

Poinciana
Community Development District

Agenda Package

August 17, 2022

AGENDA

Poinciana

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 10, 2022

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, August 17, 2022 at 11:00 a.m. 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 July 20, 2022 Meeting
5. Presentation of Beneficial Aquatic Vegetation
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Approval of Relocation of April 2023 Meeting to Mosaics
 - D. Field Manager
 - i. Field Manager's Report
 1. Consideration of Agreement Renewal with Clarke for Midge Management and Aquatic Maintenance Services
 2. **Consideration of Agreement Renewal with Floralawn for Landscape Maintenance - ADDED**

- ii. Customer Complaint Log
- 7. Supervisor's Requests
- 8. Other Business
- 9. General Audience Comments
- 10. Next Meeting Date - September 21st, 2022
- 11. 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, July 20, 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
Jarett Wright	GMS Field Services

The following is a summary of the discussions and actions taken at the July 20, 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 11:03 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 June 15, 2022 Meeting**

Ms. Epstein presented the minutes from June 15, 2022 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the Minutes of the June 15, 2022 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Phase 5D Replat and Joinder and Consent to Plat**

Ms. Adams presented the Joinder and Consent to Plat for the replat of Solivita Phase 5D, which was required by Polk County. The plat was provided to District Counsel, the District Engineer and field management staff for review and input. Staff comments were provided to the developer and were incorporated. Ms. Epstein noted that there were no ponds in this phase. Ms. Adams confirmed that there were no stormwater ponds in Phase 5D and requested that the Board delegate authority to the Chair to execute the Joinder and Consent to replat.

Ms. Nelson MOVED to approve the Joinder and Consent to Replat Solivita Phase 5D and delegate authority to the Chair to execute and Mr. Zimbardi seconded the motion.

As the liaison for the ponds and wetlands in both the HOA and CDD, Mr. Reed was reviewing all contracts, permits and property and questioned why they needed to approve or sign off on these plats and maintain the wetlands. Ms. Epstein requested tabling this discussion as the motion was for the approval of the plat for Phase 5D. Ms. Carpenter explained that the reason for the CDD having to join the plats was because they had liens of record for Phase 5D.

On VOICE VOTE with all in favor the Joinder and Consent to Replat Solivita Phase 5D and delegate authority to the Chair to execute was approved.

SIXTH ORDER OF BUSINESS**Public Hearings for Fiscal Year 2023
Budget Adoption, Drain Pipe Installation
Fees and Application Rules and
Amending and Restating Tunnel Rules****A. Open Public Hearings**

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the public hearings for the Fiscal Year 2023 budget adoption, drain pipe installation fees and application rules and amending and restating tunnel rules were opened.

B. Presentation of Proposed Fiscal Year 2023 Budget

Ms. Adams presented the Proposed Budget for Fiscal Year 2023, which starts on October 1, 2022 and runs through September 30, 2023. They were proposing \$667,298 in special assessments and using Carry Forward Surplus to balance the budget. It was similar to what the Board approved at the May meeting with the exception of the special assessment revenue being based on a new number of units, based on a true-up by the developer, which decreased the number of units by 123. There were also some reductions in services for *Information Technology* and *Website Maintenance*. Overall, *Administrative Expenses* decreased from \$159,701 to \$150,431 and *Field Expenses* increased by \$45,000, based on the estimated amount for expenses to maintain property that Taylor Morrison applied to convey to the District. This was due to increases in *Aquatic Midge Management*, *Landscape Maintenance* and *Aquatic Control Maintenance*. The total amount per unit that would be assessed on the tax bill for operation and maintenance (O&M) for the CDD was \$184.04, which was the same as last year.

C. Public Comments Regarding Budget and Special Assessments

Ms. Epstein asked for public comments. Resident Glenn Larson of Coronado Drive asked why *Management Fees* were decreasing by \$4,600. Ms. Adams stated that what GMS was charging the District decreased from \$46,350 to \$42,000 for Fiscal Year 2023. Ms. Epstein noted that administrative savings were due to actions taken by the Board to move from paper to electronic agenda packages. Ms. Adams confirmed that there were cost savings for not only printing and binding, but also for postage. Mr. Reed questioned why *Dissemination* decreased. Ms. Adams stated that there were efficiencies in the overall fees for both Poinciana and

Poinciana West, resulting in a decrease of \$2,000 per year. There were no further public comments.

D. Consideration of Resolution 2022-09 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2022-09 adopting the Fiscal Year 2023 budget.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor Resolution 2022-09 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

E. Consideration of Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2022-10, allowing the District to use the uniform tax collection method to impose special assessments on residents' property tax bills. For Fiscal Year 2023, \$667,298 in special assessments were proposed. A copy of the budget and Tax Roll would be attached to the resolution. There was no increase in assessments.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll was approved.

F. Presentation of Drain Pipe Application and Fees

Ms. Adams presented Resolution 2022-11 approving the process to have residents apply for and install residential drainage improvements that terminate on District property. The Board was considering this due to situations where residential properties were required to install drainage to improve the flow of water; however, residents were installing drains that terminated at the edge of District property without District approval, which eroded District property. Several months ago, staff presented options for the Board to consider. With the adoption of this resolution, residents would be required to apply to the District Manager for these drainage improvements and the Field Manager would review the application, which would be presented to the Board for approval. When approved, a License Agreement would be provided to the property owner. A proposed sketch for the type of emitter drain recommended by the District Engineer was included in the agenda package. Ms. Carpenter suggested that the Board set a not-to-exceed amount or charge a lower fee. Ms. Epstein recalled that there would be coordination through the

HOA. Ms. Adams spoke to the HOA President and the HOA was waiting for the Board to make a final decision. When applications were received, the HOA would make residents aware of this new requirement.

G. Public Comments Regarding Drain Pipe Installation Procedures

Mr. Zimbardi asked why residents were required to use a contractor that was licensed and insured. Ms. Carpenter stated that it was for the protection of the District. Mr. Reed felt that only a trench was needed, which could be dug by a handyman, but there needed to be some oversight. Ms. Carpenter would remove this provision from any documents. Mr. Reed had no issue with the proposed solution, but wanted additional drawings, more than one option for residents to choose from and to approve each application when they were submitted. His concern was also regarding existing drains. Ms. Epstein stated they must increase the fee to provide additional options and involve the District Engineer on whether the resident's option was the correct option. Ms. Carpenter proposed that the Board adopt the policy as-is, monitor and have another public hearing with 60 days' notice if the current solution was not working. Ms. Epstein felt that this was a good solution for residents to work with. Ms. Adams stated that there would be an application fee of \$100, but it was not for district management to facilitate the application or for field staff to perform an inspection. If there were too many applications that required additional staff time, they would come back to the Board. Discussion ensued regarding the fee and whether to increase it or decrease it.

