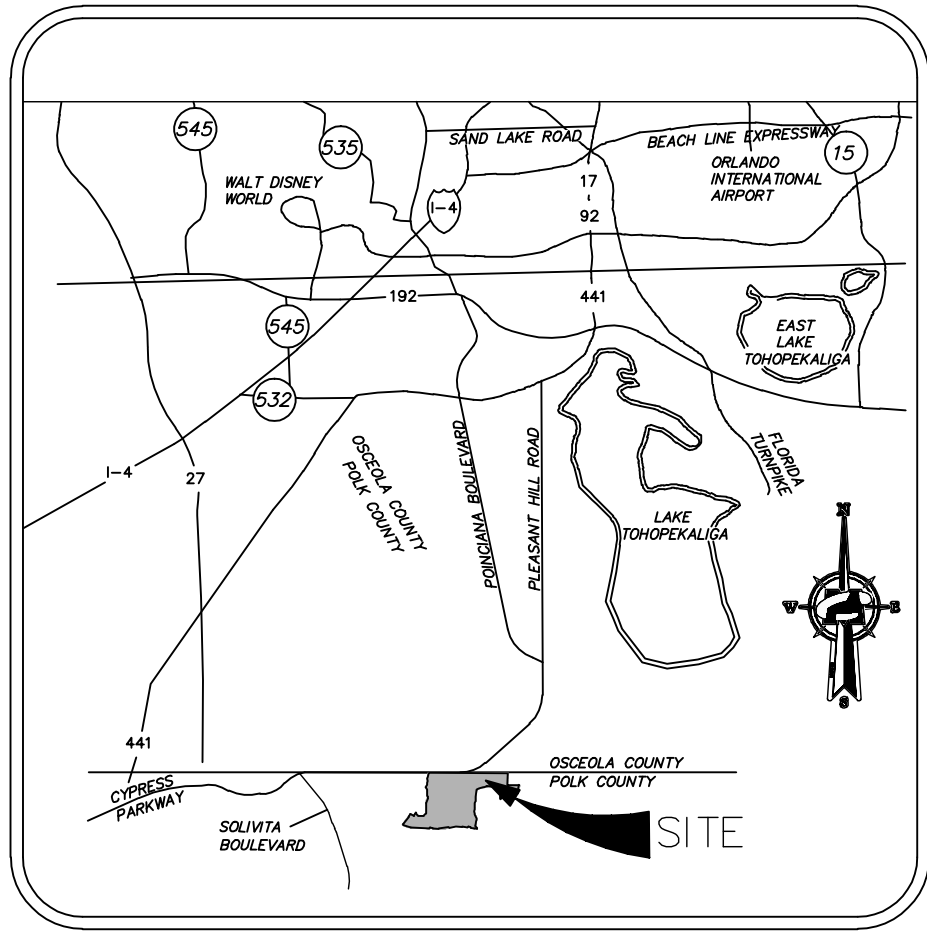
THE ABOVE DESCRIBED TRACT OF LAND LIES IN POLK COUNTY, FLORIDA AND CONTAINS 17.036 ACRES MORE OR LESS.

INDEX

SHEET 1 - COVER SHEET
SHEET 2 - DETAIL SHEET
SHEET 3 - DETAIL SHEET

LEGEND

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- PG.(S) - PAGE(S)
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- R.P. - RIGHT-OF-WAY
- P.O.B. - RADIUS POINT
- LB. - LICENSED BUSINESS
- LS. - LICENSED SURVEYOR
- PRM - PERMANENT REFERENCE MONUMENT
- CM. - CONCRETE MONUMENT
- R - RADIUS
- Δ - CENTRAL ANGLE
- L - ARC LENGTH
- C - CHORD
- C.B. - CHORD BEARING
- PC. - POINT OF CURVATURE
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- ② - INDICATES POINT NUMBER FOR STATE PLANE COORDINATES
- ◆ - BENCHMARK
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- PRC. - POINT OF REVERSE CURVATURE
- Ⓢ - CENTERLINE
- D.U.E. - DRAINAGE, UTILITY EASEMENT
- FND. - DENOTES A FOUND 4" X 4" PRM LB. # 7388, UNLESS OTHERWISE NOTED.
- - DENOTES A SET 4" X 4" PRM L.S. # 4044, UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

COUNTY COMMISSIONERS CONDITIONAL APPROVAL

State of Florida
County of Polk

This plat is conditionally approved this _____ day of _____, A.D. 2022 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions has been satisfied.

Board of County Commissioners

By: _____ Chairperson Attest: _____ Clerk

COUNTY COMMISSIONERS APPROVAL

State of Florida
County of Polk

This plat has received final approval this _____ day of _____, A.D. 2022 by the Chairperson of the Board of County Commissioners of Polk County, Florida, in accordance with the procedures adopted by the Board of County Commissioners.

Board of County Commissioners

By: _____ Chairperson Attest: _____ Clerk

POLK COUNTY ENGINEER APPROVAL

State of Florida
County of Polk

This plat is hereby approved by the Polk County Engineer.

County Engineer

Date

LAND DEVELOPMENT DIVISION APPROVAL

State of Florida
County of Polk

This plat is hereby approved by the Land Development Division.

By: _____
Land Development Division Director

Date

PLAT BOOK

PAGE

SOLIVITA PHASE 5D DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat entitled SOLIVITA PHASE 5D for the uses and purposes therein expressed and dedicates as follows:

The Utility Easements shown and/or noted hereon are dedicated to the providers of public utilities forever, for the purpose of installation, operation, repair and maintenance of public utilities, along with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon, for the purpose of accessing said utility easements.

Tract "A"; Via Galuppi Street and Lombardi Court are private roads and right of way tracts are dedicated to the Solivita Community Association, Inc. A perpetual non-exclusive ingress/egress easement over Tract "A" is dedicated to Polk County and other applicable authorities for the benefit of delivery and pick-up services, code enforcement services, public safety services, public health services, ambulance services, mail services and solid waste services. A non-exclusive ingress and egress easement over Tract "A" is dedicated forever to the lot owners, the Poinciana Community Development District, and their respective successors and assigns for the purpose stated herein.

A Utility Easement over Tract "A" (Roadway Tract), is hereby dedicated to the providers of public utilities for the installation, maintenance and replacement of utilities.

Tracts OS-3, and OS-4 (Signage, Recreation, Drainage, Utilities and Open Space) and the 8.00 foot wide Irrigation and Wall Easement are hereby dedicated to the Solivita Community Association, Inc.

The drainage easements shown and/or noted hereon are hereby dedicated to the Solivita Community Association, Inc. and the Poinciana Community Development District for purposes not limited to 1) drainage; 2) access; 3) ingress and egress; 4) maintenance; 5) repair; 6) construction; and 7) reconstruction, for the benefit of both a) the drainage easements and drainage improvements located therein; b) lands and appurtenant improvements located outside of said easements owned or maintained by the Solivita Community Association, Inc. or the Poinciana Community Development District.

IN WITNESS WHEREOF, the undersigned, AVATAR PROPERTIES INC., a Florida Corporation, has caused this Dedication to be executed and acknowledged by its _____ thereunto duly authorized on this _____ day of _____ 2022.

Signed, sealed and delivered in the presence of the following two witnesses: AVATAR PROPERTIES INC. a Florida Corporation

Print Name: _____
(Witness)

Print Name: _____
(Witness)

By:

~~Richard Resallo~~
Vice-President, Land Development

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by ~~Richard Resallo~~ as ~~Vice-President, Land Development~~ of Avatar Properties, Inc., a Florida Corporation, on behalf of the corporation, who [] is personally known to me or [] has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the plat is a true representation of the lands surveyed under my responsible direction and supervision and this plat complies with all the survey requirements of Chapter 177, Florida Statutes and the permanent reference monuments have been set in accordance with the requirements of Chapter 177.

Date _____ Surveyor's Signature _____
LS 4044
Surveyor's Registration Number David A. White
LB 7808 Surveyor's Name (printed)
Certificate of Authorization Number
PEC - Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

COUNTY SURVEYOR APPROVAL

State of Florida
County of Polk

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177 Part I, Florida Statutes, relating to the making of maps and plats.

Richard M "Mike" Benton P.S.M. # 6447 Date

CLERK OF CIRCUIT COURT

State of Florida
County of Polk

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording this _____ day of _____, A.D. 2022.

By: _____
Clerk of the Circuit Court

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

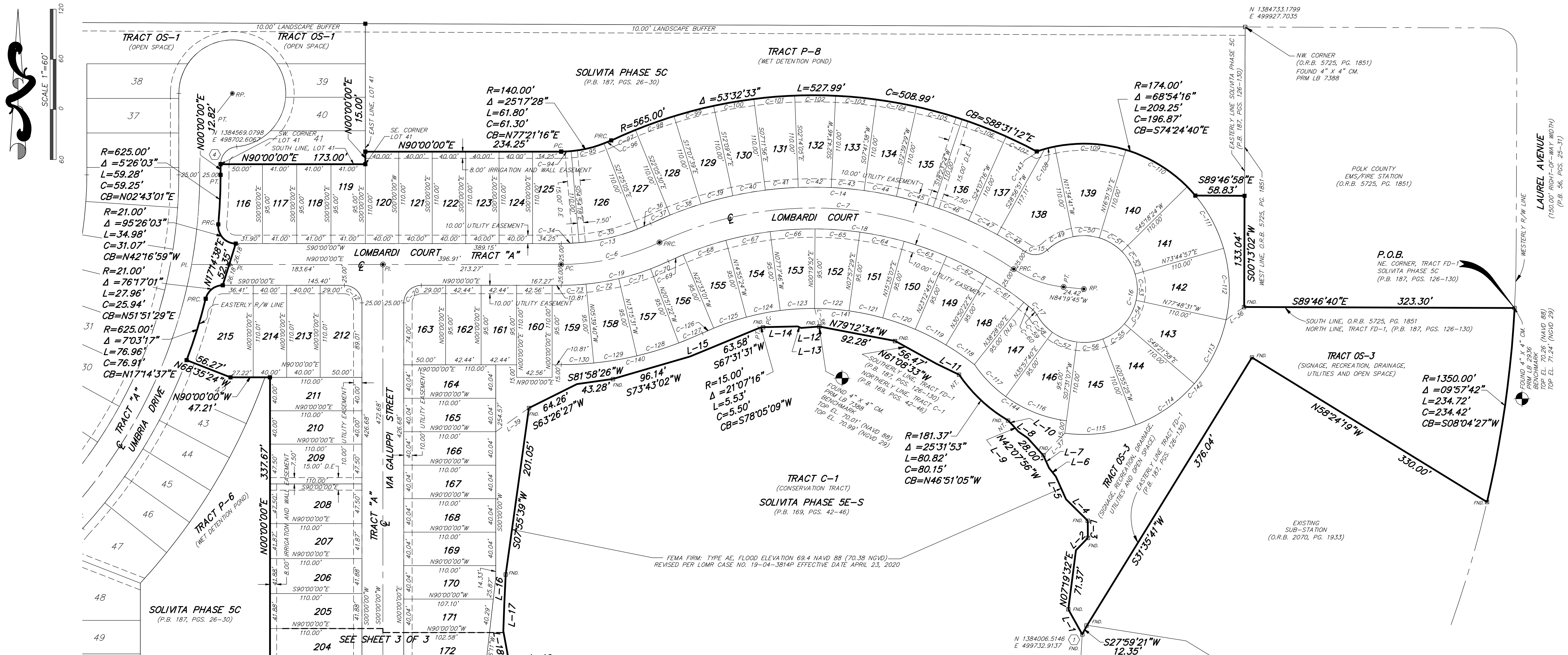
SOLIVITA PHASE 5D

A REPLAT

REPLATTING TRACT FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT P-8
SOLIVITA PHASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30
LYING IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST
POLK COUNTY, FLORIDA

SHEET 2 OF 3 PLAT
BOOK

PAGE

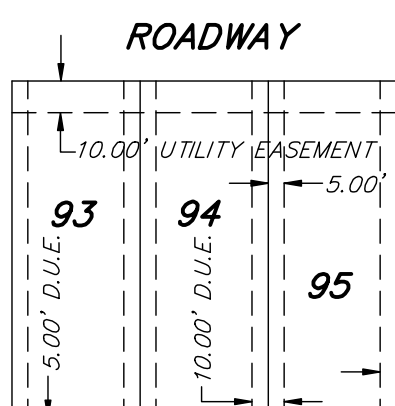


FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



TYPICAL LOT EASEMENT
THERE IS A 5.00 FOOT WIDE DRAINAGE AND IRRIGATION EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS IS DEDICATED TO THE SOLIVITA COMMUNITY ASSOCIATION, INC.

| CURVE | RADIUS | DELTA | LENGTH | CHORD | CH. BEARING |
|-------|---------|-----------|---------|---------|-------------|
| C-6 | 275.00' | 25°17'28" | 121.39' | 120.41' | N77°21'16"E |
| C-7 | 430.00' | 59°12'01" | 444.29' | 424.79' | N85°41'28"W |
| C-8 | 129.63' | 28°14'17" | 63.89' | 63.24' | S70°12'36"E |
| C-9 | 401.00' | 90°00'00" | 32.99' | 32.99' | S45°00'00"E |
| C-10 | 21.00' | 25°17'28" | 110.35' | 109.46' | N77°21'16"E |
| C-11 | 455.00' | 59°12'01" | 470.12' | 449.49' | N85°41'28"W |
| C-12 | 21.00' | 77°04'13" | 28.25' | 26.17' | S85°22'26"W |
| C-13 | 64.00' | 28°26'33" | 31.77' | 31.45' | N02°01'47"W |
| C-14 | 405.00' | 7°37'38" | 53.91' | 53.87' | N26°24'46"E |
| C-15 | 405.00' | 7°37'38" | 53.91' | 53.87' | N54°51'18"E |
| C-16 | 64.00' | 28°26'33" | 31.77' | 31.45' | N83°17'51"E |
| C-17 | 64.00' | 28°26'33" | 31.77' | 31.45' | S68°15'36"E |
| C-18 | 21.00' | 20°49'45" | 7.63' | 7.59' | S39°07'57"E |
| C-19 | 405.00' | 1°59'11" | 14.04' | 14.04' | S50°32'25"E |
| C-20 | 405.00' | 7°37'38" | 53.91' | 53.87' | S55°20'49"E |
| C-21 | 405.00' | 7°37'38" | 53.91' | 53.87' | S62°58'26"E |
| C-22 | 405.00' | 7°37'38" | 53.91' | 53.87' | S70°36'04"E |
| C-23 | 405.00' | 7°37'38" | 53.91' | 53.87' | S78°11'42"E |
| C-24 | 405.00' | 7°37'38" | 53.91' | 53.87' | S85°51'19"E |
| C-25 | 405.00' | 7°37'38" | 53.91' | 53.87' | N86°31'03"E |
| C-26 | 405.00' | 7°37'38" | 53.91' | 53.87' | N78°53'25"E |
| C-27 | 405.00' | 7°37'38" | 53.91' | 53.87' | N71°15'48"E |
| C-28 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°04'45"E |
| C-29 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°18'51"E |
| C-30 | 405.00' | 7°37'38" | 53.91' | 53.87' | N70°23'26"E |
| C-31 | 405.00' | 7°37'38" | 53.91' | 53.87' | N80°32'25"E |
| C-32 | 405.00' | 7°37'38" | 53.91' | 53.87' | N87°10'10"E |
| C-33 | 405.00' | 7°37'38" | 53.91' | 53.87' | N76°50'18"E |
| C-34 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°38'43"E |
| C-35 | 405.00' | 7°37'38" | 53.91' | 53.87' | N55°51'19"E |
| C-36 | 405.00' | 7°37'38" | 53.91' | 53.87' | N44°29'37"W |
| C-37 | 405.00' | 7°37'38" | 53.91' | 53.87' | N33°10'33"W |
| C-38 | 405.00' | 7°37'38" | 53.91' | 53.87' | N22°02'49"W |
| C-39 | 405.00' | 7°37'38" | 53.91' | 53.87' | N11°15'48"W |
| C-40 | 405.00' | 7°37'38" | 53.91' | 53.87' | N00°01'47"W |
| C-41 | 405.00' | 7°37'38" | 53.91' | 53.87' | N26°24'46"E |
| C-42 | 405.00' | 7°37'38" | 53.91' | 53.87' | N54°51'18"E |
| C-43 | 405.00' | 7°37'38" | 53.91' | 53.87' | N83°17'51"E |
| C-44 | 405.00' | 7°37'38" | 53.91' | 53.87' | S68°15'36"E |
| C-45 | 405.00' | 7°37'38" | 53.91' | 53.87' | S39°07'57"E |
| C-46 | 405.00' | 7°37'38" | 53.91' | 53.87' | S50°32'25"E |
| C-47 | 405.00' | 7°37'38" | 53.91' | 53.87' | S55°20'49"E |
| C-48 | 405.00' | 7°37'38" | 53.91' | 53.87' | S62°58'26"E |
| C-49 | 405.00' | 7°37'38" | 53.91' | 53.87' | S70°36'04"E |
| C-50 | 405.00' | 7°37'38" | 53.91' | 53.87' | S78°11'42"E |
| C-51 | 405.00' | 7°37'38" | 53.91' | 53.87' | S85°51'19"E |
| C-52 | 405.00' | 7°37'38" | 53.91' | 53.87' | N86°31'03"E |
| C-53 | 405.00' | 7°37'38" | 53.91' | 53.87' | N78°53'25"E |
| C-54 | 405.00' | 7°37'38" | 53.91' | 53.87' | N71°15'48"E |
| C-55 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°04'45"E |
| C-56 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°18'51"E |
| C-57 | 405.00' | 7°37'38" | 53.91' | 53.87' | N70°23'26"E |
| C-58 | 405.00' | 7°37'38" | 53.91' | 53.87' | N80°32'25"E |
| C-59 | 405.00' | 7°37'38" | 53.91' | 53.87' | N87°10'10"E |
| C-60 | 405.00' | 7°37'38" | 53.91' | 53.87' | N76°50'18"E |
| C-61 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°38'43"E |
| C-62 | 405.00' | 7°37'38" | 53.91' | 53.87' | N55°51'19"E |
| C-63 | 405.00' | 7°37'38" | 53.91' | 53.87' | N44°29'37"W |
| C-64 | 405.00' | 7°37'38" | 53.91' | 53.87' | N33°10'33"W |
| C-65 | 405.00' | 7°37'38" | 53.91' | 53.87' | N22°02'49"W |
| C-66 | 405.00' | 7°37'38" | 53.91' | 53.87' | N11°15'48"W |
| C-67 | 405.00' | 7°37'38" | 53.91' | 53.87' | N00°01'47"W |
| C-68 | 405.00' | 7°37'38" | 53.91' | 53.87' | N26°24'46"E |
| C-69 | 405.00' | 7°37'38" | 53.91' | 53.87' | N54°51'18"E |
| C-70 | 405.00' | 7°37'38" | 53.91' | 53.87' | N83°17'51"E |
| C-71 | 405.00' | 7°37'38" | 53.91' | 53.87' | S68°15'36"E |
| C-72 | 405.00' | 7°37'38" | 53.91' | 53.87' | S39°07'57"E |
| C-73 | 405.00' | 7°37'38" | 53.91' | 53.87' | S50°32'25"E |
| C-74 | 405.00' | 7°37'38" | 53.91' | 53.87' | S55°20'49"E |
| C-75 | 405.00' | 7°37'38" | 53.91' | 53.87' | S62°58'26"E |
| C-76 | 405.00' | 7°37'38" | 53.91' | 53.87' | S70°36'04"E |
| C-77 | 405.00' | 7°37'38" | 53.91' | 53.87' | S78°11'42"E |
| C-78 | 405.00' | 7°37'38" | 53.91' | 53.87' | S85°51'19"E |
| C-79 | 405.00' | 7°37'38" | 53.91' | 53.87' | N86°31'03"E |
| C-80 | 405.00' | 7°37'38" | 53.91' | 53.87' | N78°53'25"E |
| C-81 | 405.00' | 7°37'38" | 53.91' | 53.87' | N71°15'48"E |
| C-82 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°04'45"E |
| C-83 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°18'51"E |
| C-84 | 405.00' | 7°37'38" | 53.91' | 53.87' | N70°23'26"E |
| C-85 | 405.00' | 7°37'38" | 53.91' | 53.87' | N80°32'25"E |
| C-86 | 405.00' | 7°37'38" | 53.91' | 53.87' | N87°10'10"E |
| C-87 | 405.00' | 7°37'38" | 53.91' | 53.87' | N76°50'18"E |
| C-88 | 405.00' | 7°37'38" | 53.91' | 53.87' | N66°38'43"E |
| C-89 | 405.00' | 7°37'38" | 53.91' | 53.87' | N55°51'19"E |
| C-90 | 405.00' | 7°37'38" | 53.91' | 53.87' | N44°29'37"W |
| C-91 | 405.00' | 7°37'38" | 53.91' | 53.87' | N33°10'33"W |
| C-92 | 405.00' | 7°37'38" | 53.91' | 53.87' | N22°02'49"W |
| C-93 | 405.00' | 7°37'38" | 53.91' | 53.87' | N11°15'48"W |
| C-94 | 405.00' | 7°37'38" | 53.91' | 53.87' | N00°01'47"W |
| C-95 | 405.00' | 7°37'38" | 53.91' | 53.87' | N26°24'46"E |
| C-96 | 405.00' | 7°37'38" | 53.91' | 53.87' | N54°51'18"E |
| C-97 | 405.00' | 7°37'38" | 53.91' | 53.87' | N83°17'51"E |
| C-98 | 405.00' | 7°37'38" | 53.91' | 53.87' | S68°15'36"E |
| C-99 | 405.00' | 7°37'38" | 53.91' | 53.87' | S39°07'57"E |
| C-100 | 405.00' | 7°37'38" | 53.91' | 53.87' | S50°32'25"E |
| C-101 | 405.00' | 7°37'38" | 53.91' | 53.87' | S55°20'49"E |
| C-102 | 405.00' | 7°37'38" | 53.91' | 53.87' | S62°58'26"E |
| C-103 | 405.00' | 7°37'38" | 53.91' | 53.87' | S70°36'04"E |
| C-104 | 405.00' | 7°37'38" | 53.91' | 53.87' | S78°11'42"E |
| C-105 | 405.00' | 7°37'38" | 53.91' | 53.87' | S85°51'19"E |
| C-106 | 405.00' | 7°37'38" | 53.91' | 53.87' | N86°31'03"E |
| C-107 | 405.00' | 7°37'38" | 53.91' | 53.87' | N78°53'25"E |

