

Poinciana
Community Development District

Agenda Package

November 16, 2022

AGENDA

Poinciana
Community Development District
Meeting Agenda

**Wednesday
November 16, 2022
11:00 AM**

**Starlite Ballroom
384 Village Drive
Poinciana, Florida**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the September 21, 2022 Meeting
5. Consideration of Fiscal Year 2022 Audit Engagement Letter
6. Overview of Stormwater System Operation
7. Review of Flooding on Public Roadways Outside of Poinciana CDD
8. Consideration of Temporary Access Agreement with Avatar for Pool Drain Maintenance
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Customer Complaint Log
10. Supervisor's Requests
11. Other Business
12. General Audience Comments
13. Next Meeting Date – December 21st, 2022
14. Adjournment

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, **September 21, 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
Elizabeth Lambrides	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Field Manager
Ralph Bove	Volkeri, Inc.
Brian Hutchins	CFX – Government Affairs Coordinator
Jonathan Williamson	CFX – General Engineering
Nicole Goff	CFX – General Engineering
Residents	

The following is a summary of the discussions and actions taken at the September 21, 2022 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll at 11:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Ms. Epstein opened the public comment period. Residents were asked to state their name and limit their comments to three minutes.

- Resident Don Rimdzius (San Raphael Street) represented SCAR of Poinciana, an organization of concerned residents of Poinciana who were against dividing Cypress Parkway with an elevated roadway through the center of downtown Poinciana. He requested that the Central Florida Expressway Authority (CFX) meet with SCAR to discuss their alternative of widening Cypress Parkway from four to six lanes and routing the Southport Connector Expressway down Poinciana Boulevard, so Poinciana residents would not be burdened with paying tolls to drive through downtown Poinciana.
- Resident Rick Lawson (Davinci Pass) questioned if CFX would not build the Southport Connector Expressway if residents continued to push for alternatives and if the Board could get Commissioner Arrington to meet with the study group to discuss their plan. Meetings with the Florida Department of Transportation (FDOT) were scheduled on October 12th at the Civic Center and on October 13th at the Poinciana Community Center from 5:30 p.m. to 7:30 p.m. to discuss the flyover over John Young Parkway. CFX was waiting to hear from the Army Corps of Engineers to see if the north plan was a possibility. Mr. Lawson's would speak later in the meeting.
- Resident Marilyn Taylor recalled that in Houston, Texas, the Federal Department of Transportation (DOT) stopped the construction of a highway because it was severely impacting minority and lower-income communities and requested that CFX take into the account the needs, wishes and wellbeing of the Poinciana community, which was as a low-income community.
- Resident Bill Dalton (Treviso Drive) plead with CFX to consider the future of Poinciana as what was being proposed would split the community, forever impact the livelihoods of all residents and destroy the community.

- Resident Valerie Baker (Del Mar Drive) believed that the CFX presentation should be before residents asked questions and that the questions be based on what CFX presented.
- Resident Robert Chaleff (Indian Wells Avenue) felt that this was not a good thing for the Poinciana community and CFX should get all the facts before making a decision.
- Resident Jonathan Proudfoot (Via Toledo Court) requested that CFX look at three alternatives at a minimum instead of one.

Ms. Epstein requested that any further or questions or comments from residents be sent to the email address provided by CFX. There being no further comments, Mr. LeBrun closed the public comment period.

FOURTH ORDER OF BUSINESS

Central Florida Expressway Update on Poinciana Parkway Extension Project

Mr. Ralph Bove of Volkeri, Inc. introduced his team and CFX staff and provided a presentation on the Poinciana Parkway Extension Project, highlighting the following:

- The Southport Connector Expressway Project Development and Environment (PD&E) Study started at Poinciana Parkway and extended to the Florida Turnpike to Canoe Creek Road, which was 15 miles. A section along Cypress parkway, represented a third of the overall project. The Southport Connector Expressway would address transportation needs in Central Florida and improve connections to existing roadways to handle growth and relieve congestion along Cypress Parkway. The Poinciana Parkway Extension would start at I-4 near State Road (SR) 429 to Cypress Parkway and along Cypress Parkway to Pleasant Hill Road. By 2028, more expansion was planned to accommodate increased growth in the eastern portion of the county.
- The project commenced after Osceola County initiated a Preliminary Engineering Study in 2009 to further evaluate the Southport Connector Expressway east of Pleasant Hill Road, after the Expressway Authority SR 417 Study was completed. The study began at the intersection of Cypress Parkway and Pleasant Hill Road and continued east to Canoe Creek Road.

- In response to Osceola County's vision in transportation needs, the Osceola County Expressway Authority (OCS) was formed in 2010. The OCS Governing Board adopted the OCS Year 2040 Master Plan in August of 2013, which identified Poinciana Parkway, including the segment along Cypress Parkway, Southport Connector Expressway, Northeast Connector Expressway and Osceola Parkway Extension, which represented the outer beltway of the Central Florida Expressway System in Osceola County. After the OCS Master Plan was adopted, OCS began developing studies and design plans for the first leg of Poinciana Parkway, an extension of Ronald Reagan Boulevard and Kinney Harmon Road from US 17-92 South to Cypress Parkway in Poinciana. The first leg of Poinciana Parkway was open to traffic in 2016, which was now being widened to four lanes to accommodate traffic.
- In 2013, FDOT initiated a PD&E Study for expressways in the OCS Master Plan, including the Southport Connector Expressway. The final FDOT Report recommended corridors beginning at the Poinciana Parkway Expressway and Cypress Parkway to Pleasant Hill Road. In 2016, CFX adopted the OCS Year 2040 Master Plan, inheriting all of the studies and projects.
- The first order of business for CFX, was to conduct a Concept Feasibility and Mobility (CFM) Study for the Southport Connector, Expressway which re-evaluated all of the previous studies regarding the use of Cypress Parkway and the Southport Connector Expressway south of Lake Toho. On December 10, 2018, the Osceola County Board of County Commissioners adopted an update to their long-range plan, extending it to 2040.
- Aerial photos from Google Earth, show the progression of Poinciana. In 2004, the Solivita Golf Course was under construction, there was increased development along Pleasant Hill Road and Cypress Parkway was four lanes from Marigold Avenue to Pleasant Hill Road. In 2021, Poinciana Parkway was open to traffic, even while it was under construction and development continues to grow. It was important to note that Cypress Parkway existed long before any development occurred, going back to the 1980s.