H. Consideration of Resolution 2022-11 Adopting Fees for Drain Pipe Application and Policies for Approval and License Agreement

Ms. Adams presented Resolution 2022-11, setting a fee of \$100 for the drain pipe application and setting the policies and license agreement. Ms. Epstein stated if the solution was not working, it should be brought before the Board for discussion. Mr. Reed agreed.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor Resolution 2022-11 adopting a \$100 fee for the drain pipe application and approving the policies and license agreement as presented with the removal of requiring any contractor to be licensed, bonded and insured and the only option being the drain pipe detail as presented in the agenda package was approved.
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I. Presentation of Amended and Restated Tunnel Rules

Ms. Adams presented the Amended and Restated Tunnel Rules to clarify the definition of low-speed vehicles in accordance with Florida Statutes.

J. Public Comments Regarding Tunnel Rules

There were no public comments.

K. Consideration of Resolution 2022-12 Amending and Restating Tunnel Rules to Include Definition of Low-Speed Vehicle

Ms. Adams presented Resolution 2022-12, amending and restating the Tunnel Rules to include the definition of low-speed vehicles.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor Resolution 2022-12 Amending and Restating Tunnel Rules to Include Definition of Low-Speed Vehicle was approved.

L. Close Public Hearings

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the public hearings for the Fiscal Year 2023 Budget Adoption, Drain Pipe Installation Fees and Application Rules and Amending and Restating Tunnel Rules were closed.

SEVENTH 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 packet and reported on the following:

1. Parcel Conveyance from Taylor Morrison to CDD: The application and fee was received on January 11, 2022 and initial document review by staff was completed.

Additional documents for engineer's review have been requested and are pending receipt.

Ms. Adams reported that each month District Counsel was following up with Taylor Morrison (TM) counsel regarding the documents that were requested but not yet received. This week, TM said that they would review the requested documents and transmit them and Ms. Adams would request that TM transmit the documents in one parcel and provide copies for the District Engineer. Ms. Epstein was meeting tomorrow with the new land development person at TM on behalf of the HOA. Mr. Reed was working with TM to review the property conveyances and look for problems and issues and document them. Ms. Adams requested a copy of a tracking list that Mr. Reed had of each parcel. Ms. Epstein suggested having one document covering the District Manager, engineering, etc. Mr. Reed requested a similar list for the Poinciana West CDD and was in favor of merging. Ms. Epstein pointed out was a closed discussion as the Poinciana West CDD voted not to merge and not to work with this Board.

2. Tunnel Rules: Completed.
3. Aerator Removal Experiment: Ongoing. There were only two aerators operating as of June 2022.
4. Monitor Central Florida Expressway – Poinciana Parkway Projects: Parkway Connector: In Process. CFXWay.com Project #599-233

Ms. Epstein was working with CFX on the October 19th update on what CFX was planning for the community. Every couple of weeks, Ms. Adams was following up with CFX and was targeting the October CDD meeting for an update.

5. Coordinate Yard Drain Installation with HOA: Completed. Documents will be finalized and provided to the HOA.
6. Reclaimed Water Infrastructure: In Process. Locate description of property.

Ms. Adams has found no description of the property or diagrams for the reclaimed water infrastructure and asked the HOA if their copy of the agreement had the exhibit attached, but theirs did not so she was going to search through the records. The management company for the HOA suggested requesting a field diagram from Floralawn to locate where the District property ends and the HOA begins. Mr. Reed asked if not having exhibits invalidated the agreement. Ms. Carpenter replied no, as the agreement was clear on what the District owned. Mr. Reed questioned if the HOA was notified of any changes and whether there was sufficient insurance to

cover any incidents. Ms. Adams updated the contact information and provided to the HOA. The District had insurance, which was adequate and requested a copy of the HOA's certificate of insurance. Mr. Reed noted that the HOA did not have a maintenance man. Ms. Epstein stated that the HOA had a maintenance agreement with the Club to pay \$35 per hour when they needed a maintenance person.

ii. Approval of Check Register

Ms. Adams presented the Check Register from June 8, 2022 through July 13, 2022 in the amount of \$627,255.10. A large amount of funds was for the opening of an account with Truist Bank. There was a \$550,000 deposit in order to get that account set up. Ms. Epstein asked if the account had direct deposit. Ms. Adams stated rather than mailing checks to the Board, there was the ability to have ACH deposits. A form would be circulated to the Board.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the June 8, 2022 through July 13, 2022 Check Register in the amount of \$627,255.10 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2022, which were included in the agenda package. The District was in a good cash position with an Unassigned General Fund Balance of \$827,067. The Board did a great job of controlling expenses.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the Unaudited Financial Statements through June 30, 2022 were accepted.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Ms. Adams stated the Fiscal Year 2023 meeting schedule was consistent with the prior year's meeting schedule with meetings on the third Wednesday of each month at 11:00 a.m. in the Starlight Ballroom starting on October 9th and ending in September of 2023. Ms. Epstein meets with staff the week prior to each meeting and if there were no action items, the meeting was cancelled.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

Mr. Reed questioned who setup the room as there was little room in between each Supervisor. Ms. Epstein requested an additional table. Ms. Adams apologized for the setup.

D. Field Manager

i. Field Manager's Report

Mr. Smith presented the Field Manager Report, which was included in the agenda package. Two alligator signs on the Glendora pond were missing. The CDD did not pay for the signs. Mr. Reed recalled that TM paid for the signs. Ms. Epstein believed that it was a case of vandalism and should be reported. Mr. Smith stated that it would take 30 days to order the signs. Ms. Epstein suggested ordering extra signs. *There was Board consensus to replace the signs.*

Mr. Smith reported that the water level in Pond B-15 has been dropping for several months but was now at a normal level and had no further issues. It was being monitored. Mr. Reed recalled that a not-to-exceed amount of \$10,000 was approved by the Board to vac jet the stormwater pipes in this pond and questioned the status. Mr. Smith stated that some vendors had some concerns about the feasibility and was still getting some quotes. Contractors were busy this time of year. Mr. Smith received requests from residents about repainting both tunnels and suggested repainting them bright white with Sherwin Williams high-grade concrete sealer. To pressure wash and paint the tunnels would cost \$10,000. Mr. Reed did not want to spend any major money on the tunnels until after the roadway construction. Ms. Epstein stated if there were cracks due to the road construction the county would be responsible for the repair but was in favor of painting them white as there were safety concerns with using the tunnels at night and installing reflectors. Ms. Adams noted there were funds available for this item and requested public comments since this item was not on the agenda. There were no public comments.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the estimate for tunnel maintenance as stated above in a not-to-exceed amount of \$10,000 and delegating authority to the Chair to approve the proposal was approved.