SOLIVITA PHASE 5D

A REPLAT

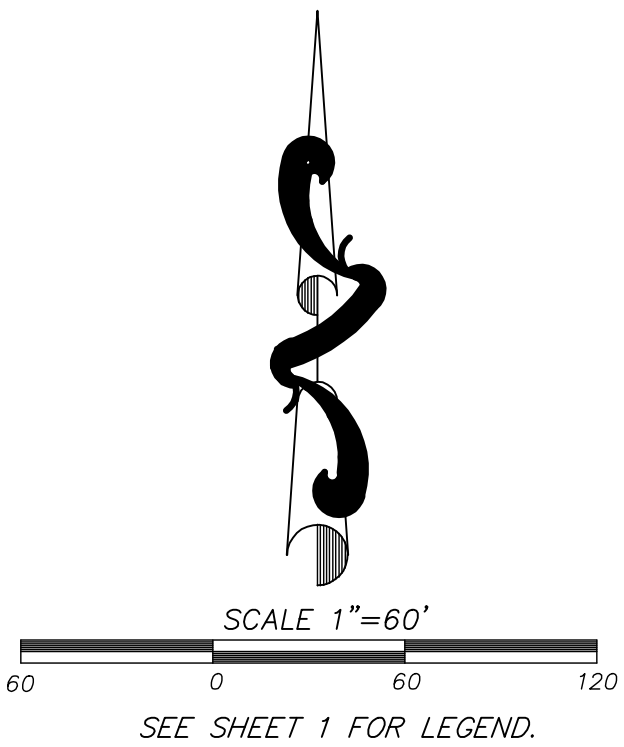
REPLATTING TRACT FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT P-8
SOLIVITA PHASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30
LYING IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST
POLK COUNTY, FLORIDA

SHEET 3 OF 3

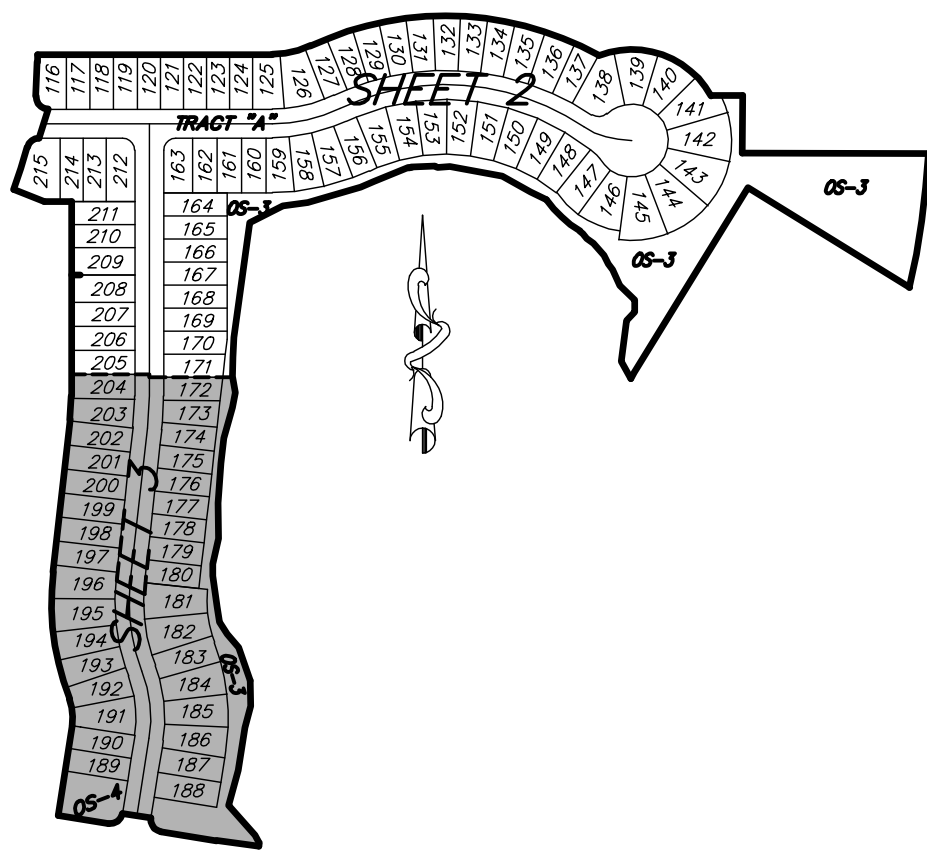
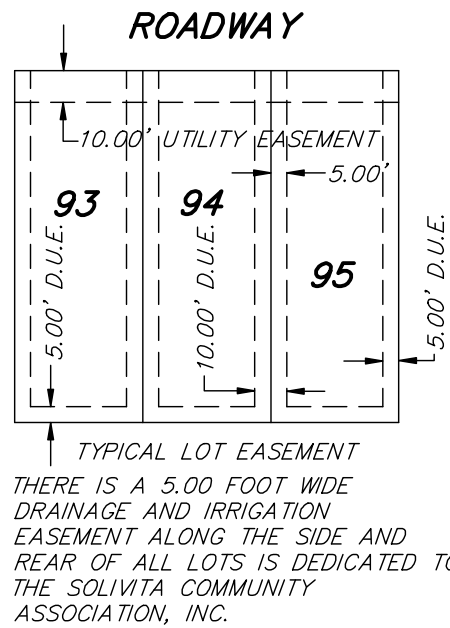
PLAT
BOOK

PAGE

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L-16 | S02°39'52"W | 34.50' |
| L-17 | S01°58'56"W | 33.20' |
| L-18 | S10°27'08"E | 28.93' |
| L-19 | S11°24'55"W | 26.75' |
| L-20 | S06°34'55"W | 43.72' |
| L-21 | S00°55'05"E | 61.98' |
| L-22 | S12°47'43"W | 45.42' |
| L-23 | S00°19'45"E | 20.52' |
| L-24 | S08°10'44"E | 54.40' |
| L-25 | S09°29'13"E | 26.31' |
| L-26 | S31°48'31"E | 24.91' |
| L-27 | S40°00'32"E | 30.76' |
| L-28 | S19°18'21"E | 60.74' |
| L-29 | S01°30'57"E | 44.12' |
| L-30 | S14°22'55"W | 39.39' |
| L-31 | S09°16'47"W | 75.23' |
| L-32 | S15°11'11"W | 62.53' |
| L-33 | S28°18'45"E | 12.40' |
| L-34 | S34°43'09"E | 2.87' |
| L-35 | S05°53'59"W | 6.00' |
| L-40 | N55°28'11"W | 18.17' |
| L-41 | S55°26'10"W | 26.84' |



| CURVE TABLE | | | | |
|-------------|---------|-----------|---------|---------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C-1 | 21.00' | 90°00'00" | 32.99' | 29.70' |
| C-2 | 21.00' | 90°00'00" | 32.99' | 29.70' |
| C-3 | 225.00' | 30°21'18" | 119.20' | 117.81' |
| C-4 | 329.00' | 27°41'30" | 159.01' | 157.47' |
| C-5 | 500.00' | 6°26'11" | 56.17' | 56.14' |
| C-9 | 200.00' | 30°21'18" | 105.96' | 104.72' |
| C-10 | 354.00' | 27°41'30" | 171.09' | 169.43' |
| C-11 | 475.00' | 6°26'11" | 53.36' | 53.33' |
| C-21 | 525.00' | 6°26'11" | 58.98' | 58.95' |
| C-22 | 304.00' | 27°41'30" | 146.93' | 145.50' |
| C-23 | 250.00' | 30°21'18" | 132.45' | 130.91' |
| C-24 | 200.00' | 0°20'26" | 1.19' | 1.19' |
| C-25 | 200.00' | 19°43'51" | 68.87' | 68.53' |
| C-26 | 200.00' | 10°17'01" | 35.90' | 35.85' |
| C-27 | 354.00' | 2°31'28" | 15.60' | 15.60' |
| C-28 | 354.00' | 6°07'41" | 37.86' | 37.84' |
| C-29 | 354.00' | 6°07'41" | 37.86' | 37.84' |
| C-30 | 354.00' | 7°16'37" | 44.96' | 44.93' |
| C-31 | 354.00' | 5°38'03" | 34.81' | 34.80' |
| C-32 | 475.00' | 5°43'22" | 47.44' | 47.42' |
| C-33 | 475.00' | 0°42'49" | 5.92' | 5.92' |
| C-74 | 525.00' | 0°48'38" | 7.43' | 7.43' |
| C-75 | 525.00' | 4°12'55" | 38.57' | 38.57' |
| C-76 | 525.00' | 12°45'57" | 12.97' | 12.97' |
| C-77 | 304.00' | 12°01'29" | 63.80' | 63.68' |
| C-78 | 304.00' | 12°01'36" | 63.81' | 63.69' |
| C-79 | 304.00' | 3°38'25" | 19.31' | 19.31' |
| C-80 | 250.00' | 5°31'49" | 24.13' | 24.12' |
| C-81 | 250.00' | 9°10'48" | 40.06' | 40.01' |
| C-82 | 250.00' | 9°10'48" | 40.06' | 40.01' |
| C-83 | 250.00' | 6°27'53" | 28.21' | 28.19' |
| C-84 | 90.00' | 0°20'26" | 0.54' | 0.54' |
| C-85 | 90.00' | 19°43'51" | 30.99' | 30.84' |
| C-86 | 90.00' | 10°17'01" | 16.15' | 16.13' |
| C-87 | 464.00' | 2°31'28" | 20.44' | 20.44' |
| C-88 | 464.00' | 6°07'41" | 49.63' | 49.60' |
| C-89 | 464.00' | 6°07'41" | 49.63' | 49.60' |
| C-90 | 464.00' | 7°16'37" | 58.93' | 58.89' |
| C-91 | 464.00' | 5°38'03" | 45.63' | 45.61' |
| C-92 | 365.00' | 5°43'22" | 36.46' | 36.44' |
| C-93 | 365.00' | 0°42'49" | 4.55' | 4.55' |
| C-131 | 194.00' | 12°01'29" | 40.72' | 40.64' |
| C-132 | 194.00' | 12°01'36" | 40.72' | 40.65' |
| C-133 | 194.00' | 3°38'25" | 12.33' | 12.32' |
| C-134 | 360.00' | 5°31'49" | 34.75' | 34.73' |
| C-135 | 360.00' | 9°10'48" | 57.68' | 57.62' |
| C-136 | 360.00' | 9°10'48" | 57.68' | 57.62' |
| C-137 | 360.00' | 6°27'53" | 40.62' | 40.60' |
| C-138 | 360.00' | 30°21'18" | 190.73' | 188.50' |
| C-139 | 194.00' | 27°41'30" | 93.76' | 92.85' |



KEY MAP
NOT TO SCALE

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SEE SHEET 1 FOR LEGEND.

SECTION VI

SECTION B

Poinciana
Community Development District

Proposed Budget
FY2023



Table of Contents

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| 8 | <u>Fund Balance Analysis</u> |
| 9 | <u>Debt Service Fund</u> |
| 10 | <u>Amortization Schedule Series 2022</u> |

Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|------------|------------|--------|------------|------------|
| Special Assessments | \$ 695,752 | \$ 695,217 | \$ 535 | \$ 695,752 | \$ 667,298 |
| Interest | \$ 2,000 | \$ 104 | \$ 36 | \$ 140 | \$ 2,000 |
| Miscellaneous Revenue | \$ - | \$ 7,250 | \$ - | \$ 7,250 | \$ - |
| Carry Forward Surplus | \$ - | \$ 3,987 | \$ - | \$ 3,987 | \$ 57,962 |

| | | | | | |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|
| Total Revenues | \$ 697,752 | \$ 706,558 | \$ 571 | \$ 707,130 | \$ 727,261 |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|

Expenditures

Administrative

| | | | | | |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Supervisors Fees | \$ 12,000 | \$ 6,200 | \$ 3,000 | \$ 9,200 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 474 | \$ 230 | \$ 704 | \$ 918 |
| Engineering | \$ 20,000 | \$ 18,356 | \$ 1,644 | \$ 20,000 | \$ 20,000 |
| Attorney | \$ 30,000 | \$ 24,807 | \$ 5,193 | \$ 30,000 | \$ 30,000 |
| Arbitrage | \$ 450 | \$ 450 | \$ - | \$ 450 | \$ 450 |
| Dissemination | \$ 5,500 | \$ 3,950 | \$ 1,250 | \$ 5,200 | \$ 3,500 |
| Annual Audit | \$ 3,400 | \$ 3,400 | \$ - | \$ 3,400 | \$ 3,500 |
| Trustee Fees | \$ 7,033 | \$ 989 | \$ 3,011 | \$ 4,000 | \$ 4,000 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 |
| Management Fees | \$ 46,350 | \$ 34,763 | \$ 11,588 | \$ 46,350 | \$ 42,000 |
| Information Technology | \$ 1,125 | \$ 844 | \$ 281 | \$ 1,125 | \$ 1,238 |
| Website Maintenance | \$ 750 | \$ 563 | \$ 188 | \$ 750 | \$ 825 |
| Telephone | \$ 100 | \$ - | \$ 25 | \$ 25 | \$ 100 |
| Postage | \$ 2,600 | \$ 1,263 | \$ 650 | \$ 1,913 | \$ 2,600 |
| Printing & Binding | \$ 2,000 | \$ 557 | \$ 500 | \$ 1,057 | \$ 1,000 |
| Insurance | \$ 7,000 | \$ 6,521 | \$ - | \$ 6,521 | \$ 7,825 |
| Legal Advertising | \$ 5,500 | \$ 4,354 | \$ 2,000 | \$ 6,354 | \$ 5,500 |
| Other Current Charges | \$ 2,400 | \$ 3,492 | \$ 600 | \$ 4,092 | \$ 2,400 |
| Office Supplies | \$ 400 | \$ 93 | \$ 100 | \$ 193 | \$ 400 |
| Property Appraiser | \$ 7,000 | \$ - | \$ 7,000 | \$ 7,000 | \$ 7,000 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |

| | | | | | |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Total Administrative | \$ 159,701 | \$ 116,250 | \$ 37,259 | \$ 153,510 | \$ 150,431 |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| <i>Operations & Maintenance</i> | | | | | |
| Field Services | \$ 10,300 | \$ 7,725 | \$ 2,575 | \$ 10,300 | \$ 10,300 |
| Property Insurance | \$ 8,500 | \$ 7,948 | \$ - | \$ 7,948 | \$ 10,038 |
| Electric | \$ 2,000 | \$ 1,831 | \$ 600 | \$ 2,431 | \$ 2,640 |
| Landscape Maintenance | \$ 160,115 | \$ 110,966 | \$ 36,989 | \$ 147,954 | \$ 170,352 |
| Aquatic Control Maintenance | \$ 117,760 | \$ 81,338 | \$ 27,362 | \$ 108,700 | \$ 127,403 |
| Aquatic Midge Management | \$ 160,000 | \$ 115,515 | \$ 38,505 | \$ 154,020 | \$ 176,721 |
| 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 | \$ - | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| Storm Structure Repairs | \$ 50,000 | \$ 10,931 | \$ 12,500 | \$ 23,431 | \$ 50,000 |
| Contingency | \$ 18,876 | \$ 25,654 | \$ 4,719 | \$ 30,374 | \$ 18,876 |
| <i>Total Operations & Maintenance</i> | \$ 538,051 | \$ 361,907 | \$ 133,750 | \$ 495,658 | \$ 576,830 |
| Total Expenditures | \$ 697,752 | \$ 478,158 | \$ 171,010 | \$ 649,167 | \$ 727,261 |
| Excess Revenues/(Expenditures) | \$ - | \$ 228,400 | \$ (170,438) | \$ 57,962 | \$ - |

| | |
|--------------------------|-------------------|
| Net Assessments | \$ 667,298 |
| Collection Cost (7%) | \$ 50,227 |
| Gross Assessments | \$ 717,525 |

| Property Type | Platted Units | Per Unit Net | Per Unit Gross | Gross Total |
|------------------------|----------------|--------------|----------------|------------------|
| Platted Residential | 3720 | \$173.00 | \$184.04 | \$684,638 |
| Town Center Commercial | 72.15 | \$173.00 | \$184.04 | \$13,279 |
| Unplatted Residential | 102 | \$173.00 | \$184.04 | \$18,772 |
| Golf Course | 4.54 | \$173.00 | \$184.04 | \$836 |
| | 3898.69 | | | \$717,525 |