- Based on community input, there were many questions about why CFX was using the existing Cypress Parkway corridor. An Evaluation Study dated August 2008, noted that there would be the potential for significant relocation impacts east and west of Lake Toho and utilizing Cypress Parkway through Poinciana may reduce relocation impacts with an elevated expressway.

Discussion ensued and the Board addressed the following:

- Ms. Epstein asked if CFX looked at the social and environmental impacts of having an elevated highway down the center of Poinciana as there was considerable growth in Poinciana in the last 15 years. Poinciana did not exist when most of the studies were performed in 2005/2006. Mr. Bove explained that the current study would document changes in land use that occurred over time; however, it was the growth that contributed to the need for roadway improvements.

Residents raised voices in protest of Mr. Bove's explanation. Mr. LeBrun reminded the audience that this was a productive dialogue between the Board and CFX representatives and they should trust the Board to ask appropriate questions.

Ms. Nelson addressed the following questions that were received by residents:

- What consideration was given to the hard-working residents and businesses that would be disadvantaged by the proposed 30-foot-high concrete walls CFX proposes to erect for the Southport Connector Expressway down the center of downtown Poinciana, effectively dividing the community in half? Mr. Bove stated with the addition of expressway lanes and the relocation of Cypress Parkway, they were looking at concepts and working with Osceola County to maximize the opportunities to increase capacity along Cypress Parkway in the future.
- Why doesn't CFX widen Cypress Parkway from four to six lanes when it was rebuilt for the toll lane? SCAR believed that this was the best solution to increase traffic capacity by 50% and eliminate cars getting stuck at intersections from the one traffic light cycle. Mr. Bove explained that the current concept was for a four-lane expressway and ultimately a six-lane Cypress Parkway in the future.

- What is the toll that CFX plans to charge drivers traveling from Maricopa Avenue to fly over two Cypress Parkway intersections for less than a mile overpass? Mr. Bove did not know and would get back to Ms. Lambrides.
- Will an estimated 25,000 vehicles making a right- or left-hand turn at the intersection of Cypress Parkway and Pleasant Hill Road per day cause a significant traffic backup and how does CFX plan to address this? Mr. Bove stated that CFX was looking at the turn lanes at all intersections along this project. The turning movements was not in the daily volume of traffic of 25,000. It was the peak hour of traffic or the amount of traffic that could go through a life cycle. Ms. Nelson noted that the traffic flow on Cypress Parkway would be reduced by 12% with the CFX plan of the Southport Connector Expressway down Cypress Parkway, due to longer red-light timing to clear the dramatically widening intersections. This would slow down traffic driving on Cypress Parkway at every other intersection.
- Ms. Lambrides requested that CFX allow SCAR to present their alternative and questioned how this could be facilitated as residents had the right to be heard? Mr. Bove suggested that the Board contact the CFX Communications Officer and include the contact person from SCAR to go into more detail about the alternatives that were looked at for the Southport Connector Expressway. However, the decision-making was going to be based on the alternatives that best minimize the damage to both human and natural environments. Ms. Lambrides would speak with Mr. Bove after the meeting. Ms. Epstein was on the working group for SCAR and they were told several times that CFX would not meet with them to discuss alternatives. SCAR had two alternatives, of which included Poinciana Boulevard that would cause less damage to downtown Poinciana.

Mr. Glenn Pressimone, Chief of Infrastructure for CFX reported that the alternatives were presented, looked at and shared at a meeting with a Commissioner from Polk County and a State representative and this was the alternative that was the most reasonable. Ms. Epstein pointed out that CFX did not look at the second alternative that incorporated Cypress Parkway rather than going through the town of Poinciana and dividing the community. Cypress Parkway was the only internal street that Poinciana residents had to get through the community. Mr. Pressimone

explained that Osceola County did not support the alternative going through the interior streets and a right-of-way (ROW) on Cypress Parkway was acquired several years ago with the intention of expansion. Mr. Zimbardi believed that CFX had not even looked at the SCAR alternative. Mr. Pressimone did not know who refused to meet with SCAR and would coordinate with Ms. Epstein after the meeting to schedule the meeting.

- Ms. Nelson received a comment from a resident who stated that the SCAR alternative provided for less relocation and community impact and felt that Osceola County did not prioritize the needs of all residents. Mr. Pressimone disagreed because their Cypress Parkway alternative had no relocations. Ms. Epstein pointed out CFX was relocating Cypress Parkway by making room for a divided highway in the middle of the road and widening to allow for a walled highway to be developed on either side of Cypress Parkway, affecting all of the houses and business along the Cypress Parkway corridor. Mr. Pressimone clarified that they were building entirely within Cypress Parkway.
- Mr. Zimbardi stated in the multitude of studies, he could not find any discussion about an option to widen Cypress Parkway. Mr. Pressimone noted alternatives were identified in the SR 417 Concept Development and Evaluation Report from 2006. Mr. Zimbardi asked if the route down Poinciana Boulevard was evaluated. Mr. Pressimone confirmed that the Southport Connector Expressway study area limit started at Poinciana Parkway and extended all the way to Canoe Creek Road. Ms. Nelson did not see any east-west alternatives besides Cypress Parkway. Mr. Pressimone explained that the study area was around Cypress Parkway.
- Mr. Zimbardi asked if there was any consideration for aesthetics and how it would effect businesses on either side. Mr. Pressimone replied that CFX considered aesthetics to minimize visual effects. The existing system had several examples of aesthetic treatments throughout its program. They were looking at a concept that would allow cross and visual activity and not a wall section for the entire way. Alternatives would be shown at a public meeting. Mr. Zimbardi asked if it would increase the cost. Mr. Pressimone stated they were still conducting studies.
- Ms. Nelson requested that CFX consider when they build that road, that there was going to be a huge negative impact to the real estate values of all homes along the