Mr. Smith presented the Aquatic Maintenance Report, which was included in the agenda package. There were shoreline grasses that were being addressed. The algae was subsiding and midges were not quite as active.

ii. Customer Complaint Log

Mr. Smith presented the complaint log for June 6, 2022 through July 7, 2022, which was included in the agenda package. There were a few algae complaints that were treated. There was a tree in bad condition on Catania Lane. The landscaper looked at it and there were no concerns. Mr. Zimbardi asked if any ponds had serious hydrilla issues. Mr. Smith noted that Pond C-10 had the worst issue but was being treated. They were treating it more heavily than in the past as it was hard to keep up with the hydrilla. The drainage improvements that were approved at the last meeting would commence the first week of August as their crews were backed up at this time, due to the amount of projects, but by the beginning of August, they should be back to being two weeks out.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Reed questioned the maintenance requirements of the wetlands under the permit. Upon investigation, he found out that all of the wetlands in Solivita were in perpetuity. The Army Corp of Engineering through the South Florida Water Management District (SFWMD) did not have to monitor any more after five years if everything looked good and met the requirements, but it did not relieve the CDD of the maintenance responsibility. The owners of the permit would be notified if there were violations or a need for repairs. Ms. Leo explained that this was why the conveyance was taking longer. As part of the development, Avatar impacted wetlands they should not have impacted and had to go through a Wetland Restoration Program and Maintenance and Monitoring Program. They did most of the remediation. She has not seen any documentation, but there was no long-term wetland maintenance. There was only maintenance of the edge of the wetland as residents wanted to keep their property boundary, respecting the buffers and ensuring that the flow ways were maintained. Mr. Reed noted that the HOA was spending \$50,000 on ponds and wetland maintenance, due to the requirement in the permits.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

General Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – August 17th, 2022

Ms. Adams stated that the next meeting was scheduled for August 17, 2022 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V



Importance of Littoral Plants to your Stormwater Systems

August 17, 2022

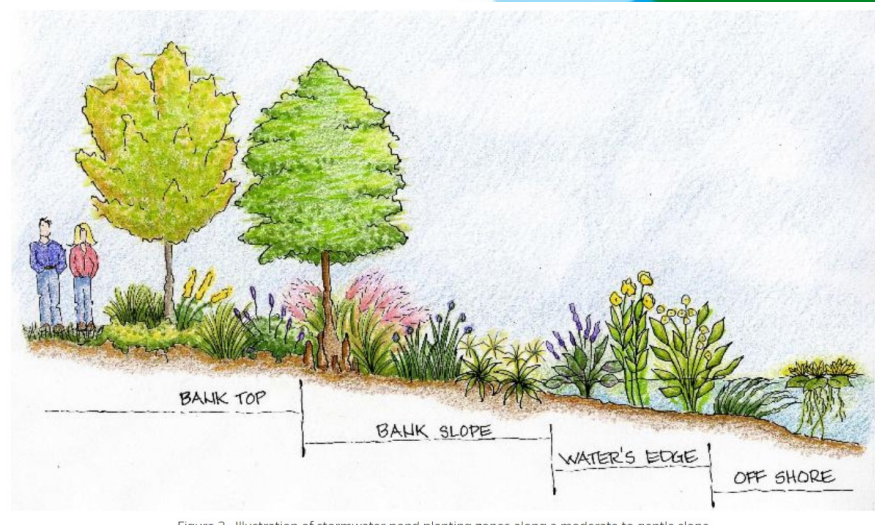


Figure 3 Illustration of stormwater pond planting zones along a moderate to gentle slope

Why stormwater ponds?



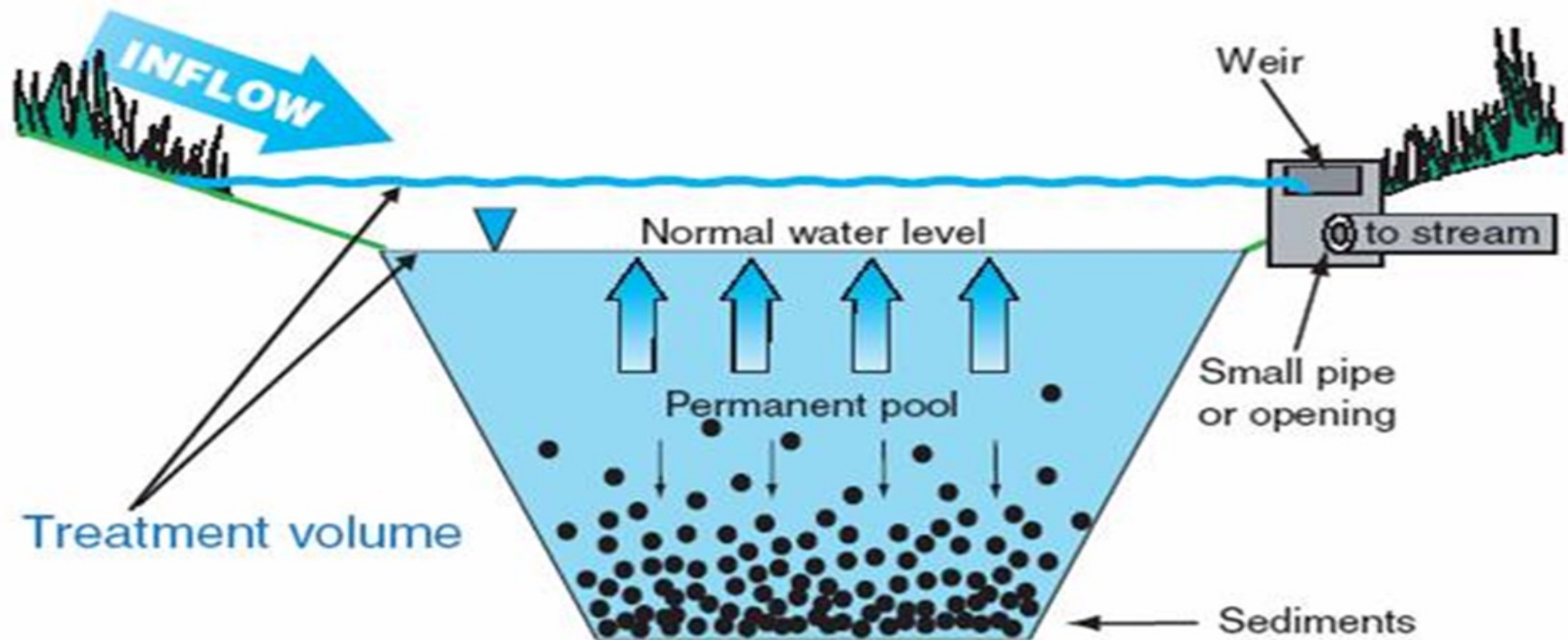
- Wetlands at one point covered over 50% of our state.
- Florida's original stormwater system – filtered pollutants, controlled flooding and provided habitat to wildlife.
- Misunderstood the value – drained for agriculture, roads, developments and businesses
- In the early 80's Florida passed laws requiring treatment of stormwater – Comprehensive Stormwater Plan
- Water Management district is responsible for managing and protecting our water resources.