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 2022 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 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

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 board materials, 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 | \$32 | \$384 |
| 87555 08008 | 1051 Cypress Pky, Lites/Golf Tunnel 33 | \$160 | \$1,920 |
| | Contingency | | \$336 |
| | Total | | \$2,640 |

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 | \$12,330 | \$147,954 |
| 5% Increase | | \$7,398 |
| Contingency | | \$15,000 |
| Total | | \$170,352 |

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 | \$8,921 | \$107,050 |
| 5% Increase | | \$5,353 |
| Contingency | | \$15,000 |
| Total | | \$127,403 |

Aquatic Midge Management

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

| Description | Monthly | Annual |
|-----------------------|----------|------------------|
| Aquatic Midge Control | \$12,835 | \$154,020 |
| 5% Increase | | \$7,701 |
| Contingency | | \$15,000 |
| Total | | \$176,721 |

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 2022 Projected Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 602,654 |
| Less: cash to balance budget | \$ - |
| Plus: projected excess revenue | <u>\$ 53,975</u> |
| Projected Ending Fund Balance | <u><u>\$ 656,629</u></u> |

FY 2023 Estimated Ending Fund Balance

| | |
|----------------------------------|--------------------------|
| Projected Beginning Fund Balance | \$ 656,629 |
| Less: cash to balance budget | <u>\$ (57,962)</u> |
| Projected Ending Fund Balance | <u><u>\$ 598,667</u></u> |

FY 2023 Estimated Reserves (Ending Fund Balance)

| | |
|------------------------------|--------------------------|
| Operating Reserve (3 months) | \$ 181,815 |
| Unreserved Fund Balance | <u>\$ 416,852</u> |
| | <u><u>\$ 598,667</u></u> |

Poinciana
Community Development District
Proposed Budget
Debt Service Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|---|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments | \$ 1,615,414 | \$ 1,613,177 | \$ 2,237 | \$ 1,615,414 | \$ 1,286,153 |
| Assessments - Prepayments | \$ - | \$ 488,744 | \$ - | \$ 488,744 | \$ - |
| Interest | \$ - | \$ 215 | \$ - | \$ 215 | \$ - |
| Carry Forward Surplus | \$ 326,745 | \$ 1,207,126 | \$ - | \$ 1,207,126 | \$ 827,848 |
| Total Revenues | \$ 1,942,159 | \$ 3,309,262 | \$ 2,237 | \$ 3,311,499 | \$ 2,114,001 |
| Expenditures | | | | | |
| Administrative | | | | | |
| Property Appraiser | \$ 15,500 | \$ - | \$ 15,500 | \$ 15,500 | \$ 15,500 |
| Series 2012 A-1 | | | | | |
| Special Call - 11/1 | \$ - | \$ 10,000 | \$ - | \$ 10,000 | \$ - |
| Interest - 11/1 | \$ 175,963 | \$ 175,963 | \$ - | \$ 175,963 | \$ - |
| Principal - 5/1 | \$ 665,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 175,963 | \$ - | \$ - | \$ - | \$ - |
| Series 2012 A-2 | | | | | |
| Special Call - 11/1 | \$ - | \$ 5,000 | \$ - | \$ 5,000 | \$ - |
| Interest - 11/1 | \$ 122,700 | \$ 122,700 | \$ - | \$ 122,700 | \$ - |
| Principal - 5/1 | \$ 310,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 122,700 | \$ - | \$ - | \$ - | \$ - |
| Series 2022 | | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 121,844 |
| Special Call - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 410,000 |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 1,065,000 |
| Interest - 5/1 | \$ - | \$ 60,245 | \$ - | \$ 60,245 | \$ 117,240 |
| Special Call - 5/1 | \$ - | \$ 23,000 | \$ - | \$ 23,000 | \$ - |
| Cost of Issuance Expenditures | \$ - | \$ 313,788 | \$ - | \$ 313,788 | \$ - |
| Total Expenditures | \$ 1,587,825 | \$ 710,695 | \$ 15,500 | \$ 726,195 | \$ 1,729,584 |
| Other Financing Sources/(Uses) | | | | | |
| Bond Proceeds | \$ - | \$ 10,845,000 | \$ - | \$ 10,845,000 | \$ - |
| Transfer Out to Escrow | \$ - | \$ (12,468,309) | \$ - | \$ (12,468,309) | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ (1,623,309) | \$ - | \$ (1,623,309) | \$ - |
| Excess Revenues/(Expenditures) | \$ 354,334 | \$ 975,258 | \$ (13,263) | \$ 961,994 | \$ 384,417 |

| Series 2022 | |
|----------------------|---------------------|
| Interest - 11/1/23 | \$108,264 |
| Net Assessments | \$ 1,286,153 |
| Collection Cost (7%) | \$ 96,807 |
| Gross Assessments | \$ 1,382,960 |

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------------------|----------------|----------------|--------------------|
| Commercial | 72.15 | \$373.96 | \$26,981 |
| Residential | 3626 | \$373.96 | \$1,355,979 |
| Platted Residential - Prepaid | 196 | \$0.00 | \$0 |
| | 3894.15 | | \$1,382,960 |

Poinciana
Community Development District
Series 2022 Special Assessment Refunding Bonds
Amortization Schedule

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|---------------|-----------|------------------|-----------------|------------------|-----------------|
| 05/01/23 | \$ | 10,435,000.00 | \$ | 1,065,000.00 | \$ | 117,239.67 | |
| 11/01/23 | \$ | 9,370,000.00 | \$ | - | \$ | 108,263.85 | \$ 1,290,503.52 |
| 05/01/24 | \$ | 9,370,000.00 | \$ | 1,080,000.00 | \$ | 108,263.85 | |
| 11/01/24 | \$ | 8,290,000.00 | \$ | - | \$ | 97,804.05 | \$ 1,286,067.90 |
| 05/01/25 | \$ | 8,290,000.00 | \$ | 1,105,000.00 | \$ | 97,804.05 | |
| 11/01/25 | \$ | 7,185,000.00 | \$ | - | \$ | 86,289.95 | \$ 1,289,094.00 |
| 05/01/26 | \$ | 7,185,000.00 | \$ | 1,130,000.00 | \$ | 86,289.95 | |
| 11/01/26 | \$ | 6,055,000.00 | \$ | - | \$ | 73,927.75 | \$ 1,290,217.70 |
| 05/01/27 | \$ | 6,055,000.00 | \$ | 1,155,000.00 | \$ | 73,927.75 | |
| 11/01/27 | \$ | 4,900,000.00 | \$ | - | \$ | 60,742.27 | \$ 1,289,670.02 |
| 05/01/28 | \$ | 4,900,000.00 | \$ | 1,180,000.00 | \$ | 60,742.27 | |
| 11/01/28 | \$ | 3,720,000.00 | \$ | - | \$ | 46,743.34 | \$ 1,287,485.61 |
| 05/01/29 | \$ | 3,720,000.00 | \$ | 1,210,000.00 | \$ | 46,743.34 | |
| 11/01/29 | \$ | 2,510,000.00 | \$ | - | \$ | 31,929.92 | \$ 1,288,673.26 |
| 05/01/30 | \$ | 2,510,000.00 | \$ | 1,240,000.00 | \$ | 31,929.92 | |
| 11/01/30 | \$ | 1,270,000.00 | \$ | - | \$ | 16,348.08 | \$ 1,288,277.99 |
| 05/01/31 | \$ | 1,270,000.00 | \$ | 1,270,000.00 | \$ | 16,348.08 | \$ 1,286,348.08 |
| | | | | \$ 10,435,000.00 | \$ 1,161,338.07 | \$ 11,596,338.07 | |

SECTION D

RESOLUTION 2022-09

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, 2022, AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, 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 20, 2022, 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 2022 and/or revised projections for Fiscal Year 2023.

- 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, 2023," as adopted by the Board of Supervisors on July 20, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Poinciana Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, 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 20th day of July, 2022.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Poinciana
Community Development District

Proposed Budget
FY2023



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| 10 | <u>Amortization Schedule Series 2022</u> |

Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|------------|------------|--------|------------|------------|
| Special Assessments | \$ 695,752 | \$ 695,217 | \$ 535 | \$ 695,752 | \$ 667,298 |
| Interest | \$ 2,000 | \$ 104 | \$ 36 | \$ 140 | \$ 2,000 |
| Miscellaneous Revenue | \$ - | \$ 7,250 | \$ - | \$ 7,250 | \$ - |
| Carry Forward Surplus | \$ - | \$ 3,987 | \$ - | \$ 3,987 | \$ 57,962 |

| | | | | | |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|
| Total Revenues | \$ 697,752 | \$ 706,558 | \$ 571 | \$ 707,130 | \$ 727,261 |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|

Expenditures

Administrative

| | | | | | |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Supervisors Fees | \$ 12,000 | \$ 6,200 | \$ 3,000 | \$ 9,200 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 474 | \$ 230 | \$ 704 | \$ 918 |
| Engineering | \$ 20,000 | \$ 18,356 | \$ 1,644 | \$ 20,000 | \$ 20,000 |
| Attorney | \$ 30,000 | \$ 24,807 | \$ 5,193 | \$ 30,000 | \$ 30,000 |
| Arbitrage | \$ 450 | \$ 450 | \$ - | \$ 450 | \$ 450 |
| Dissemination | \$ 5,500 | \$ 3,950 | \$ 1,250 | \$ 5,200 | \$ 3,500 |
| Annual Audit | \$ 3,400 | \$ 3,400 | \$ - | \$ 3,400 | \$ 3,500 |
| Trustee Fees | \$ 7,033 | \$ 989 | \$ 3,011 | \$ 4,000 | \$ 4,000 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 |
| Management Fees | \$ 46,350 | \$ 34,763 | \$ 11,588 | \$ 46,350 | \$ 42,000 |
| Information Technology | \$ 1,125 | \$ 844 | \$ 281 | \$ 1,125 | \$ 1,238 |
| Website Maintenance | \$ 750 | \$ 563 | \$ 188 | \$ 750 | \$ 825 |
| Telephone | \$ 100 | \$ - | \$ 25 | \$ 25 | \$ 100 |
| Postage | \$ 2,600 | \$ 1,263 | \$ 650 | \$ 1,913 | \$ 2,600 |
| Printing & Binding | \$ 2,000 | \$ 557 | \$ 500 | \$ 1,057 | \$ 1,000 |
| Insurance | \$ 7,000 | \$ 6,521 | \$ - | \$ 6,521 | \$ 7,825 |
| Legal Advertising | \$ 5,500 | \$ 4,354 | \$ 2,000 | \$ 6,354 | \$ 5,500 |
| Other Current Charges | \$ 2,400 | \$ 3,492 | \$ 600 | \$ 4,092 | \$ 2,400 |
| Office Supplies | \$ 400 | \$ 93 | \$ 100 | \$ 193 | \$ 400 |
| Property Appraiser | \$ 7,000 | \$ - | \$ 7,000 | \$ 7,000 | \$ 7,000 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |

| | | | | | |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Total Administrative | \$ 159,701 | \$ 116,250 | \$ 37,259 | \$ 153,510 | \$ 150,431 |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| <i>Operations & Maintenance</i> | | | | | |
| Field Services | \$ 10,300 | \$ 7,725 | \$ 2,575 | \$ 10,300 | \$ 10,300 |
| Property Insurance | \$ 8,500 | \$ 7,948 | \$ - | \$ 7,948 | \$ 10,038 |
| Electric | \$ 2,000 | \$ 1,831 | \$ 600 | \$ 2,431 | \$ 2,640 |
| Landscape Maintenance | \$ 160,115 | \$ 110,966 | \$ 36,989 | \$ 147,954 | \$ 170,352 |
| Aquatic Control Maintenance | \$ 117,760 | \$ 81,338 | \$ 27,362 | \$ 108,700 | \$ 127,403 |
| Aquatic Midge Management | \$ 160,000 | \$ 115,515 | \$ 38,505 | \$ 154,020 | \$ 176,721 |
| 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 | \$ - | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| Storm Structure Repairs | \$ 50,000 | \$ 10,931 | \$ 12,500 | \$ 23,431 | \$ 50,000 |
| Contingency | \$ 18,876 | \$ 25,654 | \$ 4,719 | \$ 30,374 | \$ 18,876 |
| <i>Total Operations & Maintenance</i> | \$ 538,051 | \$ 361,907 | \$ 133,750 | \$ 495,658 | \$ 576,830 |
| Total Expenditures | \$ 697,752 | \$ 478,158 | \$ 171,010 | \$ 649,167 | \$ 727,261 |
| Excess Revenues/(Expenditures) | \$ - | \$ 228,400 | \$ (170,438) | \$ 57,962 | \$ - |

| | |
|--------------------------|-------------------|
| Net Assessments | \$ 667,298 |
| Collection Cost (7%) | \$ 50,227 |
| Gross Assessments | \$ 717,525 |

| Property Type | Platted Units | Per Unit Net | Per Unit Gross | Gross Total |
|------------------------|----------------|--------------|----------------|------------------|
| Platted Residential | 3720 | \$173.00 | \$184.04 | \$684,638 |
| Town Center Commercial | 72.15 | \$173.00 | \$184.04 | \$13,279 |
| Unplatted Residential | 102 | \$173.00 | \$184.04 | \$18,772 |
| Golf Course | 4.54 | \$173.00 | \$184.04 | \$836 |
| | 3898.69 | | | \$717,525 |

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 2022 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 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

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 board materials, 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 | \$32 | \$384 |
| 87555 08008 | 1051 Cypress Pky, Lites/Golf Tunnel 33 | \$160 | \$1,920 |
| | Contingency | | \$336 |
| | Total | | \$2,640 |

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 | \$12,330 | \$147,954 |
| 5% Increase | | \$7,398 |
| Contingency | | \$15,000 |
| Total | | \$170,352 |

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 | \$8,921 | \$107,050 |
| 5% Increase | | \$5,353 |
| Contingency | | \$15,000 |
| Total | | \$127,403 |

Aquatic Midge Management

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

| Description | Monthly | Annual |
|-----------------------|----------|------------------|
| Aquatic Midge Control | \$12,835 | \$154,020 |
| 5% Increase | | \$7,701 |
| Contingency | | \$15,000 |
| Total | | \$176,721 |

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 2022 Projected Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 602,654 |
| Less: cash to balance budget | \$ - |
| Plus: projected excess revenue | <u>\$ 53,975</u> |
| Projected Ending Fund Balance | <u><u>\$ 656,629</u></u> |

FY 2023 Estimated Ending Fund Balance

| | |
|----------------------------------|--------------------------|
| Projected Beginning Fund Balance | \$ 656,629 |
| Less: cash to balance budget | <u>\$ (57,962)</u> |
| Projected Ending Fund Balance | <u><u>\$ 598,667</u></u> |

FY 2023 Estimated Reserves (Ending Fund Balance)

| | |
|------------------------------|--------------------------|
| Operating Reserve (3 months) | \$ 181,815 |
| Unreserved Fund Balance | <u>\$ 416,852</u> |
| | <u><u>\$ 598,667</u></u> |

Poinciana
Community Development District
Proposed Budget
Debt Service Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|---|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments | \$ 1,615,414 | \$ 1,613,177 | \$ 2,237 | \$ 1,615,414 | \$ 1,286,153 |
| Assessments - Prepayments | \$ - | \$ 488,744 | \$ - | \$ 488,744 | \$ - |
| Interest | \$ - | \$ 215 | \$ - | \$ 215 | \$ - |
| Carry Forward Surplus | \$ 326,745 | \$ 1,207,126 | \$ - | \$ 1,207,126 | \$ 827,848 |
| Total Revenues | \$ 1,942,159 | \$ 3,309,262 | \$ 2,237 | \$ 3,311,499 | \$ 2,114,001 |
| Expenditures | | | | | |
| Administrative | | | | | |
| Property Appraiser | \$ 15,500 | \$ - | \$ 15,500 | \$ 15,500 | \$ 15,500 |
| Series 2012 A-1 | | | | | |
| Special Call - 11/1 | \$ - | \$ 10,000 | \$ - | \$ 10,000 | \$ - |
| Interest - 11/1 | \$ 175,963 | \$ 175,963 | \$ - | \$ 175,963 | \$ - |
| Principal - 5/1 | \$ 665,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 175,963 | \$ - | \$ - | \$ - | \$ - |
| Series 2012 A-2 | | | | | |
| Special Call - 11/1 | \$ - | \$ 5,000 | \$ - | \$ 5,000 | \$ - |
| Interest - 11/1 | \$ 122,700 | \$ 122,700 | \$ - | \$ 122,700 | \$ - |
| Principal - 5/1 | \$ 310,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 122,700 | \$ - | \$ - | \$ - | \$ - |
| Series 2022 | | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 121,844 |
| Special Call - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 410,000 |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 1,065,000 |
| Interest - 5/1 | \$ - | \$ 60,245 | \$ - | \$ 60,245 | \$ 117,240 |
| Special Call - 5/1 | \$ - | \$ 23,000 | \$ - | \$ 23,000 | \$ - |
| Cost of Issuance Expenditures | \$ - | \$ 313,788 | \$ - | \$ 313,788 | \$ - |
| Total Expenditures | \$ 1,587,825 | \$ 710,695 | \$ 15,500 | \$ 726,195 | \$ 1,729,584 |
| Other Financing Sources/(Uses) | | | | | |
| Bond Proceeds | \$ - | \$ 10,845,000 | \$ - | \$ 10,845,000 | \$ - |
| Transfer Out to Escrow | \$ - | \$ (12,468,309) | \$ - | \$ (12,468,309) | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ (1,623,309) | \$ - | \$ (1,623,309) | \$ - |
| Excess Revenues/(Expenditures) | \$ 354,334 | \$ 975,258 | \$ (13,263) | \$ 961,994 | \$ 384,417 |

| Series 2022 | |
|----------------------|---------------------|
| Interest - 11/1/23 | \$108,264 |
| Net Assessments | \$ 1,286,153 |
| Collection Cost (7%) | \$ 96,807 |
| Gross Assessments | \$ 1,382,960 |