northern edge of Solivita. Mr. Zimbardi asked CFX to consider that 90% of Solivita residents were in the audience and 60,000 residents of Poinciana were not present because they worked two jobs.

- Ms. Lambrides questioned the dates and times of future CFX meetings. Mr. Pressimore stated it depended on the when the alternatives were completed and they knew where they were heading, but he would definitely schedule a meeting with Ms. Epstein and SCAR. Ms. Lambrides questioned whether CFX was a private company. Mr. Pressimore confirmed that CFX was an agency of the State of Florida. Ms. Lambrides questioned what happened if there was agreement to move the Southport Connector Expressway away from Cypress Parkway. Mr. Pressimore explained that State Representatives had input, but their oversight was the CFX Governing Board.

Ms. Epstein thanked Mr. Bove and Mr. Pressimore for their presentation and answering questions and contact information would be posted on the <https://poincianacdd.org> website for residents to send additional comments to CFX, which would be included in the public record.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 17, 2022 Meeting

The Board had no comments or corrections to the August 17, 2022 minutes.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Minutes of the August 17, 2022 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Drainage Improvement Application and License Agreement for 662 Shorehaven Dr.

Mr. LeBrun presented a Drainage Improvement Installation Application for 662 Shorehaven Drive, which was included in the agenda package. This was the first application that the Board considered under the new rule. The pop-up emitter that the Board discussed to stop erosion in discharge areas, was installed and documentation was provided. Staff reviewed the application and recommended approval.

Ms. Nelson moved to approve the Drainage Improvement Application and License Agreement for 662 Shorehaven Drive and Ms. Lambrides seconded the motion.

Mr. Zimbardi asked if Mr. Smith had any issues. Mr. Smith confirmed that he reviewed it and it did not look like it impacted a CDD pond. Ms. Leo agreed. Ms. Carpenter felt that there was no need for the Board to approve the application. Mr. Zimbardi agreed and requested that the residents receive a refund if they paid an application fee.

The prior motion was withdrawn.

SEVENTH ORDER OF BUSINESS

Review of HOA Correspondence Regarding Management of Reclaimed Water (Irrigation) System

Ms. Carpenter stated that the District owned the large, reclaimed water lines, which were 8 to 10 inches and entered into a Reclaimed Water Maintenance Agreement with the Solivita HOA in 2012 for the HOA to maintain the reclaimed water system. However, the District received a letter from the HOA electing not to renew the agreement, but their request was denied as there was a 180-day notice of termination provision in the agreement. Copies of the letters were included in the agenda package. Staff wanted to discuss with the HOA what prompted the letter and explain how the reclaimed water system worked because it did not make sense for the residents to have two different entities maintaining the reclaimed water system and paying additional costs. There was no response to staff's letter to the HOA. Ms. Leo asked if any Board Member had any connection to the HOA. Ms. Epstein questioned the cost for the District to maintain the reclaimed water system. Mr. Reed noted that no funds were budgeted. Mr. Zimbardi believed that the HOA made this decision based on liability concerns, was a gut reaction and requested that the HOA and the Poinciana and Poinciana West CDDs meet to review this agreement as well as all other agreements. Discussion ensued.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leo was expecting the acquisition documents to be delivered on the transfer of the ponds. Ms. Lambrides recalled that the Poinciana West CDD discussed scheduling workshops to discuss the details. Ms. Carpenter was preparing a spreadsheet of all items and once they were close to approval, a workshop would be scheduled. Ms. Epstein suggested scheduling the workshops at a time that would not conflict with the Poinciana West CDD meeting. There was Board consensus to follow Ms. Carpenter and Epstein's recommendations.

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

Mr. LeBrun presented the Action Items List, which was included in the agenda package.

ii. Approval of Check Register

Mr. LeBrun presented the Check Register from August 10, 2022 through September 12, 2022 in the amount of \$155,131.53.

Mr. Zimbardi MOVED to approve the August 10, 2022 through September 12, 2022 Check Register in the amount of \$155,131.53 and Mr. Reed seconded the motion.

Ms. Epstein questioned Check #6150 to reimburse Mr. Jonathan and Jean Gonzalez. Mr. LeBrun would verify.

On VOICE VOTE with all in favor the August 10, 2022 through September 12, 2022 Check Register in the amount of \$155,131.53 was approved.

iii. Balance Sheet and Income Statement

Mr. LeBrun presented the Unaudited Financial Statements through August 31, 2022, which were included in the agenda package. No action was required by the Board. Mr. Zimbardi questioned how the District was doing financially. Mr. LeBrun confirmed that the General Fund balance was \$734,473 and the District was within budget.

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

Mr. Smith presented the Field Manager Report, which was included in the agenda package. They were reviewing the overall quality of the landscaping as there was a fairly rainy season this year, more so than last year and were satisfied with the vendor's performance. Some hydrilla treatments were completed in the ponds based off of algae and other blooms of aquatic plants, especially in the lakes that were tough to manage. Otherwise, the landscape vendors kept up with the ponds. Pond E3 was discussed at the last meeting and it was discovered that there was erosion around the pond bank, due to continuous wind erosion. Ms. Leo and Mr. Smith recommended littoral plantings for Pond E3 versus spending money on repairs, which was a waste of money due to the continuous wind erosion. Mr. Smith suggested obtaining a proposal for the top 12 ponds and having the Board choose the ponds.