Stormwater System Purpose:



- Ponds in communities were created to mimic wetlands.
- Manages nutrient rich runoff from rainwater – trap pollution
- Prevent flooding
- Remove pollutants before entering our natural water bodies

Retention Ponds holds and filters polluted water before it leaves and enters our natural water bodies.



Runoff: Nutrient Rich



- Fertilizer
- Pesticide
- Grass Clippings
- Leaves from trees
- Oil and detergents
- Pet droppings



As a result of runoff:



- High in nitrogen and phosphorus – increases algae and plant growth
- High nutrient levels increase the aging process of the lake
- Sediment is deposited over time and reduces the holding capacity



Control what enters the pond



- Go easy on the pesticides and herbicides
- Use Fertilizer sparingly
- Prevent grass clippings from going in the water
- Street sweeping in heavy leaf drop areas
- Prevent pet waste from entering the water body
- Redirect runoff from the driveways, patios and roof
- Storm drains are for water not oil, detergents, leaves and lawn clippings
- Repair erosion – sediment
- Community Education

So why littoral plants?



- Pollution filter – nutrient absorption
- Minimize erosion – delaying costly repairs.
- Slows down the flow of water during a rain event
- Oxygen in the water
- Provides wildlife habitat and beauty





Shoreline Erosion



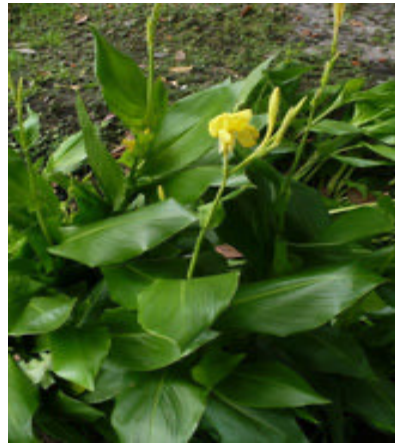
- Wave Action
- Water level fluctuations between wet and dry
- Downspouts from surrounding homes
- Sprinklers

These sources create many different types of erosion, each of which can be controlled with plants.

Erosion



Littoral Plants



Littoral Plants

Plant	Height	Light	Water Depth	USDA Zone
Arrowhead <i>Sagittaria latifolia</i>	3.5'	Full sun to partial shade	6-12"	5-10
Duck potato <i>Sagittaria lancifolia</i>	3'	Full sun to partial shade	6-12"	6-10
Golden Canna <i>Canna flaccida</i>	3'	Full sun to partial shade	12-18"	8-10
Pickernelweed <i>Pontederia cordata</i>	3'	Full sun to partial shade	6-18"	3b-10
Sand Cord Grass <i>Spartina bakerii</i>	4'	Full sun	Dry to wet; water's edge	8b-11
Spikerush <i>Eleocharis cellulose & interstincta</i>	1-3'	Full sun to partial shade	6-12"	8a-11b

Considerations when selecting littoral plants



- Water depth – upper, middle and lower zone
- Fluctuating water levels – hardier plants will be needed.
- Foraging fish – triploid grass carp
- Soil structure
- Slope of littoral shelf and pond bank
- Light availability
- Size
- Texture and color
- Erosion control – some plants are better than others

Pickerelweed – *Pontederia cordata*



Pickerel weed is an aquatic native plant found throughout Florida. They help stabilize the banks of natural water bodies and retention ponds. It grows in no more than a foot of water and typically around 3' tall. Typical flowers for about three weeks in the spring.



Pickerelweed
Pontederia cordata
Photo by Ann Muntz
© 1999 University of Florida

Duck Potato – *Sagittaria lancifolia*

Duck potato very commonly grows in swamps, ditches, lake and stream margins, and other shallow-water habitats throughout Florida. Duck potato has large, lance-shaped leaves, it has large, showy, white flowers and its flowers are on stalks that are taller than the leaves.



Golden Canna – *Canna flaccida*

Golden canna is a large, showy, native aquatic plant that typically grows to 3 feet tall. It grows in small stands at the edges of marshes, ponds, and lakes.



Gulf Coast Sprikerush – *Eleocharis cellulosa*

- 1-3' Tall – spreads in shallow water from underground stems call rhizomes. They can spread along the shoreline in large patches in the shallow areas.





Thank you for your time!

Questions??

SECTION VI

SECTION C

SECTION 1

Poinciana Community Development District
Action Items
August 2022

Meeting Assigned	Action Item	Assigned To:	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.
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; DM reached out regarding presentation for Fall 2022.
2/16/22	Coordinate yard drain installation with HOA	Field Manager/District Manager/District Counsel/District Engineer	In Process	Public Hearing completed July 20, 2022. Coordinating with HOA regarding implementation.
6/15/22	Reclaimed Water Infrasture	District Manager	In Process	Locate description of property
6/15/22	Desirable Pond Vegetation - Education	District Manager/Field Manager	In Process	Educational presentation by Clarke scheduled 08.17.2022.