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------------------|----------------|----------------|--------------------|
| Commercial | 72.15 | \$373.96 | \$26,981 |
| Residential | 3626 | \$373.96 | \$1,355,979 |
| Platted Residential - Prepaid | 196 | \$0.00 | \$0 |
| | 3894.15 | | \$1,382,960 |

Poinciana
Community Development District
Series 2022 Special Assessment Refunding Bonds
Amortization Schedule

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|---------------|-----------|------------------|-----------------|------------------|-----------------|
| 05/01/23 | \$ | 10,435,000.00 | \$ | 1,065,000.00 | \$ | 117,239.67 | |
| 11/01/23 | \$ | 9,370,000.00 | \$ | - | \$ | 108,263.85 | \$ 1,290,503.52 |
| 05/01/24 | \$ | 9,370,000.00 | \$ | 1,080,000.00 | \$ | 108,263.85 | |
| 11/01/24 | \$ | 8,290,000.00 | \$ | - | \$ | 97,804.05 | \$ 1,286,067.90 |
| 05/01/25 | \$ | 8,290,000.00 | \$ | 1,105,000.00 | \$ | 97,804.05 | |
| 11/01/25 | \$ | 7,185,000.00 | \$ | - | \$ | 86,289.95 | \$ 1,289,094.00 |
| 05/01/26 | \$ | 7,185,000.00 | \$ | 1,130,000.00 | \$ | 86,289.95 | |
| 11/01/26 | \$ | 6,055,000.00 | \$ | - | \$ | 73,927.75 | \$ 1,290,217.70 |
| 05/01/27 | \$ | 6,055,000.00 | \$ | 1,155,000.00 | \$ | 73,927.75 | |
| 11/01/27 | \$ | 4,900,000.00 | \$ | - | \$ | 60,742.27 | \$ 1,289,670.02 |
| 05/01/28 | \$ | 4,900,000.00 | \$ | 1,180,000.00 | \$ | 60,742.27 | |
| 11/01/28 | \$ | 3,720,000.00 | \$ | - | \$ | 46,743.34 | \$ 1,287,485.61 |
| 05/01/29 | \$ | 3,720,000.00 | \$ | 1,210,000.00 | \$ | 46,743.34 | |
| 11/01/29 | \$ | 2,510,000.00 | \$ | - | \$ | 31,929.92 | \$ 1,288,673.26 |
| 05/01/30 | \$ | 2,510,000.00 | \$ | 1,240,000.00 | \$ | 31,929.92 | |
| 11/01/30 | \$ | 1,270,000.00 | \$ | - | \$ | 16,348.08 | \$ 1,288,277.99 |
| 05/01/31 | \$ | 1,270,000.00 | \$ | 1,270,000.00 | \$ | 16,348.08 | \$ 1,286,348.08 |
| | | | | \$ 10,435,000.00 | \$ 1,161,338.07 | \$ 11,596,338.07 | |

SECTION E

RESOLUTION 2022-10

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 2022-2023 (“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 2022-2023; 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 collect 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 following schedule: 50% due no later than November 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. 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 2023 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 20th day of July, 2022.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

Poinciana
Community Development District

Proposed Budget
FY2023



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Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|------------|------------|--------|------------|------------|
| Special Assessments | \$ 695,752 | \$ 695,217 | \$ 535 | \$ 695,752 | \$ 667,298 |
| Interest | \$ 2,000 | \$ 104 | \$ 36 | \$ 140 | \$ 2,000 |
| Miscellaneous Revenue | \$ - | \$ 7,250 | \$ - | \$ 7,250 | \$ - |
| Carry Forward Surplus | \$ - | \$ 3,987 | \$ - | \$ 3,987 | \$ 57,962 |

| | | | | | |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|
| Total Revenues | \$ 697,752 | \$ 706,558 | \$ 571 | \$ 707,130 | \$ 727,261 |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|

Expenditures

Administrative

| | | | | | |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Supervisors Fees | \$ 12,000 | \$ 6,200 | \$ 3,000 | \$ 9,200 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 474 | \$ 230 | \$ 704 | \$ 918 |
| Engineering | \$ 20,000 | \$ 18,356 | \$ 1,644 | \$ 20,000 | \$ 20,000 |
| Attorney | \$ 30,000 | \$ 24,807 | \$ 5,193 | \$ 30,000 | \$ 30,000 |
| Arbitrage | \$ 450 | \$ 450 | \$ - | \$ 450 | \$ 450 |
| Dissemination | \$ 5,500 | \$ 3,950 | \$ 1,250 | \$ 5,200 | \$ 3,500 |
| Annual Audit | \$ 3,400 | \$ 3,400 | \$ - | \$ 3,400 | \$ 3,500 |
| Trustee Fees | \$ 7,033 | \$ 989 | \$ 3,011 | \$ 4,000 | \$ 4,000 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 |
| Management Fees | \$ 46,350 | \$ 34,763 | \$ 11,588 | \$ 46,350 | \$ 42,000 |
| Information Technology | \$ 1,125 | \$ 844 | \$ 281 | \$ 1,125 | \$ 1,238 |
| Website Maintenance | \$ 750 | \$ 563 | \$ 188 | \$ 750 | \$ 825 |
| Telephone | \$ 100 | \$ - | \$ 25 | \$ 25 | \$ 100 |
| Postage | \$ 2,600 | \$ 1,263 | \$ 650 | \$ 1,913 | \$ 2,600 |
| Printing & Binding | \$ 2,000 | \$ 557 | \$ 500 | \$ 1,057 | \$ 1,000 |
| Insurance | \$ 7,000 | \$ 6,521 | \$ - | \$ 6,521 | \$ 7,825 |
| Legal Advertising | \$ 5,500 | \$ 4,354 | \$ 2,000 | \$ 6,354 | \$ 5,500 |
| Other Current Charges | \$ 2,400 | \$ 3,492 | \$ 600 | \$ 4,092 | \$ 2,400 |
| Office Supplies | \$ 400 | \$ 93 | \$ 100 | \$ 193 | \$ 400 |
| Property Appraiser | \$ 7,000 | \$ - | \$ 7,000 | \$ 7,000 | \$ 7,000 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |

| | | | | | |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Total Administrative | \$ 159,701 | \$ 116,250 | \$ 37,259 | \$ 153,510 | \$ 150,431 |
|-----------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

Poinciana
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|--|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| <i>Operations & Maintenance</i> | | | | | |
| Field Services | \$ 10,300 | \$ 7,725 | \$ 2,575 | \$ 10,300 | \$ 10,300 |
| Property Insurance | \$ 8,500 | \$ 7,948 | \$ - | \$ 7,948 | \$ 10,038 |
| Electric | \$ 2,000 | \$ 1,831 | \$ 600 | \$ 2,431 | \$ 2,640 |
| Landscape Maintenance | \$ 160,115 | \$ 110,966 | \$ 36,989 | \$ 147,954 | \$ 170,352 |
| Aquatic Control Maintenance | \$ 117,760 | \$ 81,338 | \$ 27,362 | \$ 108,700 | \$ 127,403 |
| Aquatic Midge Management | \$ 160,000 | \$ 115,515 | \$ 38,505 | \$ 154,020 | \$ 176,721 |
| 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 | \$ - | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| Storm Structure Repairs | \$ 50,000 | \$ 10,931 | \$ 12,500 | \$ 23,431 | \$ 50,000 |
| Contingency | \$ 18,876 | \$ 25,654 | \$ 4,719 | \$ 30,374 | \$ 18,876 |
| <i>Total Operations & Maintenance</i> | \$ 538,051 | \$ 361,907 | \$ 133,750 | \$ 495,658 | \$ 576,830 |
| Total Expenditures | \$ 697,752 | \$ 478,158 | \$ 171,010 | \$ 649,167 | \$ 727,261 |
| Excess Revenues/(Expenditures) | \$ - | \$ 228,400 | \$ (170,438) | \$ 57,962 | \$ - |

| | |
|--------------------------|-------------------|
| Net Assessments | \$ 667,298 |
| Collection Cost (7%) | \$ 50,227 |
| Gross Assessments | \$ 717,525 |

| Property Type | Platted Units | Per Unit Net | Per Unit Gross | Gross Total |
|------------------------|----------------|--------------|----------------|------------------|
| Platted Residential | 3720 | \$173.00 | \$184.04 | \$684,638 |
| Town Center Commercial | 72.15 | \$173.00 | \$184.04 | \$13,279 |
| Unplatted Residential | 102 | \$173.00 | \$184.04 | \$18,772 |
| Golf Course | 4.54 | \$173.00 | \$184.04 | \$836 |
| | 3898.69 | | | \$717,525 |

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 2022 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 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

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 board materials, 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 | \$32 | \$384 |
| 87555 08008 | 1051 Cypress Pky, Lites/Golf Tunnel 33 | \$160 | \$1,920 |
| | Contingency | | \$336 |
| | Total | | \$2,640 |

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 | \$12,330 | \$147,954 |
| 5% Increase | | \$7,398 |
| Contingency | | \$15,000 |
| Total | | \$170,352 |

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 | \$8,921 | \$107,050 |
| 5% Increase | | \$5,353 |
| Contingency | | \$15,000 |
| Total | | \$127,403 |

Aquatic Midge Management

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

| Description | Monthly | Annual |
|-----------------------|----------------|------------------|
| Aquatic Midge Control | \$12,835 | \$154,020 |
| 5% Increase | | \$7,701 |
| Contingency | | \$15,000 |
| Total | | \$176,721 |

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 2022 Projected Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 602,654 |
| Less: cash to balance budget | \$ - |
| Plus: projected excess revenue | <u>\$ 53,975</u> |
| Projected Ending Fund Balance | <u><u>\$ 656,629</u></u> |

FY 2023 Estimated Ending Fund Balance

| | |
|----------------------------------|--------------------------|
| Projected Beginning Fund Balance | \$ 656,629 |
| Less: cash to balance budget | <u>\$ (57,962)</u> |
| Projected Ending Fund Balance | <u><u>\$ 598,667</u></u> |

FY 2023 Estimated Reserves (Ending Fund Balance)

| | |
|------------------------------|--------------------------|
| Operating Reserve (3 months) | \$ 181,815 |
| Unreserved Fund Balance | <u>\$ 416,852</u> |
| | <u><u>\$ 598,667</u></u> |

Poinciana
Community Development District
Proposed Budget
Debt Service Fund

| | Adopted Budget FY2022 | Actuals Thru 6/30/22 | Projected Next 3 Months | Total Projected 9/30/22 | Proposed Budget FY2023 |
|---|-----------------------------|----------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments | \$ 1,615,414 | \$ 1,613,177 | \$ 2,237 | \$ 1,615,414 | \$ 1,286,153 |
| Assessments - Prepayments | \$ - | \$ 488,744 | \$ - | \$ 488,744 | \$ - |
| Interest | \$ - | \$ 215 | \$ - | \$ 215 | \$ - |
| Carry Forward Surplus | \$ 326,745 | \$ 1,207,126 | \$ - | \$ 1,207,126 | \$ 827,848 |
| Total Revenues | \$ 1,942,159 | \$ 3,309,262 | \$ 2,237 | \$ 3,311,499 | \$ 2,114,001 |
| Expenditures | | | | | |
| Administrative | | | | | |
| Property Appraiser | \$ 15,500 | \$ - | \$ 15,500 | \$ 15,500 | \$ 15,500 |
| Series 2012 A-1 | | | | | |
| Special Call - 11/1 | \$ - | \$ 10,000 | \$ - | \$ 10,000 | \$ - |
| Interest - 11/1 | \$ 175,963 | \$ 175,963 | \$ - | \$ 175,963 | \$ - |
| Principal - 5/1 | \$ 665,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 175,963 | \$ - | \$ - | \$ - | \$ - |
| Series 2012 A-2 | | | | | |
| Special Call - 11/1 | \$ - | \$ 5,000 | \$ - | \$ 5,000 | \$ - |
| Interest - 11/1 | \$ 122,700 | \$ 122,700 | \$ - | \$ 122,700 | \$ - |
| Principal - 5/1 | \$ 310,000 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 122,700 | \$ - | \$ - | \$ - | \$ - |
| Series 2022 | | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 121,844 |
| Special Call - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 410,000 |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 1,065,000 |
| Interest - 5/1 | \$ - | \$ 60,245 | \$ - | \$ 60,245 | \$ 117,240 |
| Special Call - 5/1 | \$ - | \$ 23,000 | \$ - | \$ 23,000 | \$ - |
| Cost of Issuance Expenditures | \$ - | \$ 313,788 | \$ - | \$ 313,788 | \$ - |
| Total Expenditures | \$ 1,587,825 | \$ 710,695 | \$ 15,500 | \$ 726,195 | \$ 1,729,584 |
| Other Financing Sources/(Uses) | | | | | |
| Bond Proceeds | \$ - | \$ 10,845,000 | \$ - | \$ 10,845,000 | \$ - |
| Transfer Out to Escrow | \$ - | \$ (12,468,309) | \$ - | \$ (12,468,309) | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ (1,623,309) | \$ - | \$ (1,623,309) | \$ - |
| Excess Revenues/(Expenditures) | \$ 354,334 | \$ 975,258 | \$ (13,263) | \$ 961,994 | \$ 384,417 |

| Series 2022 | |
|----------------------|---------------------|
| Interest - 11/1/23 | \$108,264 |
| Net Assessments | \$ 1,286,153 |
| Collection Cost (7%) | \$ 96,807 |
| Gross Assessments | \$ 1,382,960 |

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|-------------------------------|----------------|----------------|--------------------|
| Commercial | 72.15 | \$373.96 | \$26,981 |
| Residential | 3626 | \$373.96 | \$1,355,979 |
| Platted Residential - Prepaid | 196 | \$0.00 | \$0 |
| | 3894.15 | | \$1,382,960 |

Poinciana
Community Development District
Series 2022 Special Assessment Refunding Bonds
Amortization Schedule

| Date | | Balance | Principal | | Interest | | Total |
|----------|----|---------------|-----------|------------------|-----------------|------------------|-----------------|
| 05/01/23 | \$ | 10,435,000.00 | \$ | 1,065,000.00 | \$ | 117,239.67 | |
| 11/01/23 | \$ | 9,370,000.00 | \$ | - | \$ | 108,263.85 | \$ 1,290,503.52 |
| 05/01/24 | \$ | 9,370,000.00 | \$ | 1,080,000.00 | \$ | 108,263.85 | |
| 11/01/24 | \$ | 8,290,000.00 | \$ | - | \$ | 97,804.05 | \$ 1,286,067.90 |
| 05/01/25 | \$ | 8,290,000.00 | \$ | 1,105,000.00 | \$ | 97,804.05 | |
| 11/01/25 | \$ | 7,185,000.00 | \$ | - | \$ | 86,289.95 | \$ 1,289,094.00 |
| 05/01/26 | \$ | 7,185,000.00 | \$ | 1,130,000.00 | \$ | 86,289.95 | |
| 11/01/26 | \$ | 6,055,000.00 | \$ | - | \$ | 73,927.75 | \$ 1,290,217.70 |
| 05/01/27 | \$ | 6,055,000.00 | \$ | 1,155,000.00 | \$ | 73,927.75 | |
| 11/01/27 | \$ | 4,900,000.00 | \$ | - | \$ | 60,742.27 | \$ 1,289,670.02 |
| 05/01/28 | \$ | 4,900,000.00 | \$ | 1,180,000.00 | \$ | 60,742.27 | |
| 11/01/28 | \$ | 3,720,000.00 | \$ | - | \$ | 46,743.34 | \$ 1,287,485.61 |
| 05/01/29 | \$ | 3,720,000.00 | \$ | 1,210,000.00 | \$ | 46,743.34 | |
| 11/01/29 | \$ | 2,510,000.00 | \$ | - | \$ | 31,929.92 | \$ 1,288,673.26 |
| 05/01/30 | \$ | 2,510,000.00 | \$ | 1,240,000.00 | \$ | 31,929.92 | |
| 11/01/30 | \$ | 1,270,000.00 | \$ | - | \$ | 16,348.08 | \$ 1,288,277.99 |
| 05/01/31 | \$ | 1,270,000.00 | \$ | 1,270,000.00 | \$ | 16,348.08 | \$ 1,286,348.08 |
| | | | | \$ 10,435,000.00 | \$ 1,161,338.07 | \$ 11,596,338.07 | |

SECTION F

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

219 E. Livingston St., Orlando, FL 32801

ATTN: District Manager

DRAINAGE IMPROVEMENT INSTALLATION APPLICATION

The undersigned ("**Owner**") represents that they are the owners of record for the property described below ("**Property**"). The Owner desires to install drainage improvements consisting of drainage pipe ("**Drainage Improvements**") connecting from the gutter attached to the residential unit on the Property to the stormwater pond located adjacent to the Property owned and maintained by the Poinciana Community Development District ("**CDD**") and is submitting this Drainage Improvement Installation Application ("**Application**") for that approval.