Mr. Zimbardi suggested polling residents on the pond plantings as many residents paid a premium to live on a pond and did not want anything blocking their view. In addition, fishermen were objecting about plantings along the edge. Ms. Epstein enjoyed Clarke's presentation and suggested educating residents on the purpose of the ponds before polling them. Ms. Carpenter suggested having Mr. Smith obtain a proposal from Clarke and having Clarke attend a meeting so residents could hear the presentation. Ms. Epstein stated if they were going to make provisions for fishing, they needed to designate areas and not have plants in those areas. *After further discussion, there was Board consensus for Mr. Smith to provide a proposal at the next meeting.*

Mr. Smith presented the Aquatic Maintenance Report, which was included in the agenda package. This time of year, having shoreline grasses was not uncommon and was continually being treated. The ponds that had filamentous algae in the last report, no longer had it.

ii. Customer Complaint Log

Mr. Smith presented the complaint log, which was included in the agenda package. The major complaint was in the pond behind Grand Canal Drive, which had pond weed. It was hard to manage, but they were continuing to work on that. All other complaints were dealt with.

Ms. Nelson asked if it was possible to paint the infrastructure a darker color. Mr. Smith noted some communities painted their infrastructure an invisible green like Disney, but it was expensive and must be completed during the dry season. Ms. Carpenter recommended budgeting

as a capital expenditure for next year. Ms. Epstein suggested considering with the plantings and during maintenance. Ms. Nelson requested a list of infrastructure behind people's homes that were easily seen. Mr. Smith stated that Ms. Leo had maps. Mr. Zimbardi asked if all of their ponds were used for stormwater management. Ms. Leo could not hear Mr. Zimbardi and would send him a text.

Ms. Carpenter left the meeting.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

General Audience Comments

Ms. Epstein opened the general comment period. Residents were asked to state their name and limit their comments to three minutes.

- Resident Larry Anson (Santavita Place) thanked the Board and management for the savings on their Tax Bills. Both CDDs had an excess of cash. In 2020, there was an unassigned cash surplus of \$418,503, \$544,577 in 2022 and \$734,000 as of August 31st, and suggested that the Board look at it, as there was a profit margin of 15.9%, which far exceeded corporate America. Ms. Lambrides pointed out that the District was not in the business of making a profit.
- Resident Florence Filak (Shorehaven Drive) reported vandalism in the community with spray painting and missing Alligator signs by the lake. *Mr. Smith ordered additional signs.*
- Resident Martin Travis (Pinehurst Cove) noted that many residents wanted to express their opposition on the Southport Connector Expressway, but not know what was happening. He hoped this could be defeated, felt that the CFX team were arrogant and offered assistance to get the word out to residents. Ms. Epstein understood that most meetings held by CFX were in a room at the library where 50 to 60 people were in attendance. When the report was ready, they would be holding another meeting in Poinciana at Liberty High School and hoped they had

good attendance, as only 15 to 20 people attended last year. Mr. Travis attended last year's meeting and only found out about it a couple of days beforehand and suggested notifying residents sooner. Ms. Epstein suggested that residents provide written comments to the CFX Communications Officer. Ms. Epstein pointed out that a Reporter from the Orlando Sentinel was present and hoped to see an article in the newspaper to get information out to residents. Ms. Nelson suggested including an article in the Poinciana Pioneer that goes out to all villages. Ms. Epstein tried to publish one, but they refused.

- Resident Anita McMullen (Treviso Drive) requested a list of all the representatives who participated in the CFX decision. *Ms. Epstein stated that Polk County did not have a representative on the CFX Board and it was up to the CDD Board to inform the Poinciana Village residents who voted in Osceola County.* Ms. McMullen asked if there was a legal issue as this decision affected the poor and minorities. Ms. Epstein was speaking to the Civil Rights Division at FDOT to discuss this matter.
- Resident Rick Lawson (Davinci Pass) spoke to Poinciana Village residents as well as the Fire Department, the hospital and McDonalds Corporation over the past several months and they are not in support of the CFX plan. The Fire Department Captain thought it was a joke as it would be difficult for them to handle emergencies and felt that the plan was not clear or thought out. Commissioner Arrington would not speak with him. Ms. Epstein had been trying to speak with Commissioner Arrington for six months and they refused. They offered to arrange a meeting for Mr. Lawson with CFX, but he already scheduled a meeting and met this week with Dr. Lucretia Starnes, a Professor at Valencia College, who wrote the article, *"The Unpleasant Hill Road."* She wanted to schedule a Town Hall Meeting at Liberty High School.

There being no further comments, Mr. LeBrun closed the general audience comment period. Residents on Zoom were disconnected, but their comments would be sent electronically.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – October 19th, 2022

Ms. Epstein stated that the next meeting was scheduled for October 19, 2022 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 6, 2022

Board of Supervisors
Poinciana Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Poinciana Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Poinciana Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,500 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than January 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Poinciana Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Poinciana Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VI