SECTION 2

Poinciana

Community Development District

Summary of Check Register

July 14, 2022 to August 9, 2022

Fund	Date	Check No.'s	Amount
General Fund			
South State	7/21/22	3175-3178	\$ 16,209.05
			<hr/> \$ 16,209.05
Truist	8/9/22	3-4	\$ 1,025.00
			<hr/> \$ 1,025.00
Payroll	<u>July 2022</u>		
	Anita Nelson	50175	\$ 184.70
	Anthony Reed	50176	\$ 84.70
	Lita Epstein	50177	\$ 184.70
	Robert Zimbardi	50178	\$ 184.70
			<hr/> \$ 638.80
			<hr/> \$ 16,847.85

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/21/22	00042	6/30/22 4695580	202206 310-51300-48000		*	249.08	
		NOT RULE DEV CDD 6/22/22					
		6/30/22 4695580	202206 310-51300-48000		*	440.68	
		NOT RULE DEV CDD 6/23/22					
CA FLORIDA HOLDINGS, LLC							689.76 003175
7/21/22	00009	7/15/22 13137	202207 320-53800-47000		*	200.00	
		DITCH SERVICES JULY 22					
CLARKE AQUATIC SERVICES, INC.							200.00 003176
7/21/22	00011	7/15/22 1025669	202207 320-53800-47100		*	12,835.00	
		MOSQUITO MAINT JULY 22					
CLARKE ENVIRONMENTAL MOSQUITO							12,835.00 003177
7/21/22	00027	7/12/22 104800	202206 310-51300-31500		*	2,484.29	
		GENERAL COUNSEL JUNE 22					
LATHAM, LUNA, EDEN & BEAUDINE							2,484.29 003178
TOTAL FOR BANK A						16,209.05	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/09/22	00017	8/02/22 2177389	202207 310-51300-31100	ENGINEER SERVICES JULY 22	*	900.00	
				GAI CONSULTANTS, INC			900.00 000003
8/09/22	00041	7/20/22 1006	202207 310-51300-49000	BALLROOM CHARGE	*	125.00	
				SOLIVITA CLUB-AVATAR PROPERTIES			125.00 000004
TOTAL FOR BANK C						1,025.00	
TOTAL FOR REGISTER						17,234.05	

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SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
July 31, 2022



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7	<u>Assessment Receipt Schedule</u>

Poinciana
Community Development District
Combined Balance Sheet
July 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash</u>			
Operating - South State	\$ 16,062	\$ -	\$ 16,062
Operating - Hancock Whitney	\$ 100,000	\$ -	\$ 100,000
Operating - Truist	\$ 692,575	\$ -	\$ 692,575
Money Market - Bank United	\$ 53,121	\$ -	\$ 53,121
<u>Investments</u>			
<u>Series 2022</u>			
Reserve	\$ -	\$ 134,232	\$ 134,232
Revenue	\$ -	\$ 414,528	\$ 414,528
Interest	\$ -	\$ 0	\$ 0
Prepayment	\$ -	\$ 384,739	\$ 384,739
Cost of Issuance	\$ -	\$ 5,177	\$ 5,177
Due from General Fund	\$ -	\$ 76,537	\$ 76,537
Total Assets	\$ 861,758	\$ 1,015,213	\$ 1,876,971
Liabilities:			
Accounts Payable	\$ 222	\$ -	\$ 222
Due to Debt Service	\$ 76,537	\$ -	\$ 76,537
Due To Other	\$ 173	\$ -	\$ 173
Total Liabilities	\$ 76,933	\$ -	\$ 76,933
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ -		\$ -
Restricted for:			
Debt Service	\$ -	\$ 1,015,213	\$ 1,015,213
Unassigned	\$ 784,825	\$ -	\$ 784,825
Total Fund Balances	\$ 784,825	\$ 1,015,213	\$ 1,800,038
Total Liabilities & Fund Balance	\$ 861,758	\$ 1,015,213	\$ 1,876,971

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 634,649	\$ 634,649	\$ 636,568	\$ 1,919
Assessments - Direct Bill	\$ 61,103	\$ 61,103	\$ 61,103	\$ -
Interest	\$ 2,000	\$ 1,667	\$ 109	\$ (1,558)
Miscellaneous Revenue	\$ -	\$ -	\$ 7,250	\$ 7,250
Total Revenues	\$ 697,752	\$ 697,419	\$ 705,030	\$ 7,611
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 7,000	\$ 3,000
FICA Expense	\$ 918	\$ 765	\$ 536	\$ 230
Engineering	\$ 20,000	\$ 16,667	\$ 18,356	\$ (1,689)
Attorney	\$ 30,000	\$ 25,000	\$ 27,291	\$ (2,291)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,500	\$ 4,583	\$ 4,367	\$ 217
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	\$ 38,625	\$ 38,625	\$ -
Information Technology	\$ 1,125	\$ 938	\$ 938	\$ -
Website Maintenance	\$ 750	\$ 625	\$ 625	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 2,600	\$ 2,167	\$ 1,305	\$ 862
Printing & Binding	\$ 2,000	\$ 1,667	\$ 563	\$ 1,104
Insurance	\$ 7,000	\$ 7,000	\$ 6,521	\$ 479
Legal Advertising	\$ 5,500	\$ 4,583	\$ 5,044	\$ (461)
Other Current Charges	\$ 2,400	\$ 2,400	\$ 3,875	\$ (1,475)
Office Supplies	\$ 400	\$ 333	\$ 94	\$ 239
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 159,701	\$ 125,450	\$ 125,151	\$ 299

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 10,300	\$ 8,583	\$ 8,583	\$ 0
Property Insurance	\$ 8,500	\$ 8,500	\$ 7,948	\$ 552
Electric	\$ 2,000	\$ 1,667	\$ 2,054	\$ (387)
Landscape Maintenance	\$ 160,115	\$ 133,429	\$ 123,295	\$ 10,134
Aquatic Control Maintenance	\$ 117,760	\$ 98,133	\$ 90,458	\$ 7,675
Aquatic Midge Management	\$ 160,000	\$ 133,333	\$ 128,350	\$ 4,983
R&M - Mulch	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
R&M - Plant Replacement	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
R&M - Aerators	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
Storm Structure Repairs	\$ 50,000	\$ 41,667	\$ 10,931	\$ 30,736
Contingency	\$ 18,876	\$ 18,876	\$ 26,088	\$ (7,212)
Total Operations & Maintenance:	\$ 538,051	\$ 452,939	\$ 397,708	\$ 55,231
Total Expenditures	\$ 697,752	\$ 578,388	\$ 522,859	\$ 55,529
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 182,171	
Fund Balance - Beginning	\$ -		\$ 602,654	
Fund Balance - Ending	\$ -		\$ 784,825	