Owner(s) Name(s) _____

Lot/Street Address _____

City, State and Zip Code _____

Phone Number _____

Lot Tax Folio Number _____

If using a Contractor for the installation of the Drainage Improvements, please identify:

Contractor Name: _____

License Number _____

Contractor Phone Number: _____

(Attach Certificate of Insurance from Contractor)

Expected Start Date: _____ Expected Completion Date: _____

OWNERS' ACKNOWLEDGEMENT

In signing below and submitting this Application, Owner(s) acknowledge and agree as follows:

- i. The Application and the Non-Exclusive License Agreement (*Installation of Drainage Improvements*) ("**License**") attached as **Attachment A** hereto, have been signed by all parties named as grantee or transferee in the most recent deed or other conveyance instrument recorded in the Official Records of Polk County for the Property.
- ii. Owner(s) agree to abide by the terms of the License.
- iii. Owner(s) have received the Drain Pipe Detail Sketch, attached hereto as **Attachment B** ("**Sketch**"), which details the minimum standards and guidelines for installation of the Drainage Improvement
- iv. All Drainage Improvements must be installed per the minimum standard and guidelines provided in the Sketch, which shall be determined in the sole discretion of the District Engineer.
- v. Until such time as the District adopts an applicable rate, Owner(s) shall be responsible for the District's costs ("**Costs**") associated with processing this Application, License (review and recording), and inspection of the Drainage Improvements by District Engineer (including any re-inspections). Currently, the District estimates such Costs to be \$ _____. District Manager will invoice Owner(s) for direct Costs, which Owner(s) shall remit payment for to the District.

Owner Signature: _____ Date: _____

Co-Owner Signature: _____ Date: _____

District Management -- For Office Use Only

RECEIVED BY & DATE: _____

APPROVED _____ DISAPPROVED _____

Explanation for Disapproval (if applicable): _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Attachments: License (Attachment A); Sketch (Attachment B)

Attachment A
LICENSE AGREEMENT

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

[Space above for recording purposes]

Parcel ID for Property: _____

**NON-EXCLUSIVE LICENSE AGREEMENT
(INSTALLATION OF DRAINAGE IMPROVEMENT)**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into this _____ day of _____, 20____, by and between:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter, the “**District**”); and

_____, and _____, (together, “**Owner**”), the fee simple owners of the “**Property**” identified as:

Lot ___, Block ___, as per the plat identified as _____
[insert plat name] (“**Plat**”) recorded in Plat Book ___, Pages ___ et. seq., of the Official Records of Polk County, Florida.

WITNESSETH

WHEREAS, Owner owns the Property located within the District, which Property is located adjacent to District-owned stormwater pond(s) identified as Parcel I.D. _____ (the “**Drainage Facility**”); and

WHEREAS, Owner desires to construct drainage improvements consisting of drainage pipe connecting from the gutter attached to the residential unit on the Property to the nearest Drainage Facility consistent with the minimum standards and guidelines attached hereto as **Exhibit A** and incorporated herein (the “**Improvements**”), which Improvements will run through and encroach (the “**Encroachment**”) into that portion of the Drainage Facility located adjacent to the Property (the “**License Area**”); and

WHEREAS, Owner requested that the District authorize such Encroachment into the License Area in order to facilitate construction of the Improvements; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. LICENSE FOR INSTALLATION & MAINTENANCE OF DRAINAGE IMPROVEMENT; LIMITATION. Subject to the terms of this Agreement, the District hereby grants to Owner a non-exclusive, revocable license for the sole purpose of installing and maintaining the Improvements within the License Area. Owner acknowledges that this Agreement authorizes only installation and maintenance of the Improvements for purposes of the Encroachment into the License Area and does not authorize any other encroachment.

3. OWNER'S RESPONSIBILITIES. Owner shall have the following responsibilities as a condition of the District's authorization of Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the applicable homeowners' association pursuant to its declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third party's property, and, in the event of any such damage, Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

(e) ensure that Owner's exercise of privilege granted hereunder does not interfere with the District's rights to maintain the Drainage Facility and/or negatively impact the District's stormwater system, as determined in the District Engineer's sole discretion. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes utilities that may be located within the Drainage Facility. Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(f) ensure that the District has free access to and from the stormwater management system, including allowing access to the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Drainage Facility described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owner shall exercise the privilege granted herein at Owner's risk, and agrees that Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Owner's expense, in order to repair or maintain the District's stormwater management facilities, and that the District is not obligated to re-install the Improvements to its original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. ASSIGNMENT; TERMINATION. Upon the sale of the Property, the Owner shall advise any successor(s) in interest and/or assign(s) of any portions of the Property ("Successor Owner") of the terms and conditions of this Agreement and Owner shall have the right to assign

this Agreement to any such Successor Owner. Whenever the word "Owner" is used within this Agreement, it shall be deemed to collectively mean and refer to the current fee simple record owners of the Property and its successors in interests and assigns. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time. The District may, at its option, record this Agreement in the public records of Polk County.

7. **AMENDMENTS.** Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Polk County, Florida.

8. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. **ENFORCEMENT.** In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____

Chairperson, Board of Supervisors

Witness:

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of April, 2022, by _____, as Chairperson of the Poinciana Community Development District, who ____ is personally known to me or ____ produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

Owner

By: _____

By: _____

Witness:

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence
or ____ online notarization, this ____ day of April, 2022, by _____, as
_____, who _____ is personally known to me or ____ produced
_____ as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

Owner

By: _____

By: _____

Witness:

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence
or ____ online notarization, this ____ day of April, 2022, by _____, as
_____, who _____ is personally known to me or ____ produced
_____ as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

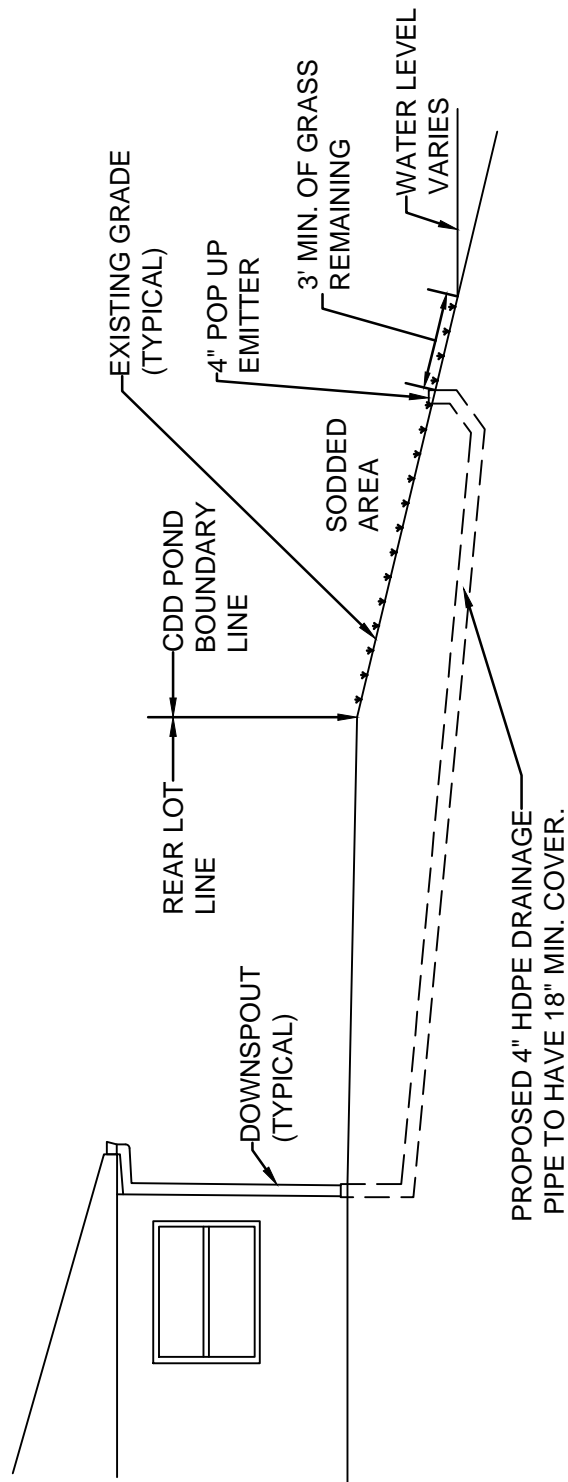
My Commission No.: _____

Exhibit A

License Area and Proposed Improvements


[See attached]

Attachment B
SKETCH



TYPICAL LAKE SECTION
WITH DRAIN PIPE DETAIL
SCALE: 1"=10'

TYPICAL DRAIN PIPE DETAIL

| REVISIONS | | POINCIANA CDD |  gai consultants <small>EB 9951</small> <small>618 SOUTH ST. SUITE 700 ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</small> | DATE: | 2022-05-10 |
|-----------|--------------|------------------|--|--------------|------------|
| DATE: | DESCRIPTIONS | | | DRAWN BY: | CDA |
| | | | | APPROVED BY: | KSL |
| | | | | SCALE: | AS SHOWN |
| | | | | PROJECT NO.: | A171208.00 |
| | | | | SHEET NO. | EX-1 |

SECTION H

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE ESTABLISHING THE DRAIN PIPE APPLICATION AND LICENSE FORMS AND PROCESS, AND RATES THEREFORE; ADOPTING AUTHORITY FOR THE EXECUTION AND RECORDING OF LICENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Poinciana Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”) by Rule 42AA-1 and as expanded by Polk County Ordinance No. 2006-052; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements, including stormwater ponds (“**Drainage Facilities**”); and

WHEREAS, certain District property owners (“**Owners**”) desire to construct drainage improvements consisting of drainage pipe connecting from the gutter attached to the residential unit on residential lots within the District to the nearest Drainage Facilities (the “**Improvements**”), which Improvements will run through and encroach into the Drainage Facilities; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) desire to adopt a Rule to allow such encroachment, establish application and license forms and set fees for the District’s cost of processing such requests, subject to certain process and procedures outlined herein; and

WHEREAS, the Act authorizes the Board to adopt rules setting rates, fees, and charges pursuant to Chapter 120, *Florida Statutes*.

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

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. FORM OF APPLICATION AND LICENSE; AUTHORIZATION TO DISTRICT STAFF. The Board hereby approves the application form attached hereto as **Exhibit A** and incorporated herein (the “**Application**”), and form of license, attached hereto as **Exhibit B** and incorporated herein (the “**License**”), including approval of the application and approval process outlined in the Application for use in facilitating

Owner's request for the encroachment of Improvements into the District's Drainage Facilities. All Applications shall be submitted by an Owner to the District Manager, who shall have authority to approve or deny such Application in accordance with the procedures outlined in the Application. Additionally, upon installation the District Engineer shall inspect all Improvements have been properly installed per the specifications provided in the Application, as determined in the District Engineer's sole discretion.

3. AUTHORITY TO EXECUTE LICENSE. Upon approval of the Application and License by District staff, the Chair is hereby authorized to execute the License and District staff is authorized to record such executed License. In the Chair's absence, the Vice Chair is authorized to execute such License.

4. RATES. The Board hereby sets a fee of up to \$_____ for the District's cost associated with processing the encroachment requests ("Encroachment Fee").

5. PUBLIC HEARING. A public hearing on the Rule establishing the Application and License form, as well as the process and fee therefore was held on July 20, 2022, at 11:00 a.m., at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

6. 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.

7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of July, 2022.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____
Its:_____

EXHIBIT A: Application Form

EXHIBIT B: Form of License

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

219 E. Livingston St., Orlando, FL 32801

ATTN: District Manager

DRAINAGE IMPROVEMENT INSTALLATION APPLICATION

The undersigned ("**Owner**") represents that they are the owners of record for the property described below ("**Property**"). The Owner desires to install drainage improvements consisting of drainage pipe ("**Drainage Improvements**") connecting from the gutter attached to the residential unit on the Property to the stormwater pond located adjacent to the Property owned and maintained by the Poinciana Community Development District ("**CDD**") and is submitting this Drainage Improvement Installation Application ("**Application**") for that approval.

Owner(s) Name(s) _____

Lot/Street Address _____

City, State and Zip Code _____

Phone Number _____

Lot Tax Folio Number _____

If using a Contractor for the installation of the Drainage Improvements, please identify:

Contractor Name: _____

License Number _____

Contractor Phone Number: _____

(Attach Certificate of Insurance from Contractor)

Expected Start Date: _____ Expected Completion Date: _____

OWNERS' ACKNOWLEDGEMENT

In signing below and submitting this Application, Owner(s) acknowledge and agree as follows:

- i. The Application and the Non-Exclusive License Agreement (*Installation of Drainage Improvements*) ("**License**") attached as **Attachment A** hereto, have been signed by all parties named as grantee or transferee in the most recent deed or other conveyance instrument recorded in the Official Records of Polk County for the Property.
- ii. Owner(s) agree to abide by the terms of the License.
- iii. Owner(s) have received the Drain Pipe Detail Sketch, attached hereto as **Attachment B** ("**Sketch**"), which details the minimum standards and guidelines for installation of the Drainage Improvement
- iv. All Drainage Improvements must be installed per the minimum standard and guidelines provided in the Sketch, which shall be determined in the sole discretion of the District Engineer.
- v. Until such time as the District adopts an applicable rate, Owner(s) shall be responsible for the District's costs ("**Costs**") associated with processing this Application, License (review and recording), and inspection of the Drainage Improvements by District Engineer (including any re-inspections). Currently, the District estimates such Costs to be \$ _____. District Manager will invoice Owner(s) for direct Costs, which Owner(s) shall remit payment for to the District.

Owner Signature: _____ Date: _____

Co-Owner Signature: _____ Date: _____

District Management -- For Office Use Only

RECEIVED BY & DATE: _____

APPROVED _____ DISAPPROVED _____

Explanation for Disapproval (if applicable): _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Attachments: License (Attachment A); Sketch (Attachment B)

Attachment A
LICENSE AGREEMENT

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

[Space above for recording purposes]

Parcel ID for Property: _____

**NON-EXCLUSIVE LICENSE AGREEMENT
(INSTALLATION OF DRAINAGE IMPROVEMENT)**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into this _____ day of _____, 20____, by and between:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter, the “**District**”); and

_____, and _____, (together, “**Owner**”), the fee simple owners of the “**Property**” identified as:

Lot ___, Block ___, as per the plat identified as _____
[insert plat name] (“**Plat**”) recorded in Plat Book ___, Pages ___ et. seq., of the Official Records of Polk County, Florida.

WITNESSETH

WHEREAS, Owner owns the Property located within the District, which Property is located adjacent to District-owned stormwater pond(s) identified as Parcel I.D. _____ (the “**Drainage Facility**”); and

WHEREAS, Owner desires to construct drainage improvements consisting of drainage pipe connecting from the gutter attached to the residential unit on the Property to the nearest Drainage Facility consistent with the minimum standards and guidelines attached hereto as **Exhibit A** and incorporated herein (the “**Improvements**”), which Improvements will run through and encroach (the “**Encroachment**”) into that portion of the Drainage Facility located adjacent to the Property (the “**License Area**”); and

WHEREAS, Owner requested that the District authorize such Encroachment into the License Area in order to facilitate construction of the Improvements; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. LICENSE FOR INSTALLATION & MAINTENANCE OF DRAINAGE IMPROVEMENT; LIMITATION. Subject to the terms of this Agreement, the District hereby grants to Owner a non-exclusive, revocable license for the sole purpose of installing and maintaining the Improvements within the License Area. Owner acknowledges that this Agreement authorizes only installation and maintenance of the Improvements for purposes of the Encroachment into the License Area and does not authorize any other encroachment.

3. OWNER'S RESPONSIBILITIES. Owner shall have the following responsibilities as a condition of the District's authorization of Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the applicable homeowners' association pursuant to its declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third party's property, and, in the event of any such damage, Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

(e) ensure that Owner's exercise of privilege granted hereunder does not interfere with the District's rights to maintain the Drainage Facility and/or negatively impact the District's stormwater system, as determined in the District Engineer's sole discretion. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes utilities that may be located within the Drainage Facility. Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(f) ensure that the District has free access to and from the stormwater management system, including allowing access to the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Drainage Facility described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owner shall exercise the privilege granted herein at Owner's risk, and agrees that Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Owner's expense, in order to repair or maintain the District's stormwater management facilities, and that the District is not obligated to re-install the Improvements to its original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. ASSIGNMENT; TERMINATION. Upon the sale of the Property, the Owner shall advise any successor(s) in interest and/or assign(s) of any portions of the Property ("Successor Owner") of the terms and conditions of this Agreement and Owner shall have the right to assign

this Agreement to any such Successor Owner. Whenever the word "Owner" is used within this Agreement, it shall be deemed to collectively mean and refer to the current fee simple record owners of the Property and its successors in interests and assigns. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time. The District may, at its option, record this Agreement in the public records of Polk County.

7. **AMENDMENTS.** Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Polk County, Florida.

8. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. **ENFORCEMENT.** In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____

Chairperson, Board of Supervisors

Witness:

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of April, 2022, by _____, as Chairperson of the Poinciana Community Development District, who ____ is personally known to me or ____ produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

Owner

By: _____

By: _____

Witness:

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence
or ____ online notarization, this ____ day of April, 2022, by _____, as
_____, who _____ is personally known to me or ____ produced
_____ as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

Owner

By: _____

By: _____

Witness:

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence
or ____ online notarization, this ____ day of April, 2022, by _____, as
_____, who _____ is personally known to me or ____ produced
_____ as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

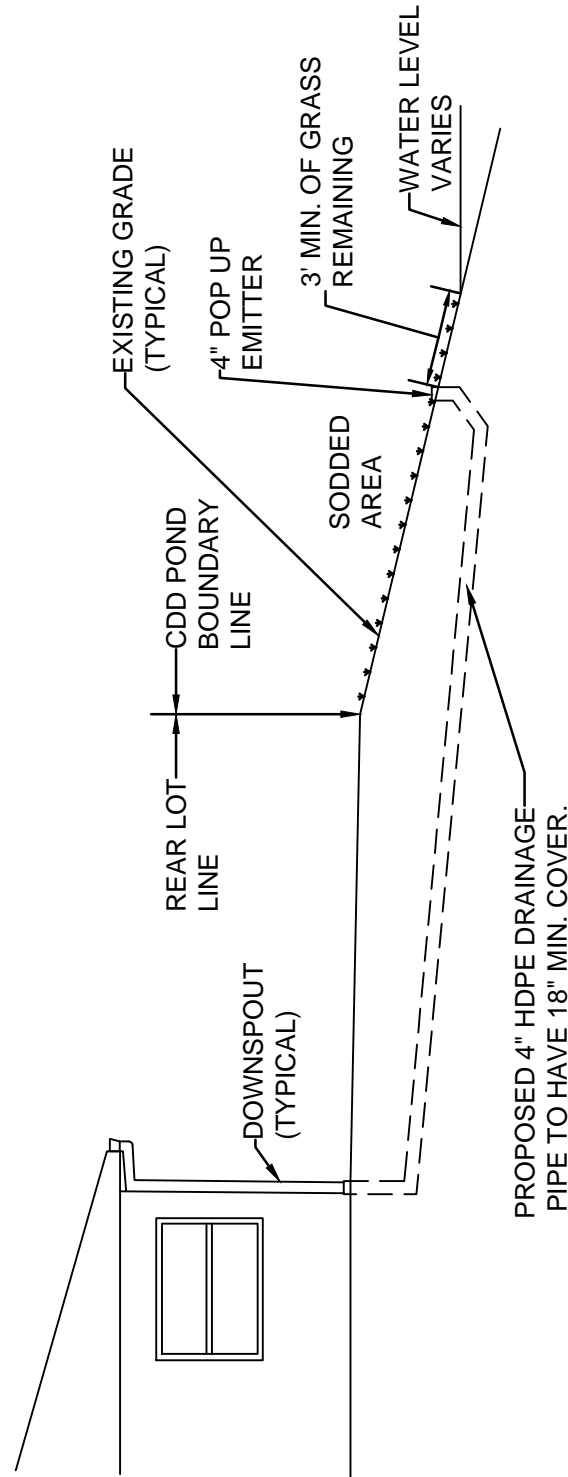
My Commission No.: _____

Exhibit A

License Area and Proposed Improvements


[See attached]

Attachment B
SKETCH



TYPICAL LAKE SECTION
WITH DRAIN PIPE DETAIL
SCALE: 1"=10'

TYPICAL DRAIN PIPE DETAIL

| REVISIONS | | POINCIANA CDD |  gai consultants EB 9951 618 SOUTH ST. SUITE 700 ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398 | DATE: | 2022-05-10 |
|-----------|--------------|------------------|---|--------------|------------|
| DATE: | DESCRIPTIONS | | | DRAWN BY: | CDA |
| | | | | APPROVED BY: | KSL |
| | | | | SCALE: | AS SHOWN |
| | | | | PROJECT NO.: | A171208.00 |
| | | | | SHEET NO. | EX-1 |

SECTION I

POINCIANA COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULE RELATING TO USE OF DISTRICT TUNNELS

SECTION 1. INTRODUCTION. This rule (the “Rule”) prohibits the operation of certain Motor Vehicles, as that term is defined by section 320.01, *Florida Statutes*, within Tunnels owned by the Poinciana Community Development District (the “District”).