REFLECTIONS



MANAGING FLOOD WATER

Before and After the Storm

Before and After the Storm



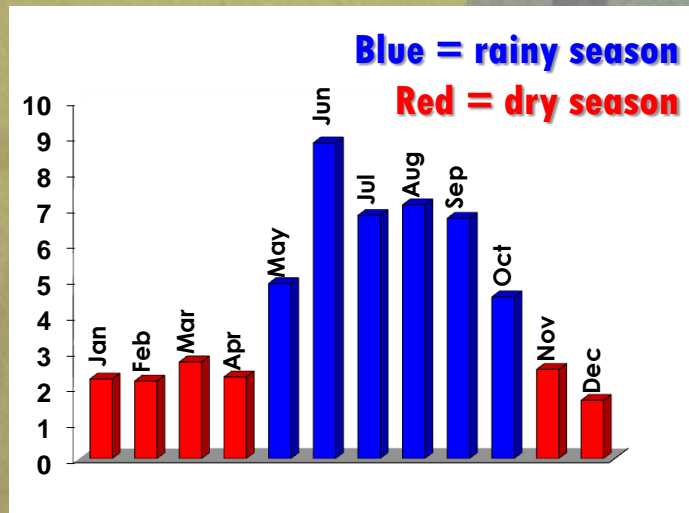
Marshes and swamps once covered our tropical-like region



Before and After the Storm



Our terrain is low and flat, and seasonal rainfall can be intense



Before and After the Storm



This land is now home to more than 8.1 million people



Before and After the Storm



The South Florida Water Management District operates the regional flood control system

- **2,100 miles of canals**
- **2,000 miles of levees**
- **600 structures**
- **625 culverts**
- **70 pumping stations**



Before and After the Storm

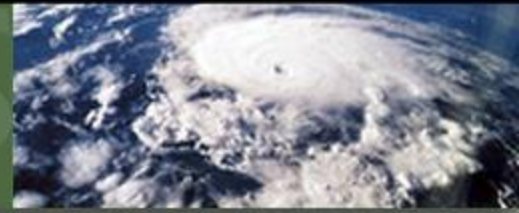


SFWMD role:

- **Monitor weather conditions and water levels around-the-clock**
- **As needed, open gates to lower water levels in primary canals in anticipation of expected inflows**
- **During and after heavy rains, route excess water through waterways to storage or coastal discharge points**