Poinciana
Community Development District
Debt Service Fund - Series 2012/2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,461,832	\$ 1,461,832	\$ 1,467,090	\$ 5,258
Assessments - Direct Bill	\$ 153,582	\$ 153,582	\$ 151,948	\$ (1,634)
Assessments - Prepayments	\$ -	\$ -	\$ 522,484	\$ 522,484
Interest	\$ -	\$ -	\$ 570	\$ 570
Total Revenues	\$ 1,615,414	\$ 1,615,414	\$ 2,142,092	\$ 526,678
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		\$ 1,431,396	
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		\$ (191,913)	
Fund Balance - Beginning	\$ 326,745		\$ 1,207,126	
Fund Balance - Ending	\$ 354,334		\$ 1,015,213	

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	\$ 2,454	\$ -	\$ -	\$ 636,568
Assessments - Direct	\$ 30,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,552	\$ -	\$ -	\$ -	\$ 61,103
Interest	\$ 9	\$ 10	\$ 16	\$ 14	\$ 12	\$ 12	\$ 11	\$ 11	\$ 9	\$ 5	\$ -	\$ -	\$ 109
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	\$ 2,459	\$ -	\$ -	\$ 705,030

Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 800	\$ -	\$ 2,000	\$ 800	\$ 800	\$ -	\$ -	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ 7,000
FICA Expense	\$ 61	\$ -	\$ 153	\$ 61	\$ 61	\$ -	\$ -	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ 536
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	\$ 2,484	\$ -	\$ -	\$ -	\$ 27,291
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 617	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,367
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	\$ 3,863	\$ -	\$ -	\$ 38,625
Information Technology	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ -	\$ -	\$ 938
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ 625
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 223	\$ 216	\$ 270	\$ 275	\$ 210	\$ 22	\$ 7	\$ 12	\$ 28	\$ 42	\$ -	\$ -	\$ 1,305
Printing & Binding	\$ 82	\$ 69	\$ 56	\$ 67	\$ 168	\$ 102	\$ -	\$ 6	\$ 7	\$ 5	\$ -	\$ -	\$ 563
Insurance	\$ 6,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,521
Legal Advertising	\$ 762	\$ 604	\$ 594	\$ -	\$ 599	\$ 599	\$ 479	\$ 719	\$ 690	\$ -	\$ -	\$ -	\$ 5,044
Other Current Charges	\$ 421	\$ 265	\$ 412	\$ 368	\$ 332	\$ 231	\$ 404	\$ 455	\$ 604	\$ 383	\$ -	\$ -	\$ 3,875
Office Supplies	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 1	\$ 15	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ 94
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	\$ 11,307	\$ 5,727	\$ -	\$ -	\$ 125,151

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	\$ 858	- \$	- \$	8,583
Property Insurance	\$ 7,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,948
Electric	\$ 251	\$ 215	\$ 193	\$ 176	\$ 200	\$ 192	\$ -	\$ 409	\$ 193	\$ 223	\$ -	\$ -	2,054
Landscape Maintenance	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ -	\$ -	123,295
Aquatic Control Maintenance	\$ 8,746	\$ 8,746	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ -	\$ -	90,458
Aquatic Midge Management	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ -	\$ -	128,350
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	\$ 433	\$ -	\$ -	26,088
Total Operations & Maintenance:	\$ 54,552	\$ 37,446	\$ 35,749	\$ 37,715	\$ 37,117	\$ 36,724	\$ 37,796	\$ 48,796	\$ 36,012	\$ 35,800	\$ -	\$ -	397,708
Total Expenditures	\$ 80,389	\$ 48,486	\$ 46,490	\$ 51,253	\$ 51,192	\$ 46,734	\$ 48,010	\$ 61,458	\$ 47,320	\$ 41,527	\$ -	\$ -	522,859
Excess (Deficiency) of Revenues over Expenditures	\$ (49,829)	\$ 50,456	\$ 381,883	\$ (8,120)	\$ (9,211)	\$ (40,658)	\$ (29,153)	\$ (59,329)	\$ (14,799)	\$ (39,068)	\$ -	\$ -	182,171

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		Discounts/Penalties	Commissions Paid	Interest Income	Net Assessments	
		Received					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
6/14/22	ACH	\$2,079.64		(\$80.16)	(\$39.99)	\$0.00	\$1,959.49	\$1,959.49
7/1/22	ACH	\$2,455.24		\$0.00	(\$49.10)	\$0.00	\$2,406.14	\$2,406.14
7/18/22	ACH	\$48.67		\$0.00	(\$0.97)	\$0.00	\$47.70	\$47.70
Total Collected		\$ 674,859.28	\$	(25,300.47)	\$	(12,991.17)	\$ -	\$ 636,567.64
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		Discounts/Penalties	Commissions Paid	Interest Income	Net Assessments	
		Received					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
7/1/22	ACH	\$5,864.46		\$0.00	(\$117.29)	\$0.00	\$5,747.17	\$5,747.17
7/18/22	ACH	\$115.83		\$0.00	(\$2.32)	\$0.00	\$113.51	\$113.51
Total Collected		\$ 1,554,825.73	\$	(57,795.01)	\$	(29,940.62)	\$ -	\$ 1,467,090.10
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 D

SECTION i

Poinciana Community Development District



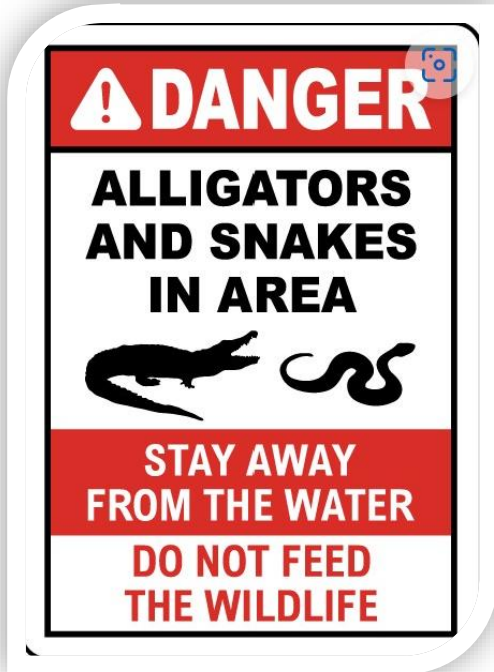
August 17, 2022

Clayton Smith - Field Services Manager

GMS

Site Items

In Progress: Missing signs



- ✚ Replacement signs have been ordered.
- ✚ Additionally replacement poles have been ordered for the one also missing a pole.
- ✚ Signs will be installed when all the poles and signs arrive.