SECTION 2. DEFINITIONS.

- A. *Golf Cart.* A Motor Vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes which is not capable of exceeding speeds of twenty (20) miles per hour and which does not exceed seventy-eight (78”) inches in height. For purposes of this Rule, the definition of Golf Cart includes neighborhood electric vehicles and **Low Speed Vehicles (LSVs) as defined in Section 320.01(41), Florida Statutes** which are not capable of speeds exceeding twenty-five (25) miles per hour and which do not exceed seventy-eight (78”) inches in height.
- B. *Tunnels.* Two (2) tunnels owned by the District commonly referred to as the “Bella Viana tunnel” and “Venezia tunnel,” which are intended for primary use by Golf Carts, the location of which are as more particularly identified in the attached **Exhibit A**.

SECTION 3. PROHIBITION OF THE OPERATION OF CERTAIN VEHICLES WITHIN THE TUNNELS. The Board of Supervisors (the “Board”) of the District hereby prohibits the operation of the following vehicles within the Tunnels:

- a) Motor Vehicles licensed for use on public roadways or manufactured to be utilized on public roadways, with the exception of Golf Carts; and
- b) Motor Vehicles with hinged doors, with the exception of Golf Carts; and
- c) Three-Wheeled Vehicles; and
- d) Two-Wheeled Vehicles, such as Mopeds and Motorcycles.

SECTION 4. MAINTENANCE MOTOR VEHICLES. Notwithstanding the foregoing, Motor Vehicles used for maintenance of the golf course, common areas and areas owned by the District are permitted to operate within the Tunnels if approved in advance in writing by the District Manager.

SECTION 5. SPEED LIMIT WITHIN THE TUNNELS. No permitted vehicle shall operate within the Tunnels at a speed exceeding ten (10) miles per hour.

SECTION 6. COMPLIANCE WITH FLORIDA LAW. Golf Carts utilizing the Tunnels must otherwise remain compliant with the provisions of the Solivita Golf Cart Rules as amended from time to time, and Florida law relating to the operation of Golf Carts, including but not limited to the provisions set forth in Chapter 316, *Florida Statutes*.

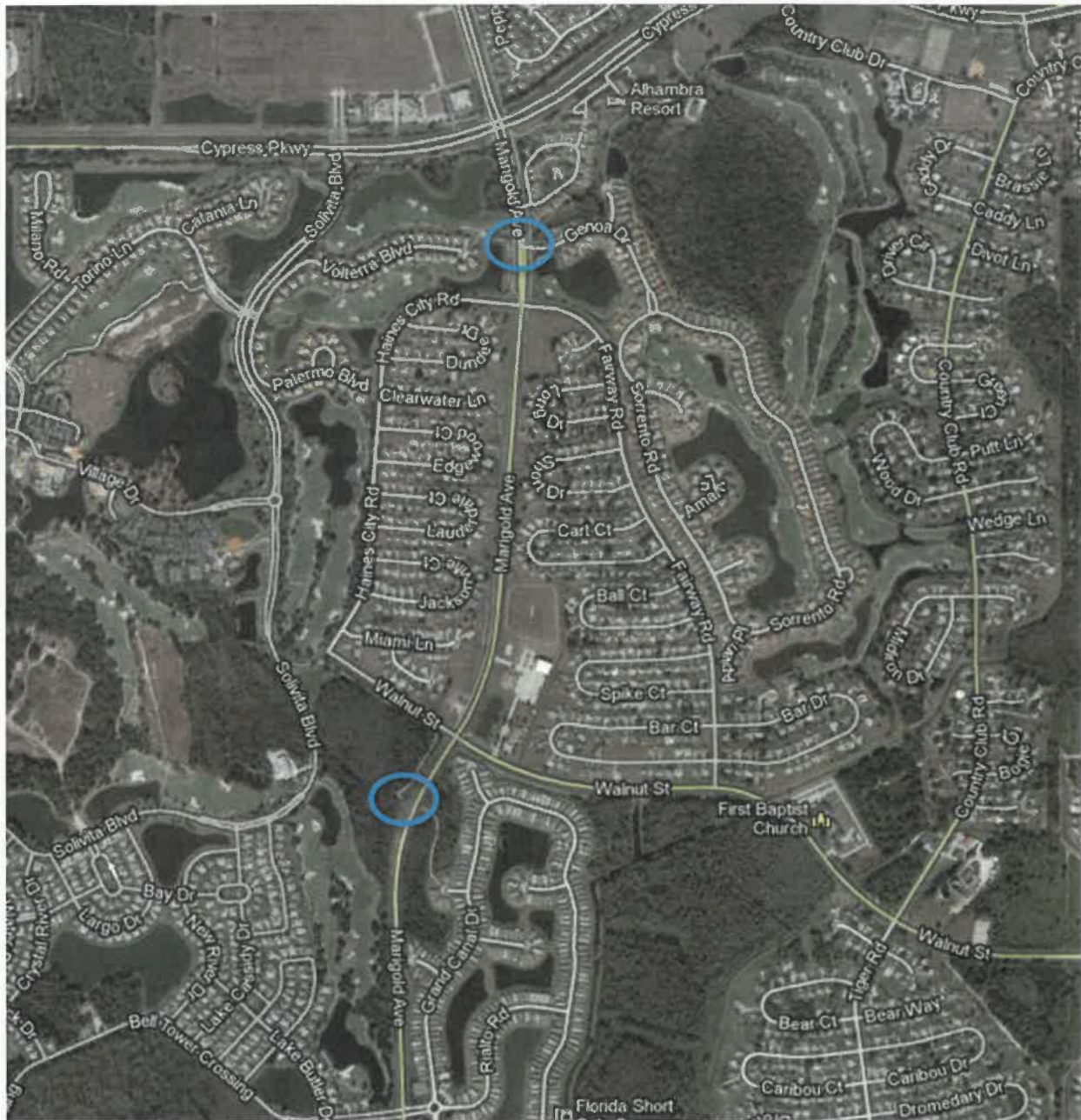
Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*

Effective date: June 8, 2016

Amended and Restated July 20, 2022

Exhibit A

Map of Location of Tunnels



Map of Poinciana Community Development District (Solivita) North and South Tunnels

SECTION K

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED TUNNEL RULES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Poinciana Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”) by Rule 42AA-1 and as expanded by Polk County Ordinance No. 2006-052; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements, including tunnels within the District (“**District Tunnels**”); and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) desires to adopt amended and restated rules for the District Tunnels to modify the definition of low-speed vehicles; and

WHEREAS, Chapter 190 and 120, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution Amended and Restated Tunnel Rules, as more particularly set forth in **Exhibit A** attached hereto, and incorporated herein by this reference, for immediate use and application.

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

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. RULE ADOPTION. The Amended and Restated Tunnel Rules as set forth in **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The prior Tunnel Rule is hereby rescinded and replaced by the rules in **Exhibit A**.

3. PUBLIC HEARING. A public hearing on the Amended and Restated Tunnel Rule was held on July 20, 2022, at 11:00 a.m., at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

4. 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.

5. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of July, 2022.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Amended & Restated Tunnel Rules

POINCIANA COMMUNITY DEVELOPMENT DISTRICT
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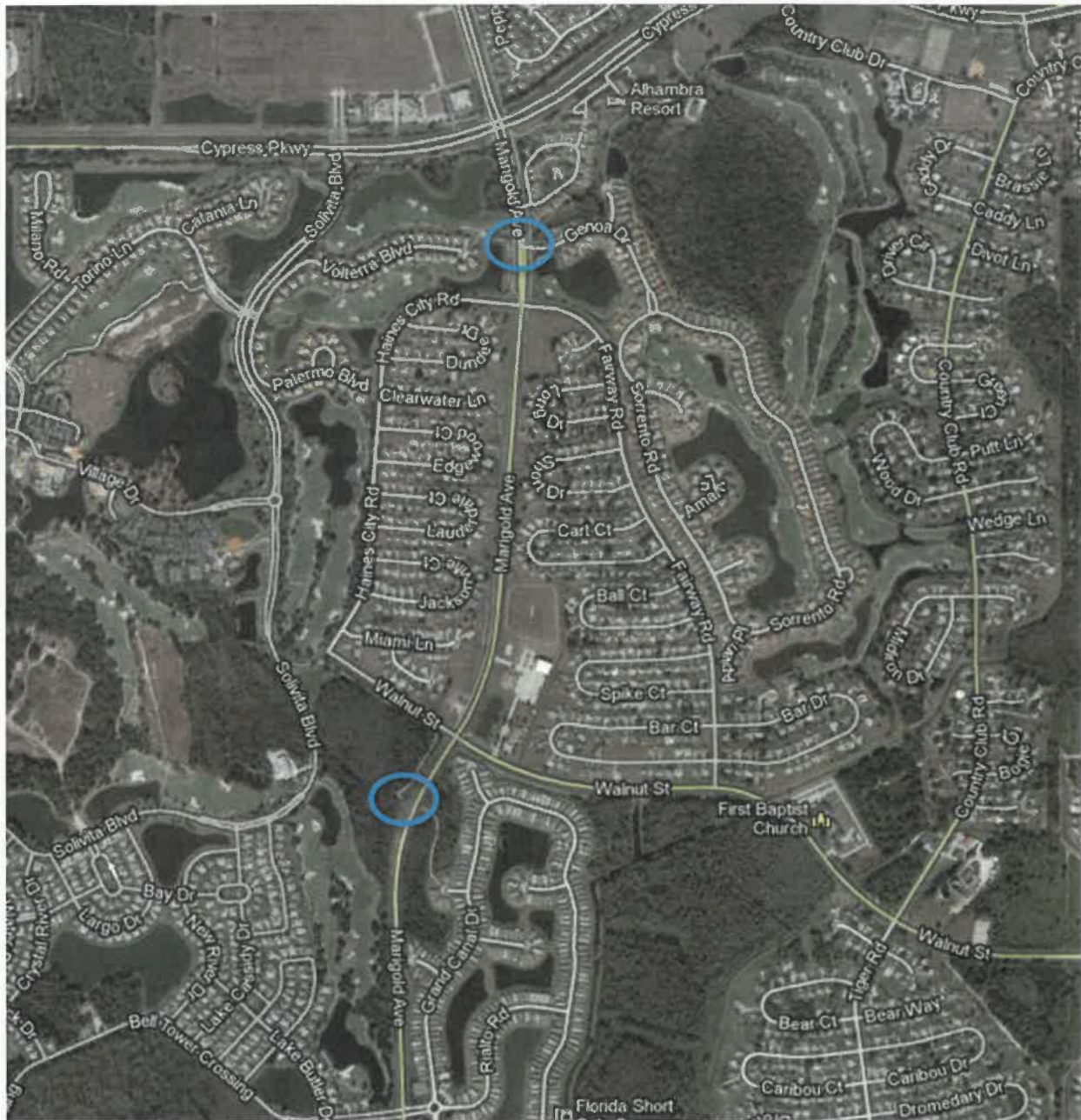
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Exhibit A

Map of Location of Tunnels

Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*
Effective date: June 8, 2016



Map of Poinciana Community Development District (Solivita) North and South Tunnels

SECTION VII

SECTION C

SECTION 1

Poinciana Community Development District

Action Items

July 2022

| Meeting Assigned | Action Item | Assigned To: | Date Due | Status | Comments |
|------------------|---|---|----------|------------|---|
| Ongoing | Parcel Conveyance from TM to CDD | Staff | | In Process | Application and fee received 01.11.2022 and initial document review by staff completed. Additional documents for Engineer's review have been requested and are pending receipt. |
| 9/15/21 | Tunnel Rules - update with low speed vehicle definition | District Manager | | In Process | Public Hearing July 20, 2022 |
| 12/15/21 | Aerator Removal Experiment | Field Manager | | In Process | There are only two aerators operating as of June 2022. |
| Ongoing | Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector | Chairman | | In Process | CFXWay.com Project #599-233 |
| 2/16/22 | Coordinate yard drain installation with HOA | Field Manager/District Manager/District Counsel/District Engineer | | In Process | Public Hearing scheduled July 20, 2022. Sample engineered drain plans under consideration. The drain may be an emitter or other mechanism to convey water to pond. |
| 6/15/22 | Reclaimed Water Infrasture | District Manager | | In Process | Locate description of property |

SECTION 2

Poinciana

Community Development District

Summary of Check Register

June 8, 2022 to July 13, 2022

| Fund | Date | Check No.'s | Amount |
|--------------|-------------------------|-------------|----------------------|
| General Fund | | | |
| South State | 6/8/22 | 3160 | \$ 8,920.83 |
| | 6/17/22 | 3161 | \$ 188.50 |
| | 6/22/22 | 3162-3168 | \$ 559,114.26 |
| | 7/13/22 | 3169-3174 | \$ 58,392.71 |
| | | | <hr/> |
| | | | \$ 626,616.30 |
| Truist | 6/22/22 | 1-2 | \$ 433,054.68 |
| | | | <hr/> |
| | | | \$ 433,054.68 |
| Payroll | <u>June 2022</u> | | |
| | Anita Nelson | 50171 | \$ 184.70 |
| | Anthony Reed | 50172 | \$ 84.70 |
| | Lita Epstein | 50173 | \$ 184.70 |
| | Robert Zimbardi | 50174 | \$ 184.70 |
| | | | <hr/> |
| | | | \$ 638.80 |
| | | | <hr/> |
| | | | \$ 627,255.10 |