Before and After the Storm

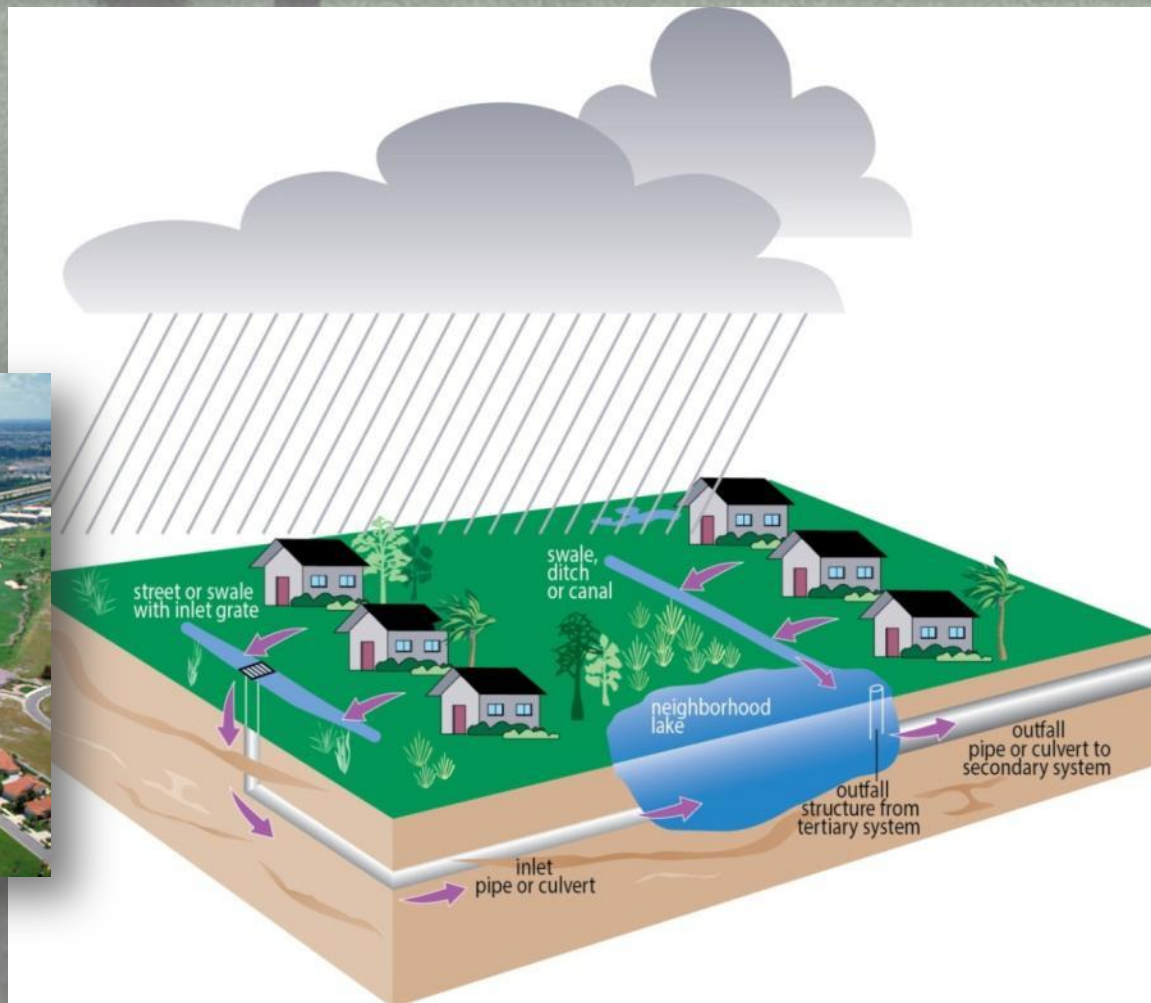


**Optimum flood control
is a three-tiered system
– functioning much like
a roadway system**

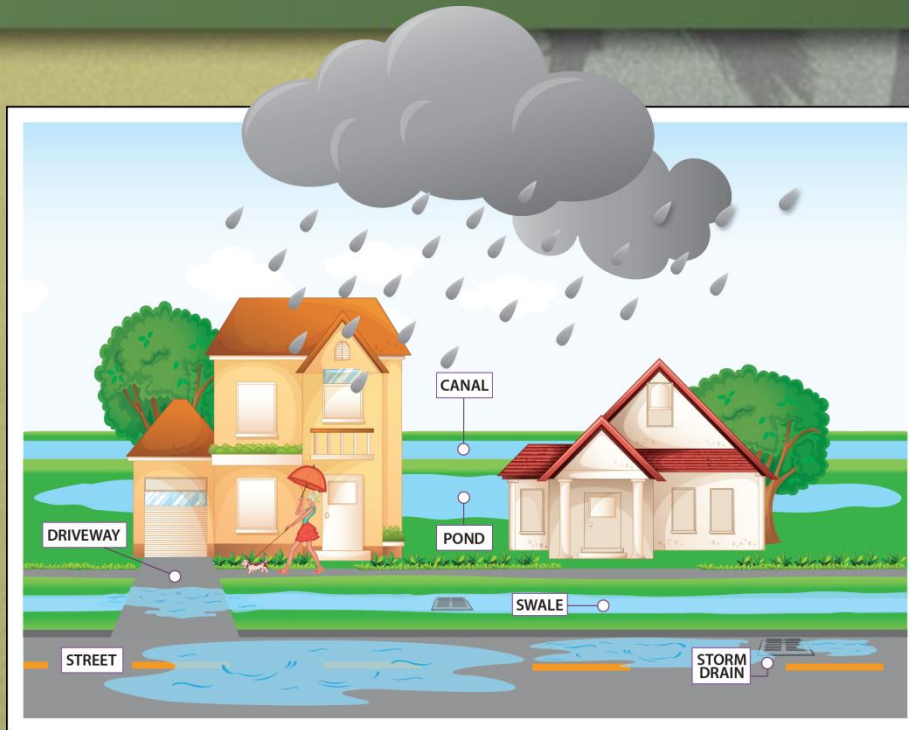


Before and After the Storm

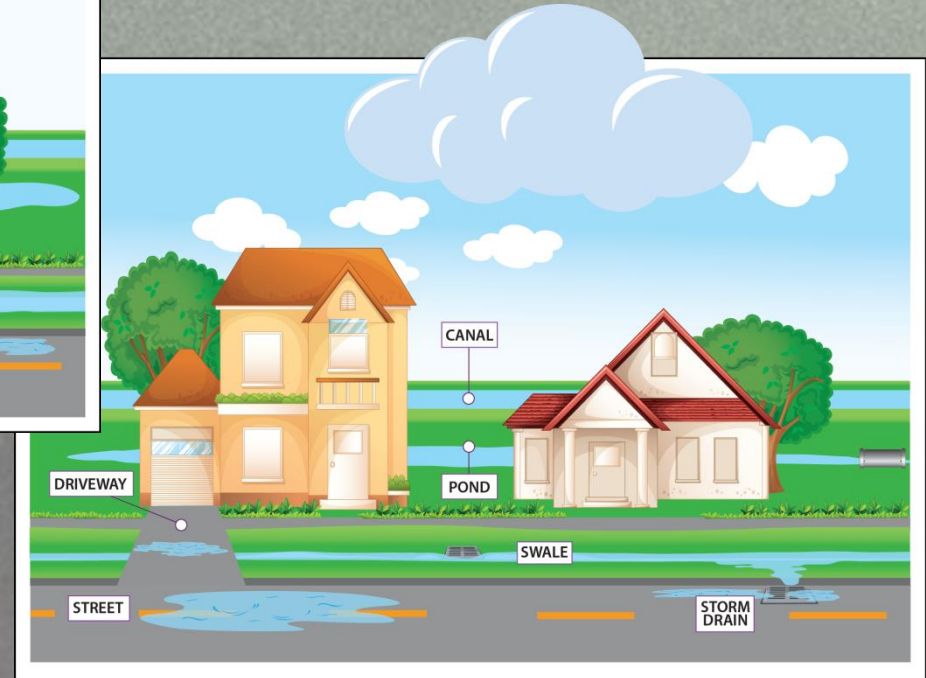
It starts in
your
community...