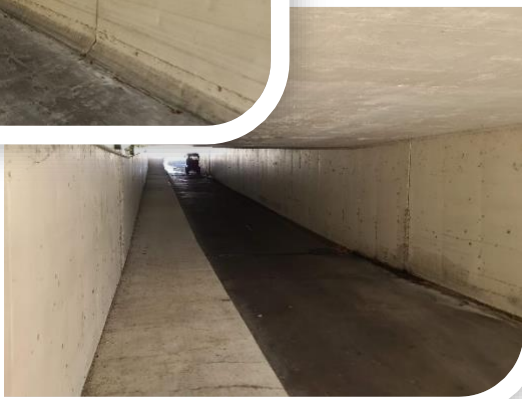
Completed: Drain extension

- ✚ Approved drain extension was completed.
- ✚ Drain was extended to pond and weighted down at the end.
- ✚ Sod added was somewhat yellow, but was all that was available. We will monitor. Should bounce back.



Site Items

In Progress: Tunnel Painting



- + Both tunnels are being scheduled for pressure washing and painting.
- + We are acquiring supplies and materials to get this on the schedule.
- + We will begin with the smaller Venezia tunnel.
- + Reflectors will be added to the walls and floor. Brighter paint will be used.

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



Run By: cchallacombe

PCDD All Services By Customer Summary

Page 1 of 1
Tuesday, August 2, 2022
3:54:04 PM

Poinciana Community Development Dist (S07800)

Filter Date between 07/01/2022 and 07/31/2022

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
S07800 - Poinciana Community Development Dist	Comfort Pack	KIS2911 - Talstar BP Barrier	07/21/2022	07/21/2022	1.25	mi
S07800 - Poinciana Community Development Dist	Municipal Back Park	KIS1768 - Nat G30 12 lbs per acre	07/22/2022	07/22/2022	8.77	acr
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	07/07/2022	07/07/2022	9.50	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	07/11/2022	07/11/2022	11.80	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	07/14/2022	07/14/2022	9.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	07/18/2022	07/18/2022	10.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	07/25/2022	07/25/2022	10.50	mi
					52.10	



PCDD Monthly Treatment Report

Date between : 7/01/2022 and 7/31/2022

Customer Site ID	Treatment Date	Condition/Weeds Treated
A-1	7/13/22	Clean
A-2	7/25/22	Clean
A-3	7/25/22	Clean
A-4	7/25/22	Clean
A-5	7/6/22	Clean
A-6	7/6/22	Shoreline Grasses
A-7	7/6/22	Shoreline Grasses
A-8	7/12/22	Filamentous
A-8	7/12/22	Spike Rush
A-9	7/25/22	Clean
A-10A	7/25/22	Clean
A-10B	7/12/22	Baby Tears
A-10B	7/12/22	Duckweed
A-10B	7/12/22	Filamentous
A-11	7/25/22	Clean
A-12	7/25/22	Clean
A-13	7/25/22	Clean
A-20	7/26/22	Filamentous
A-21	7/28/22	Filamentous
A-22	7/28/22	Filamentous
B-1	7/29/22	Filamentous
B-1	7/29/22	Hydrilla
B-5	7/13/22	Shoreline Grasses
B-6	7/25/22	Clean
B-11	7/26/22	Filamentous
B-15	7/6/22	Shoreline Grasses
B-16	7/6/22	Shoreline Grasses
C-1	7/29/22	Clean
C-2	7/25/22	Clean
C-3	7/25/22	Clean
C-6A	7/26/22	Filamentous
C-6A	7/26/22	Spike Rush
C-6B	7/26/22	Filamentous
C-6B	7/26/22	Spike Rush
C-8	7/5/22	Clean
C-8	7/6/22	Clean
C-9	7/26/22	Filamentous
C-9	7/26/22	Hydrilla
C-10	7/29/22	Filamentous
C-10	7/29/22	Hydrilla
C-11	7/13/22	Clean
C-12	7/29/22	Clean
C-13	7/12/22	Shoreline Grasses
C-14	7/25/22	Clean

C-15	7/5/22	Clean
C-15	7/6/22	Clean
C-16	7/12/22	Clean
C-17	7/25/22	Clean
C-18	7/12/22	Clean
C-19	7/25/22	Clean
C-20	7/25/22	Clean
D-1	7/25/22	Clean
D-2	7/25/22	Clean
D-3	7/25/22	Clean
D-4	7/25/22	Clean
D-5	7/25/22	Clean
D-6	7/25/22	Clean
D-7	7/25/22	Clean
D-8	7/25/22	Clean
D-9	7/12/22	Shoreline Grasses
D-10	7/12/22	Shoreline Grasses
D-11	7/25/22	Clean
E-1	7/26/22	Clean
E-2	7/13/22	Filamentous
E-2	7/13/22	Hydrilla
E-3	7/26/22	Clean
E-5	7/25/22	Clean
E-6	7/25/22	Clean
E-8	7/25/22	Clean
E-11	7/25/22	Clean
E-18	7/25/22	Clean
E-19	7/25/22	Clean
E-21	7/25/22	Clean
E-31	7/25/22	Clean
F-7	7/29/22	Clean

SECTION 1



3036 Michigan Ave
Kissimmee, FL 34744
(P) 630.671.3067
(C) 407.212.0892

August 8, 2022

Poinciana Community Development District
219 E. Livingston Street
Orlando, FL 32801

RE: PCDD 2022-23 Contract

Dear PCDD Board Members,

It is truly our pleasure to provide the Poinciana Community Development District midge control services. On behalf of the entire Clarke team, I would like to thank the Board and Governmental Management Services for your continued business and trust.