| | | | | | | | | | | | |
|---|-------|---|----------|--|-----------------|----------------------------------|--|-------------|------------|-----------------------------|--------|
| AP300R | | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | | RUN 7/14/22 | | PAGE 1 | |
| *** CHECK DATES 06/08/2022 - 07/13/2022 *** | | POINCIANA - GENERAL FUND | | | | | | | | | |
| | | BANK A GENERAL FUND | | | | | | | | | |
| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | | VENDOR NAME | | STATUS | AMOUNT |CHECK..... AMOUNT # | |
| 6/08/22 | 00009 | 6/01/22 | 00001238 | 202206 | 320-53800-47000 | AQUATIC MAINT JUNE 22 | | * | 8,920.83 | | |
| | | | | | | CLARKE AQUATIC SERVICES, INC. | | | | 8,920.83 | 003160 |
| 6/17/22 | 00029 | 6/17/22 | 06172022 | 202206 | 310-51300-49000 | DOCUMENT RECORDING FEE | | * | 188.50 | | |
| | | | | | | POLK COUNTY CLERK OF COURTS | | | | 188.50 | 003161 |
| 6/22/22 | 00036 | 6/20/22 | 06202022 | 202206 | 310-51300-11000 | REISSUE CK#50154 | | * | 184.70 | | |
| | | 6/20/22 | 06202022 | 202206 | 310-51300-11000 | REISSUE CK#50154 | | V | 184.70- | | |
| | | | | | | ELIZABETH A. LAMBRIDES | | | | .00 | 003162 |
| 6/22/22 | 00001 | 6/01/22 | 198 | 202206 | 310-51300-34000 | MANAGEMENT FEES JUNE 22 | | * | 3,862.50 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-35200 | WEBSITE ADMIN JUNE 22 | | * | 62.50 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-35100 | INFORMATION TECH JUNE 22 | | * | 93.75 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-31300 | DISSEMINATION SVC JUNE 22 | | * | 416.67 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-51000 | OFFICE SUPPLIES JUNE 22 | | * | .39 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-42000 | POSTAGE JUNE 22 | | * | 28.11 | | |
| | | 6/01/22 | 198 | 202206 | 310-51300-42500 | COPIES JUNE 22 | | * | 6.60 | | |
| | | 6/01/22 | 198 | 202206 | 320-53800-49000 | GENERAL MAINT JUNE 22 | | * | 262.62 | | |
| | | 6/01/22 | 200 | 202206 | 320-53800-12000 | FACILITY MAINT JUNE 22 | | * | 858.33 | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | 5,591.47 | 003163 |
| 6/22/22 | 00027 | 6/14/22 | 104125 | 202205 | 310-51300-31500 | GENERAL COUNSEL MAY 2022 | | * | 3,274.00 | | |
| | | | | | | LATHAM, LUNA, EDEN & BEAUDINE | | | | 3,274.00 | 003164 |
| 6/22/22 | 00052 | 6/20/22 | 06202022 | 202206 | 310-51300-11000 | REISSUE CK#50132 | | * | 184.70 | | |
| | | 6/20/22 | 06202022 | 202206 | 310-51300-11000 | REISSUE CK#50132 | | V | 184.70- | | |
| | | | | | | MICHAEL V LUDDY | | | | .00 | 003165 |
| 6/22/22 | 00013 | 6/20/22 | 06202022 | 202206 | 300-10100-10200 | FDS FOR NEW TRUIST ACCT | | * | 550,000.00 | | |
| | | | | | | POINCIANA CDD | | | | 550,000.00 | 003166 |
| | | | | | | POIN POIN CDD | | | | | |
| | | | | | | KCOSTA | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|---------------------------------|--------|-----------|-----------------------------|
| 6/22/22 | 00041 | 6/15/22 1005 | 202206 310-51300-49000 | | * | 125.00 | |
| | | | BALLROOM CHARGE | | | | |
| | | | | SOLIVITA CLUB-AVATAR PROPERTIES | | | 125.00 003167 |
| 6/22/22 | 00053 | 6/20/22 06202022 | 202206 300-20700-10100 | | * | 123.79 | |
| | | | KELLOGG CK#2092 REIMBURSE | | | | |
| | | | | VICKIE KELLOGG | | | 123.79 003168 |
| 7/13/22 | 00042 | 4/30/22 00045504 | 202204 310-51300-48000 | | * | 479.00 | |
| | | | NOT CDD MEETING 4/13/22 | | | | |
| | | 5/31/22 00046219 | 202205 310-51300-48000 | | * | 479.00 | |
| | | | NOT BOS MEETING 5/11/22 | | | | |
| | | 5/31/22 00046219 | 202205 310-51300-48000 | | * | 239.50 | |
| | | | NOT QPC MEETING 5/23/22 | | | | |
| | | | | CA FLORIDA HOLDINGS, LLC | | | 1,197.50 003169 |
| 7/13/22 | 00009 | 6/15/22 00001261 | 202206 320-53800-49000 | | * | 412.50 | |
| | | | LITTORAL MAINT JUNE 22 | | | | |
| | | 6/15/22 00001262 | 202206 320-53800-47000 | | * | 200.00 | |
| | | | DITCH SERVICES JUNE 22 | | | | |
| | | 7/01/22 00001295 | 202207 320-53800-47000 | | * | 8,920.83 | |
| | | | AQUATIC MAINT JULY 22 | | | | |
| | | | | CLARKE AQUATIC SERVICES, INC. | | | 9,533.33 003170 |
| 7/13/22 | 00011 | 6/15/22 00102457 | 202206 320-53800-47100 | | * | 12,835.00 | |
| | | | MOSQUITO MAINT JUNE 22 | | | | |
| | | | | CLARKE ENVIRONMENTAL MOSQUITO | | | 12,835.00 003171 |
| 7/13/22 | 00004 | 7/01/22 8268 | 202207 320-53800-46200 | | * | 12,329.53 | |
| | | | LANDSCAPE MAINT JULY 22 | | | | |
| | | | | FLORALAWN 2, LLC | | | 12,329.53 003172 |
| 7/13/22 | 00001 | 5/31/22 201 | 202204 320-53800-49000 | | * | 440.00 | |
| | | | GENERAL MAINT APR 22 | | | | |
| | | 5/31/22 202 | 202205 320-53800-49000 | | * | 12,600.00 | |
| | | | FISH STOCKING MAY 22 | | | | |
| | | 7/01/22 203 | 202207 310-51300-34000 | | * | 3,862.50 | |
| | | | MANAGEMENT FEES JULY 22 | | | | |
| | | 7/01/22 203 | 202207 310-51300-35200 | | * | 62.50 | |
| | | | WEBSITE ADMIN JULY 22 | | | | |
| | | 7/01/22 203 | 202207 310-51300-35100 | | * | 93.75 | |
| | | | INFORMATION TECH JULY 22 | | | | |
| | | 7/01/22 203 | 202207 310-51300-31300 | | * | 416.67 | |
| | | | DISSEMINATION SVC JULY 22 | | | | |
| | | 7/01/22 203 | 202207 310-51300-51000 | | * | .54 | |
| | | | OFFICE SUPPLIES JULY 22 | | | | |

POIN POIN CDD KCOSTA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------------------------|-----------------|-----------------------------------|--|-------------|--------|------------|----------------------------|
| | | 7/01/22 203 | 202207 310-51300-42000 | | * | 41.67 | |
| | | POSTAGE JULY 22 | | | | | |
| | | 7/01/22 203 | 202207 310-51300-42500 | | * | 5.40 | |
| | | COPIES JULY 22 | | | | | |
| | | 7/01/22 204 | 202207 320-53800-12000 | | * | 858.33 | |
| | | FIELD MANAGEMENT JULY 22 | | | | | |
| | | 7/01/22 204 | 202207 320-53800-49000 | | * | 433.34 | |
| | | GENERAL MAINT JULY 22 | | | | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | 18,814.70 003173 |
| ----- | | | | | | | |
| 7/13/22 00017 | 5/02/22 2174217 | 202204 310-51300-31100 | | | * | 1,485.00 | |
| | | ENGINEER SVCS APR 22 | | | | | |
| | 6/30/22 2176154 | 202206 310-51300-31100 | | | * | 2,032.65 | |
| | | ENGINEER SVCS JUNE 22 | | | | | |
| | 6/30/22 2176155 | 202206 310-51300-31100 | | | * | 165.00 | |
| | | STORMWATER ANALYSIS JUNE | | | | | |
| GAI CONSULTANTS, INC | | | | | | | 3,682.65 003174 |
| ----- | | | | | | | |
| TOTAL FOR BANK A | | | | | | 626,616.30 | |

POIN POIN CDD KCOSTA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|--------------|----------------------------|
| 6/22/22 | 00013 | 6/21/22 | 06212022 202206 300-20700-10000 KELLOGG CK#2092 PREPAY | | * | 2,811.66 | |
| | | 6/21/22 | 06212022 202206 300-20700-10000 PULLAR CK#8343 PREPAY | | * | 2,811.66 | |
| | | 6/21/22 | 06212022 202206 300-20700-10000 LEDDON CK#134 PREPAY | | * | 2,811.66 | |
| | | 6/21/22 | 06212022 202206 300-20700-10000 SNOOK CK#132 PREPAY | | * | 2,811.66 | |
| | | 6/21/22 | 06212022 202206 300-20700-10000 TAYLOR MORRISON PAYDOWN | | * | 345,834.18 | |
| POINCIANA CDD | | | | | | | 357,080.82 000001 |
| 6/22/22 | 00013 | 6/22/22 | 06222022 202206 300-20700-10000 TAYLOR MORRISON DIRECT | | * | 75,973.86 | |
| POINCIANA CDD | | | | | | | 75,973.86 000002 |
| TOTAL FOR BANK C | | | | | | 433,054.68 | |
| TOTAL FOR REGISTER | | | | | | 1,059,670.98 | |

POIN POIN CDD KCOSTA

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
June 30, 2022



Table of Contents

| | |
|-----|---|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Debt Service Fund - Series 2012/2022</u> |
| 5-6 | <u>Month to Month</u> |
| 7 | <u>Assessment Receipt Schedule</u> |

Poinciana
Community Development District
Combined Balance Sheet
June 30, 2022

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| <u>Cash</u> | | | |
| Operating - South State | \$ 83,741 | \$ - | \$ 83,741 |
| Operating - Hancock Whitney | \$ 100,000 | \$ - | \$ 100,000 |
| Operating - Truist | \$ 658,737 | \$ - | \$ 658,737 |
| Money Market - Bank United | \$ 53,116 | \$ - | \$ 53,116 |
| <u>Investments</u> | | | |
| <u>Series 2022</u> | | | |
| Reserve | \$ - | \$ 134,145 | \$ 134,145 |
| Revenue | \$ - | \$ 414,303 | \$ 414,303 |
| Interest | \$ - | \$ 0 | \$ 0 |
| Prepayment | \$ - | \$ 384,699 | \$ 384,699 |
| Cost of Issuance | \$ - | \$ 5,174 | \$ 5,174 |
| Due from General Fund | \$ - | \$ 36,937 | \$ 36,937 |
| Total Assets | \$ 895,594 | \$ 975,258 | \$ 1,870,852 |
| Liabilities: | | | |
| Accounts Payable | \$ 31,590 | \$ - | \$ 31,590 |
| Due to Debt Service | \$ 36,937 | \$ - | \$ 36,937 |
| Total Liabilities | \$ 68,527 | \$ - | \$ 68,527 |
| Fund Balance: | | | |
| Restricted for: | | | |
| Debt Service | \$ - | \$ 975,258 | \$ 975,258 |
| Unassigned | \$ 827,067 | \$ - | \$ 827,067 |
| Total Fund Balances | \$ 827,067 | \$ 975,258 | \$ 1,802,325 |
| Total Liabilities & Fund Balance | \$ 895,594 | \$ 975,258 | \$ 1,870,852 |

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 06/30/22 | Thru 06/30/22 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments - Tax Roll | \$ 634,649 | \$ 634,649 | \$ 634,114 | \$ (535) |
| Assessments - Direct Bill | \$ 61,103 | \$ 61,103 | \$ 61,103 | \$ - |
| Interest | \$ 2,000 | \$ 1,500 | \$ 104 | \$ (1,396) |
| Miscellaneous Revenue | \$ - | \$ - | \$ 7,250 | \$ 7,250 |
| Total Revenues | \$ 697,752 | \$ 697,252 | \$ 702,571 | \$ 5,319 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisors Fees | \$ 12,000 | \$ 9,000 | \$ 6,200 | \$ 2,800 |
| FICA Expense | \$ 918 | \$ 689 | \$ 474 | \$ 214 |
| Engineering | \$ 20,000 | \$ 15,000 | \$ 18,356 | \$ (3,356) |
| Attorney | \$ 30,000 | \$ 22,500 | \$ 24,807 | \$ (2,307) |
| Arbitrage | \$ 450 | \$ 450 | \$ 450 | \$ - |
| Dissemination | \$ 5,500 | \$ 4,125 | \$ 3,950 | \$ 175 |
| Annual Audit | \$ 3,400 | \$ 3,400 | \$ 3,400 | \$ - |
| Trustee Fees | \$ 7,033 | \$ 989 | \$ 989 | \$ - |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Management Fees | \$ 46,350 | \$ 34,763 | \$ 34,763 | \$ - |
| Information Technology | \$ 1,125 | \$ 844 | \$ 844 | \$ - |
| Website Maintenance | \$ 750 | \$ 563 | \$ 563 | \$ - |
| Telephone | \$ 100 | \$ 75 | \$ - | \$ 75 |
| Postage | \$ 2,600 | \$ 1,950 | \$ 1,263 | \$ 687 |
| Printing & Binding | \$ 2,000 | \$ 1,500 | \$ 557 | \$ 943 |
| Insurance | \$ 7,000 | \$ 7,000 | \$ 6,521 | \$ 479 |
| Legal Advertising | \$ 5,500 | \$ 4,125 | \$ 4,354 | \$ (229) |
| Other Current Charges | \$ 2,400 | \$ 2,400 | \$ 3,492 | \$ (1,092) |
| Office Supplies | \$ 400 | \$ 300 | \$ 93 | \$ 207 |
| Property Appraiser | \$ 7,000 | \$ - | \$ - | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative: | \$ 159,701 | \$ 114,846 | \$ 116,250 | \$ (1,404) |

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 06/30/22 | Thru 06/30/22 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Field Services | \$ 10,300 | \$ 7,725 | \$ 7,725 | \$ 0 |
| Property Insurance | \$ 8,500 | \$ 8,500 | \$ 7,948 | \$ 552 |
| Electric | \$ 2,000 | \$ 1,500 | \$ 1,831 | \$ (331) |
| Landscape Maintenance | \$ 160,115 | \$ 120,086 | \$ 110,966 | \$ 9,120 |
| Aquatic Control Maintenance | \$ 117,760 | \$ 88,320 | \$ 81,338 | \$ 6,982 |
| Aquatic Midge Management | \$ 160,000 | \$ 120,000 | \$ 115,515 | \$ 4,485 |
| R&M - Mulch | \$ 3,500 | \$ 2,625 | \$ - | \$ 2,625 |
| R&M - Plant Replacement | \$ 3,500 | \$ 2,625 | \$ - | \$ 2,625 |
| R&M - Aerators | \$ 3,500 | \$ 2,625 | \$ - | \$ 2,625 |
| Storm Structure Repairs | \$ 50,000 | \$ 37,500 | \$ 10,931 | \$ 26,569 |
| Contingency | \$ 18,876 | \$ 18,876 | \$ 25,654 | \$ (6,778) |
| Total Operations & Maintenance: | \$ 538,051 | \$ 410,382 | \$ 361,907 | \$ 48,475 |
| Total Expenditures | \$ 697,752 | \$ 525,228 | \$ 478,158 | \$ 47,071 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 224,413 | |
| Fund Balance - Beginning | \$ - | | \$ 602,654 | |
| Fund Balance - Ending | \$ - | | \$ 827,067 | |

Poinciana
Community Development District
Debt Service Fund - Series 2012/2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|--|---------------------|----------------------------------|-------------------------|-----------------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 1,461,832 | \$ 1,461,832 | \$ 1,461,229 | \$ (603) |
| Assessments - Direct Bill | \$ 153,582 | \$ 153,582 | \$ 151,948 | \$ (1,634) |
| Assessments - Prepayments | \$ - | \$ - | \$ 488,744 | \$ 488,744 |
| Interest | \$ - | \$ - | \$ 215 | \$ 215 |
| Total Revenues | \$ 1,615,414 | \$ 1,615,414 | \$ 2,102,136.18 | \$ 486,723 |
| Expenditures: | | | | |
| Property Appraiser | \$ 15,500 | \$ - | \$ - | \$ - |
| Series 2012A-1 | | | | |
| Interest - 11/1 | \$ 175,963 | \$ 175,963 | \$ 175,963 | \$ (0) |
| Special Call - 11/1 | \$ - | \$ - | \$ 10,000 | \$ (10,000) |
| Principal - 5/1 | \$ 665,000 | \$ 665,000 | \$ - | \$ 665,000 |
| Interest - 5/1 | \$ 175,963 | \$ 175,963 | \$ - | \$ 175,963 |
| Series 2012A-2 | | | | |
| Interest - 11/1 | \$ 122,700 | \$ 122,700 | \$ 122,700 | \$ - |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ (5,000) |
| Principal - 5/1 | \$ 310,000 | \$ 310,000 | \$ - | \$ 310,000 |
| Interest - 5/1 | \$ 122,700 | \$ 122,700 | \$ - | \$ 122,700 |
| Series 2022 | | | | |
| Cost of Issuance Expenses | \$ - | \$ - | \$ 313,788 | \$ (313,788) |
| Interest - 5/1 | \$ - | \$ - | \$ 60,245 | \$ (60,245) |
| Special Call - 5/1 | \$ - | \$ - | \$ 23,000 | \$ (23,000) |
| Total Expenditures | \$ 1,587,825 | \$ 1,572,325 | \$ 710,695 | \$ 861,630 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 27,589 | | \$ 1,391,441 | |
| Other Financing Sources/(Uses): | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 10,845,000 | \$ 10,845,000 |
| Transfer Out to Escrow | \$ - | \$ - | \$ (12,468,309) | \$ (12,468,309) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ (1,623,309) | \$ (1,623,309) |
| Net Change in Fund Balance | \$ 27,589 | | \$ (231,868) | |
| Fund Balance - Beginning | \$ 326,745 | | \$ 1,207,126 | |
| Fund Balance - Ending | \$ 354,334 | | \$ 975,258 | |

Poinciana
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ 98,932 | \$ 428,357 | \$ 35,870 | \$ 41,968 | \$ 6,064 | \$ 18,846 | \$ 2,118 | \$ 1,959 | \$ - | \$ - | \$ - | \$ 634,114 |
| Assessments - Direct | \$ 30,552 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30,552 | \$ - | \$ - | \$ - | \$ 61,103 |
| Interest | \$ 9 | \$ 10 | \$ 16 | \$ 14 | \$ 12 | \$ 12 | \$ 11 | \$ 11 | \$ 9 | \$ - | \$ - | \$ - | \$ 104 |
| Miscellaneous Revenue | \$ - | \$ - | \$ - | \$ 7,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,250 |
| Total Revenues | \$ 30,561 | \$ 98,942 | \$ 428,373 | \$ 43,133 | \$ 41,981 | \$ 6,076 | \$ 18,857 | \$ 2,128 | \$ 32,520 | \$ - | \$ - | \$ - | \$ 702,571 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisors Fees | \$ 800 | \$ - | \$ 2,000 | \$ 800 | \$ 800 | \$ - | \$ - | \$ 1,000 | \$ 800 | \$ - | \$ - | \$ - | \$ 6,200 |
| FICA Expense | \$ 61 | \$ - | \$ 153 | \$ 61 | \$ 61 | \$ - | \$ - | \$ 77 | \$ 61 | \$ - | \$ - | \$ - | \$ 474 |
| Engineering | \$ 2,130 | \$ 2,130 | \$ 856 | \$ 1,326 | \$ 1,871 | \$ 3,795 | \$ 1,815 | \$ 2,234 | \$ 2,198 | \$ - | \$ - | \$ - | \$ 18,356 |
| Attorney | \$ 5,012 | \$ 3,305 | \$ 1,950 | \$ 4,190 | \$ 4,182 | \$ 825 | \$ 2,069 | \$ 3,274 | \$ - | \$ - | \$ - | \$ - | \$ 24,807 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 450 | \$ - | \$ - | \$ - | \$ - | \$ 450 |
| Dissemination | \$ 617 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ 3,950 |
| Annual Audit | \$ - | \$ - | \$ - | \$ 2,000 | \$ 1,400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,400 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 989 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 989 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Management Fees | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ 3,863 | \$ - | \$ - | \$ - | \$ 34,763 |
| Information Technology | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ 94 | \$ - | \$ - | \$ - | \$ 844 |
| Website Maintenance | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ 63 | \$ - | \$ - | \$ - | \$ 563 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 223 | \$ 216 | \$ 270 | \$ 275 | \$ 210 | \$ 22 | \$ 7 | \$ 12 | \$ 28 | \$ - | \$ - | \$ - | \$ 1,263 |
| Printing & Binding | \$ 82 | \$ 69 | \$ 56 | \$ 67 | \$ 168 | \$ 102 | \$ - | \$ 6 | \$ 7 | \$ - | \$ - | \$ - | \$ 557 |
| Insurance | \$ 6,521 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,521 |
| Legal Advertising | \$ 762 | \$ 604 | \$ 594 | \$ - | \$ 599 | \$ 599 | \$ 479 | \$ 719 | \$ - | \$ - | \$ - | \$ - | \$ 4,354 |
| Other Current Charges | \$ 421 | \$ 265 | \$ 412 | \$ 368 | \$ 332 | \$ 231 | \$ 404 | \$ 455 | \$ 604 | \$ - | \$ - | \$ - | \$ 3,492 |
| Office Supplies | \$ 15 | \$ 15 | \$ 15 | \$ 15 | \$ 15 | \$ 1 | \$ 15 | \$ 0 | \$ 0 | \$ - | \$ - | \$ - | \$ 93 |
| Property Appraiser | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative: | \$ 25,838 | \$ 11,040 | \$ 10,741 | \$ 13,538 | \$ 14,075 | \$ 10,009 | \$ 10,214 | \$ 12,662 | \$ 8,133 | \$ - | \$ - | \$ - | \$ 116,250 |