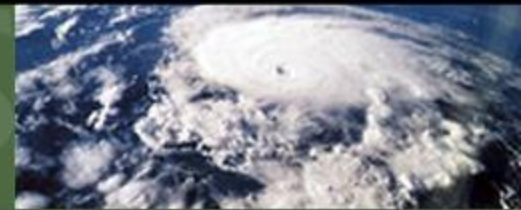
Before and After the Storm



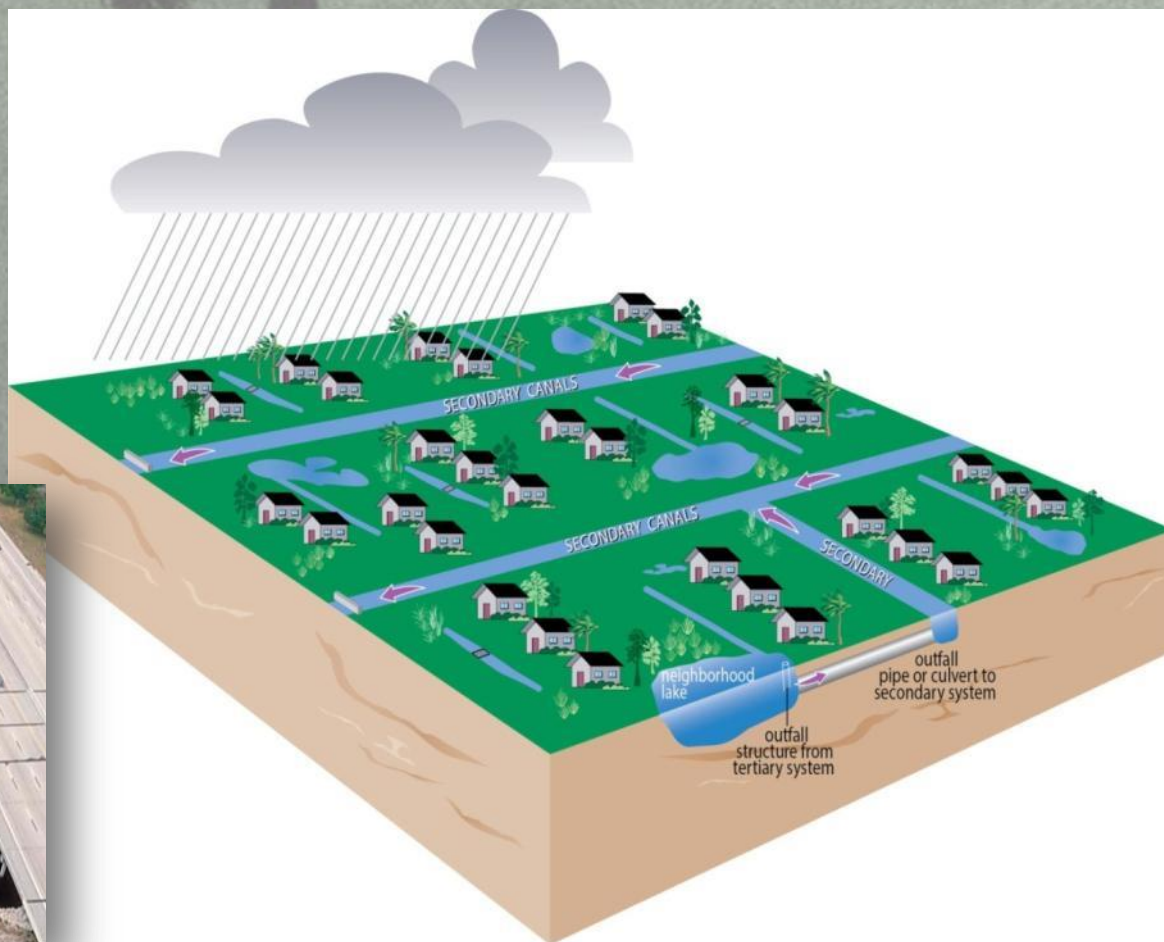
Raining vs Draining



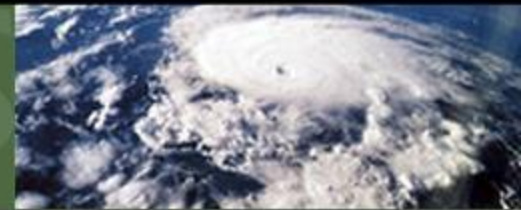
Before and After the Storm



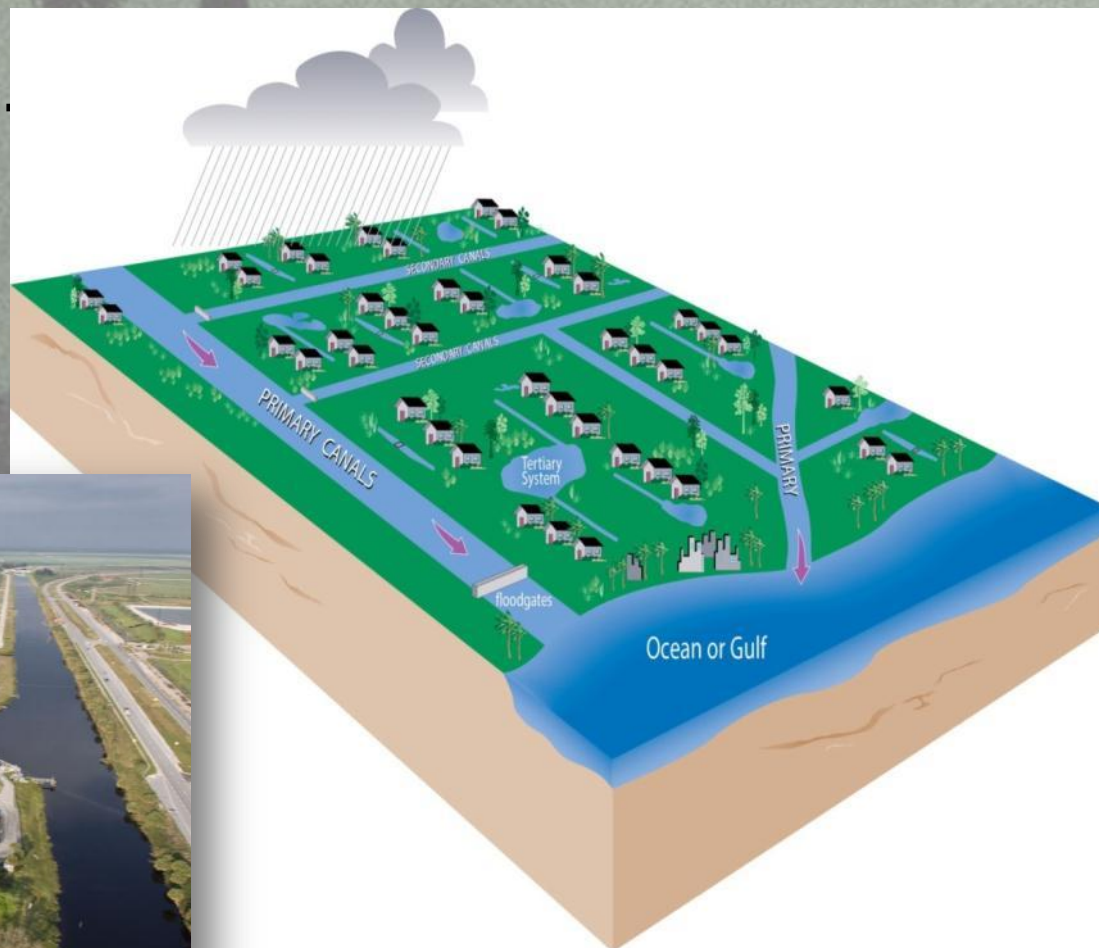
**Secondary canals
connect to farm
and
neighborhood
systems**