Last year, there was a small increase to cover increasing costs caused by the disruption of COVID to the manufacturing, supply-chain, labor and other aspects of the industry. Industry-wide costs for materials, labor, gas, etc. are still increasing. I am requesting that Clarke's current contract be renewed for an additional year with a fee adjustment of 3% that covers the increases to various costs that are necessary to provide service to the community. This adjustment brings the current monthly service cost from \$12,835 to \$13,220.05, an increase of \$385.05 monthly, totaling an annual increase of \$4,620.57. Therefore, the yearly cost of \$154,019.99 increases to \$158,640.59.

To assist the community in mitigating the effects of market fluctuations, I have included the option to lock in this price through 2024 or 2025.

We have enjoyed being your vendor for many years. Thank you in advance for your consideration, as we look forward to serving Poinciana Community Development District for years to come.

Sincerely,

Cherrief Jackson
Control Consultant



Clarke Environmental Mosquito Management, Inc.

2022-23 Midge Service Agreement | Poinciana Community

Development District, 219 East Livingston Street, Orlando, FL 32801

Part I. General Service

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Mosquito Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage Poinciana Community Development District
- E. Program Consulting and Quality Control Staff
- F. Monthly Operational Reports, Periodic Advisories, and Annual Report
- G. Regulatory compliance on local, state, and federal levels

Part II. Larval Midge Control

- A. Prescription Larval Control will be performed with Natular G30 and/or other granular larvicide as described in the following sections.
 - 1. Larval Control: The program provides for backpack pre-hatch treatments of contracted ponds (including at least A-9, A-IOa, A-IOb, A-11, A-12, A-13, B-1, B-15, C-2, C-10, C-12, C-20, D-5, D-6, D-7, D-8, D-9, E-1, E-2, E-3, E-21, E-31 and F-7) as needed up to 130 acres. Larval treatments scheduled as needed to maximize effectiveness of aquatic midge control services.

Part III. Adult Midge Control

- A. Adulticiding in mosquito harborage areas:
 - 1. At least forty (40) scheduled truck and ATV Ultra Low Volume (ULV) treatments of up to 11 miles of shoreline areas of any PCDD ponds with a synthetic pyrethroid insecticide as needed. Adulticide treatments scheduled as needed to maximize effectiveness of aquatic midge control services.
 - 2. Up to 10 miles backpack barrier treatments as needed to reduce re-infestation using a pyrethroid insecticide for residual control of adult mosquitoes.
- B. Adulticiding Operational Procedures
 - 1. Notification of community contact.
 - 2. Weather limit monitoring and compliance.
 - 3. ULV particle size evaluation.
 - 4. Insecticide dosage and quality control analysis.

EMM Payment Total Cost for Parts I, II, and III

\$158,640.59



Clarke Environmental Mosquito Management, Inc.

2022-23 Midge Service Agreement | Poinciana Community

Development District, 219 East Livingston Street, Orlando, FL 32801

- I. **Program Payment Plan:** For Parts I, II, III as specified in the 2022-2023 Professional Services Cost Outline, the total for the program is \$158,640.59. The payments will be due on according to the payment schedule below. Any additional treatments beyond the core program will be invoiced when the treatment is completed. Poinciana Community Development District has the opportunity to lock in this rate through 2024 or 2025 if it is desired.

II.

PROGRAM PAYMENT PLAN

Month	2021-2022
October	\$13,220.05
November	\$13,220.05
December	\$13,220.05
January	\$13,220.05
February	\$13,220.05
March	\$13,220.05
April	\$13,220.05
May	\$13,220.05
June	\$13,220.05
July	\$13,220.05
August	\$13,220.05
September	\$13,220.04
TOTAL	\$158,640.59

III. **Approved Contract Period and Agreement**

Please check one of the following contract periods:

☐ 2022-23 Season

☐ 2022-25 Season

☐ 2022-24 Season

For Poinciana Community Development District:

Sign Name: _____ Title: _____ Date: _____

For Clarke Environmental Mosquito Management, Inc.:

Name: _____ Title: Control Consultant Date: _____
Cherrief Jackson

3036 Michigan Avenue
Kissimmee, FL 34744
407-944-0520 p
407-944-0709 f
www.clarke.com

August 8, 2022

Clayton Smith
GMS
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

RE: PCDD Account #0880101

Dear Clayton,

It is truly our pleasure to provide the Poinciana Community Development District pond management services. On behalf of the Clarke team, I would like to thank the District, GMS, and you for your continued business and trust.

I request that Clarke's current maintenance contract with PCDD be renewed for an additional year with a fee increase of 1.5% for the fiscal year of October 1, 2022, through September 30, 2023. This increase brings the current monthly service costs from \$8,920.83 to \$9,054.64, an increase of \$133.81 monthly, totaling an annual increase of \$1,605.72. Therefore, the yearly cost of \$107,049.96 increases to \$108,655.68.

Thank you in advance for your consideration, as we look forward to serving PCDD for years to come.

Sincerely,
Clarke Aquatic Services

Lori Clemence

Lori Clemence
Aquatic Consultant

SECTION 2



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

**Landscape Maintenance Addendum
Poinciana Community Development District**

August 11, 2022

Poinciana Community Development District ("Poinciana CDD") and Floralawn2, LLC mutually desire to enter into this third extension in which Contractor will provide Services (as more specifically described in Agreement) of the original Agreement dated October 1, 2018, on the property known as Poinciana CDD for a one year term beginning October 1, 2022 (the "Fourth Extension").

Price Increase: An annual price increase for Contractor's Services, related directly to minimum wage increases for employees of Contractor, of three percent (1.5%) will be received by Contractor for the Third Extension, beginning with invoicing for Contractor's Services completed during the month of October and each consecutive month thereafter of each of the stated year.

Defined Terms: Capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the original Landscape Service Agreement as further described above.

Contractor:

Floralawn2, LLC, a Florida limited liability company

Association:

Solivita Community Association, Inc.

Signature

Date

Name: Rob Averitt
Title: President

Signature


Date

Print Name

Its

On behalf of the Poinciana West Community
Development District

Exhibit A

			
Exhibit A: Poinciana CDD October 2021 Price Increases	Current Annual Price as of September 2022 Annual Price	October 2022 Annual Price Increase	October 2022 Annual Price
Poinciana CDD	\$147,954.39	\$2,219.32	\$150,173.71

_____ Contractor	_____ Date	_____ Association	_____ Date
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SECTION ii

Customer Complaint Log Poinciana CDD

[illegible]