Poinciana
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|----------------|
| <u>Operation and Maintenance</u> | | | | | | | | | | | | | |
| Field Services | \$ 858 | \$ 858 | \$ 858 | \$ 858 | \$ 858 | \$ 858 | \$ 858 | \$ 858 | \$ 858 | - \$ | - \$ | - \$ | 7,725 |
| Property Insurance | \$ 7,948 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 7,948 |
| Electric | \$ 251 | \$ 215 | \$ 193 | \$ 176 | \$ 200 | \$ 192 | \$ - | \$ 409 | \$ 193 | \$ - | \$ - | \$ - | 1,831 |
| Landscape Maintenance | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ 12,330 | \$ - | \$ - | \$ - | 110,966 |
| Aquatic Control Maintenance | \$ 8,746 | \$ 8,746 | \$ 9,121 | \$ 9,121 | \$ 9,121 | \$ 9,121 | \$ 9,121 | \$ 9,121 | \$ 9,121 | \$ - | \$ - | \$ - | 81,338 |
| Aquatic Midge Management | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ 12,835 | \$ - | \$ - | \$ - | 115,515 |
| R&M - Mulch | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| R&M - Plant Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| R&M - Aerators | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Storm Structure Repairs | \$ 10,931 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,931 |
| Contingency | \$ 653 | \$ 2,463 | \$ 413 | \$ 2,396 | \$ 1,773 | \$ 1,388 | \$ 2,653 | \$ 13,243 | \$ 675 | \$ - | \$ - | \$ - | 25,654 |
| Total Operations & Maintenance: | \$ 54,552 | \$ 37,446 | \$ 35,749 | \$ 37,715 | \$ 37,117 | \$ 36,724 | \$ 37,796 | \$ 48,796 | \$ 36,012 | \$ - | \$ - | \$ - | 361,907 |
| Total Expenditures | \$ 80,389 | \$ 48,486 | \$ 46,490 | \$ 51,253 | \$ 51,192 | \$ 46,734 | \$ 48,010 | \$ 61,458 | \$ 44,146 | \$ - | \$ - | \$ - | 478,158 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (49,829) | \$ 50,456 | \$ 381,883 | \$ (8,120) | \$ (9,211) | \$ (40,658) | \$ (29,153) | \$ (59,329) | \$ (11,625) | \$ - | \$ - | \$ - | 224,413 |

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2022

MAINTENANCE ASSESSMENTS

Gross Assessments \$ 674,421.94
Certified Net Assessments \$ 627,212.40

100.00%

| Date | Check Number | Gross Assessments | | | Commissions Paid | Interest Income | Net Assessments | |
|-----------------------------|--------------|----------------------|-----------------------|-----------|--------------------|-----------------|----------------------|----------------------|
| | | Received | Discounts/Penalties | | | | Received | General Fund |
| 11/18/21 | ACH | \$1,104.24 | (\$44.16) | | (\$21.20) | \$0.00 | \$1,038.88 | \$1,038.88 |
| 11/19/21 | ACH | \$42,881.32 | (\$1,714.88) | | (\$823.33) | \$0.00 | \$40,343.11 | \$40,343.11 |
| 11/24/21 | ACH | \$10,690.47 | (\$553.39) | | (\$202.74) | \$0.00 | \$9,934.34 | \$9,934.34 |
| 11/30/21 | ACH | \$50,611.00 | (\$2,024.00) | | (\$971.74) | \$0.00 | \$47,615.26 | \$47,615.26 |
| 12/14/21 | ACH | \$140,606.56 | (\$5,623.04) | | (\$2,699.67) | \$0.00 | \$132,283.85 | \$132,283.85 |
| 12/17/21 | ACH | \$246,245.52 | (\$9,847.68) | | (\$4,727.96) | \$0.00 | \$231,669.88 | \$231,669.88 |
| 12/31/21 | ACH | \$68,353.31 | (\$2,635.32) | | (\$1,314.36) | \$0.00 | \$64,403.63 | \$64,403.63 |
| 1/18/22 | ACH | \$37,746.25 | (\$1,144.58) | | (\$732.03) | \$0.00 | \$35,869.64 | \$35,869.64 |
| 2/18/22 | ACH | \$44,040.56 | (\$1,215.58) | | (\$856.50) | \$0.00 | \$41,968.48 | \$41,968.48 |
| 3/16/22 | ACH | \$6,448.76 | (\$261.32) | | (\$123.75) | \$0.00 | \$6,063.69 | \$6,063.69 |
| 4/19/22 | ACH | \$19,239.69 | (\$9.20) | | (\$384.61) | \$0.00 | \$18,845.88 | \$18,845.88 |
| 5/17/22 | ACH | \$2,308.05 | (\$147.16) | | (\$43.22) | \$0.00 | \$2,117.67 | \$2,117.67 |
| 06/14/22 | ACH | \$2,079.64 | (\$80.16) | | (\$39.99) | \$0.00 | \$1,959.49 | \$1,959.49 |
| Total Collected | | \$ 672,355.37 | \$ (25,300.47) | \$ | (12,941.10) | \$ - | \$ 634,113.80 | \$ 634,113.80 |
| Percentage Collected | | 101% | | | | | | |

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,554,265.77
Certified Net Assessments \$ 1,445,467.17

100%

| Date | Check Number | Gross Assessments | | | Commissions Paid | Interest Income | Net Assessments | |
|-----------------------------|--------------|------------------------|-----------------------|-----------|--------------------|-----------------|------------------------|------------------------|
| | | Received | Discounts/Penalties | | | | Received | Debt Service Fund |
| 11/18/21 | ACH | \$2,209.86 | (\$88.39) | | (\$42.43) | \$0.00 | \$2,079.04 | \$2,079.04 |
| 11/19/21 | ACH | \$97,214.23 | (\$3,888.36) | | (\$1,866.52) | \$0.00 | \$91,459.35 | \$91,459.35 |
| 11/24/21 | ACH | \$25,274.81 | (\$1,308.20) | | (\$479.33) | \$0.00 | \$23,487.28 | \$23,487.28 |
| 11/30/21 | ACH | \$118,221.02 | (\$4,728.59) | | (\$2,269.85) | \$0.00 | \$111,222.58 | \$111,222.58 |
| 12/14/21 | ACH | \$316,997.39 | (\$12,679.21) | | (\$6,086.36) | \$0.00 | \$298,231.82 | \$298,231.82 |
| 12/17/21 | ACH | \$567,031.96 | (\$22,679.79) | | (\$10,887.04) | \$0.00 | \$533,465.13 | \$533,465.13 |
| 12/31/21 | ACH | \$157,480.88 | (\$6,068.02) | | (\$3,028.26) | \$0.00 | \$148,384.60 | \$148,384.60 |
| 1/18/22 | ACH | \$87,260.01 | (\$2,643.10) | | (\$1,692.34) | \$0.00 | \$82,924.57 | \$82,924.57 |
| 2/18/22 | ACH | \$107,164.80 | (\$2,968.08) | | (\$2,083.93) | \$0.00 | \$102,112.79 | \$102,112.79 |
| 3/16/22 | ACH | \$14,972.14 | (\$180.33) | | (\$295.84) | \$0.00 | \$14,495.97 | \$14,495.97 |
| 4/19/22 | ACH | \$45,477.18 | (\$21.89) | | (\$909.11) | \$0.00 | \$44,546.18 | \$44,546.18 |
| 5/17/22 | ACH | \$5,042.41 | (\$350.25) | | (\$93.84) | \$0.00 | \$4,598.32 | \$4,598.32 |
| 6/14/22 | ACH | \$4,498.75 | (\$190.80) | | (\$86.16) | \$0.00 | \$4,221.79 | \$4,221.79 |
| Total Collected | | \$ 1,548,845.44 | \$ (57,795.01) | \$ | (29,821.01) | \$ - | \$ 1,461,229.42 | \$ 1,461,229.42 |
| Percentage Collected | | 101% | | | | | | |

DIRECT BILL ASSESSMENTS

| Taylor Morrison 2022-01 | | | | | | | |
|----------------------------|----------|----------------|--------------|----------------------|----------------------|-------------------------------|----------------------------|
| | | | | Net Assessments | \$ | 213,050.82 | \$ 61,103.12 \$ 151,947.70 |
| Date Received | Due Date | Check Number | Net Assessed | Amount Received | General Fund | Series 2012 Debt Service Fund | |
| 10/22/21 | 11/1/21 | 16000-00076272 | \$106,525.41 | \$106,525.41 | \$30,551.56 | \$75,973.85 | |
| 6/9/22 | 2/1/22 | 16000-00081421 | \$53,262.71 | \$53,262.71 | \$15,275.78 | \$37,986.93 | |
| 6/9/22 | 5/1/22 | 16000-00081421 | \$53,262.71 | \$53,262.71 | \$15,275.78 | \$37,986.93 | |
| | | | | \$ 213,050.83 | \$ 213,050.83 | \$ 61,103.12 | \$ 151,947.71 |

SECTION 4

**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 2023** 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 19, 2022
November 16, 2022
December 21, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023

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.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION D

Poinciana Community Development District



July 20, 2022

Clayton Smith - Field Services Manager
GMS

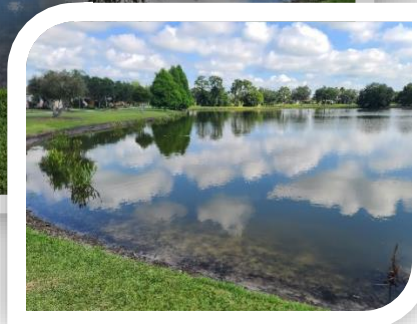
Site Items

Missing Warning Signage



- ✚ Two signs in the Glendora pond D-9 have gone missing.
- ✚ At one location the signs appear to have been removed and taken. The other the entire post is missing.
- ✚ Signs were installed using nylon nuts that don't back off.
- ✚ Do we order more to replace?

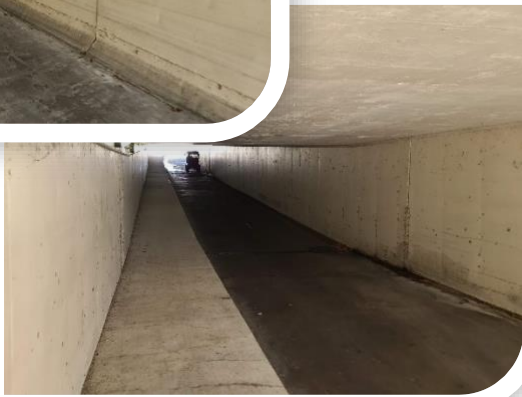
Pond B-15



- ✚ Pond B-15 was viewed at a normal level, then suddenly lowered again.
- ✚ It is now at a normal level again.
- ✚ Pond has remained normal for over a month now.
- ✚ Still assessing.

Site Items

Tunnel Painting



- ✚ Both tunnels would benefit from pressure washing.
- ✚ Additionally, the tunnels would benefit from being painted and some residents have requested this.
- ✚ Using a brighter paint color and adding reflectors has also been requested.

Conclusion

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

Respectfully,
Clayton Smith



PCDD Monthly Treatment Report

Date between : 6/01/2022 and 6/30/2022

| Customer Site ID | Treatment Date | Condition/Weeds Treated |
|------------------|----------------|-------------------------|
| A-1 | 6/15/22 | Shoreline Grasses |
| A-2 | 6/15/22 | Clean |
| A-3 | 6/1/22 | Shoreline Grasses |
| A-4 | 6/1/22 | Clean |
| A-5 | 6/1/22 | Clean |
| A-6 | 6/1/22 | Clean |
| A-7 | 6/16/22 | Clean |
| A-8 | 6/16/22 | Filamentous |
| A-8 | 6/16/22 | Spike Rush |
| A-9 | 6/16/22 | Clean |
| A-10A | 6/16/22 | Clean |
| A-10B | 6/2/22 | Baby Tears |
| A-10B | 6/2/22 | Duckweed |
| A-10B | 6/2/22 | Filamentous |
| A-11 | 6/2/22 | Baby Tears |
| A-11 | 6/2/22 | Filamentous |
| A-12 | 6/2/22 | Clean |
| A-13 | 6/2/22 | Baby Tears |
| A-13 | 6/2/22 | Crested Floating Heart |
| A-13 | 6/2/22 | Filamentous |
| A-20 | 6/23/22 | Filamentous |
| A-21 | 6/23/22 | Filamentous |
| A-22 | 6/23/22 | Filamentous |
| B-1 | 6/22/22 | Filamentous |
| B-1 | 6/22/22 | Hydrilla |
| B-5 | 6/20/22 | Clean |
| B-6 | 6/20/22 | Clean |
| B-11 | 6/20/22 | Clean |
| B-15 | 6/1/22 | Clean |
| B-16 | 6/1/22 | Clean |
| C-1 | 6/23/22 | Filamentous |
| C-1 | 6/23/22 | Hydrilla |
| C-2 | 6/23/22 | Filamentous |
| C-3 | 6/16/22 | Clean |
| C-6A | 6/20/22 | Clean |
| C-6B | 6/20/22 | Clean |
| C-8 | 6/13/22 | Shoreline Grasses |
| C-9 | 6/21/22 | Filamentous |
| C-9 | 6/21/22 | Hydrilla |
| C-10 | 6/22/22 | Filamentous |
| C-10 | 6/22/22 | Hydrilla |
| C-11 | 6/20/22 | Filamentous |
| C-11 | 6/20/22 | Hydrilla |
| C-12 | 6/21/22 | Filamentous |

| | | |
|------|---------|-------------------|
| C-12 | 6/21/22 | Hydrilla |
| C-13 | 6/13/22 | Clean |
| C-14 | 6/13/22 | Clean |
| C-15 | 6/1/22 | Clean |
| C-16 | 6/13/22 | Clean |
| C-17 | 6/20/22 | Hydrilla |
| C-18 | 6/13/22 | Clean |
| C-19 | 6/20/22 | Filamentous |
| C-19 | 6/20/22 | Hydrilla |
| C-19 | 6/20/22 | Spike Rush |
| C-20 | 6/21/22 | Filamentous |
| C-20 | 6/21/22 | Hydrilla |
| D-1 | 6/13/22 | Clean |
| D-2 | 6/13/22 | Clean |
| D-3 | 6/13/22 | Clean |
| D-4 | 6/13/22 | Clean |
| D-5 | 6/13/22 | Clean |
| D-6 | 6/23/22 | Clean |
| D-7 | 6/23/22 | Clean |
| D-8 | 6/23/22 | Clean |
| D-9 | 6/23/22 | Clean |
| D-10 | 6/13/22 | Clean |
| D-11 | 6/13/22 | Clean |
| E-1 | 6/21/22 | Clean |
| E-2 | 6/21/22 | Clean |
| E-3 | 6/21/22 | Clean |
| E-5 | 6/15/22 | Shoreline Grasses |
| E-6 | 6/15/22 | Shoreline Grasses |
| E-8 | 6/15/22 | Azolla |
| E-8 | 6/15/22 | Shoreline Grasses |
| E-11 | 6/15/22 | Azolla |
| E-11 | 6/15/22 | Duckweed |
| E-11 | 6/15/22 | Shoreline Grasses |
| E-18 | 6/15/22 | Clean |
| E-19 | 6/15/22 | Shoreline Grasses |
| E-21 | 6/15/22 | Shoreline Grasses |
| E-31 | 6/15/22 | Clean |
| F-7 | 6/23/22 | Filamentous |
| F-7 | 6/23/22 | Hydrilla |



Run By: cchallacombe

PCDD All Services By Customer Summary

Page 1 of 1
Friday, July 1, 2022
7:36:42 AM

Poinciana Community Development Dist (S07800)

Filter Date between 06/01/2022 and 06/30/2022

| Customer | Work Type | Service Item | Start Date | End Date | Used Quantity | Unit Of Measure |
|--|----------------|-----------------------------------|------------|------------|---------------|-----------------|
| S07800 - Poinciana Community Development | Comfort Pack | KIS2911 - Talstar BP Barrier | 06/02/2022 | 06/02/2022 | 0.31 | mi |
| S07800 - Poinciana Community Development | Comfort Pack | KIS2911 - Talstar BP Barrier | 06/09/2022 | 06/09/2022 | 0.63 | mi |
| | | | | | 0.94 | |
| S07800 - Poinciana Community Development | Municipal Back | KIS1768 - Nat G30 12 lbs per acre | 06/24/2022 | 06/24/2022 | 5.43 | acr |
| S07800 - Poinciana Community Development | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | 06/02/2022 | 06/02/2022 | 9.40 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | 06/06/2022 | 06/06/2022 | 10.60 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | 06/09/2022 | 06/09/2022 | 9.70 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | 06/13/2022 | 06/13/2022 | 10.00 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | 06/16/2022 | 06/16/2022 | 9.70 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | 06/20/2022 | 06/20/2022 | 10.60 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | 06/23/2022 | 06/23/2022 | 9.50 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | 06/27/2022 | 06/27/2022 | 10.60 | mi |
| S07800 - Poinciana Community Development | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | 06/30/2022 | 06/30/2022 | 9.80 | mi |
| | | | | | 89.90 | |

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 |
|---------|-------------------|------------------|--------|-----------------------|---------------|---|---------------|
| 6/6/22 | Maureen Marci | 710 Portofino Dr | C-A | Overgrown | Rudy Bautista | TBD | TBD |
| 6/7/22 | Donovan Brown | 687 Glendora Rd | D8 | Midge control | Clayton | Sprayed, explained treatment plan | 6/9/22 |
| 6/14/22 | Karen Morin | 377 Acadia Dr | C12 | Algae | Clayton | scheduled for treatment | 6/23/22 |
| 6/15/22 | Michael Kennedy | 512 Santavita Pl | C10 | Algae | Clayton | scheduled for treatment | 6/23/22 |
| 7/8/22 | Stan Maminski | 532 Catania LN | B1 | Tree in bad condition | Clayton | Landscaper reviewing tree. Tree appears in healthy condition. | |
| 7/7/22 | Shelley Destefano | 710 Portofino Dr | C-A | Algae | Sheri W | | |
| 7/7/22 | Regina Trehy | 248 Rialto Rd | P-A911 | Algae | Clayton | Treated | 7/12/22 |