Before and After the Storm



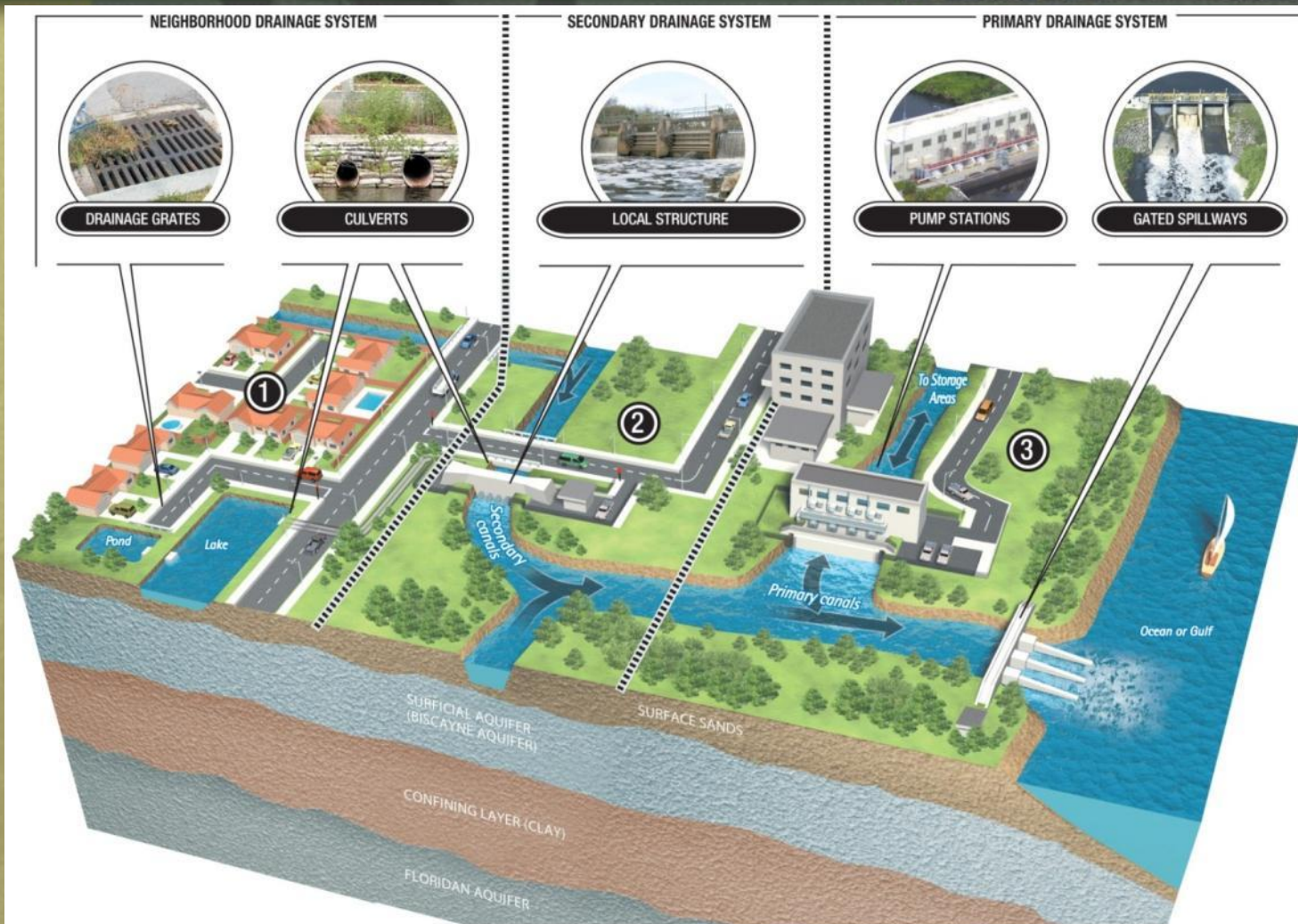
Major canals receive inflows & move water into storage or to the coast



Before and After the Storm



The three systems must all work together



Before and After the Storm



**Heavy rain in
a short period
of time may
result in
flooding**



Before and After the Storm



**4 to 6 inches of
rain in a 24-hour
period**

What to expect:

- **Standing water in yards, swales and ditches**
- **Crowns of road should remain passable**



Before and After the Storm



7 to 10 inches of rain in a 72-hour period

What to expect:

- **Roads, as well as swales, ditches and yards flood**
- **Buildings should remain dry**



Before and After the Storm



**10 to 20 inches
or more of rain
in a 72-hour
period**

What to expect:

- **Many houses and businesses can be expected to flood**



Before and After the Storm



Flood Factor:

Surface waters cannot receive new water if they are full or flow is blocked



Before and After the Storm



Flood Factor:

Water cannot soak into the ground if the water table is high – results in ponding and standing water



Before and After the Storm



Flood Factor:

High tides and on-shore winds inhibit discharge capability to the coast



Before and After the Storm



Flood Factor:

Older neighborhoods with no, or limited, community drainage systems in place are prone to flooding



Before and After the Storm



Shared Responsibility

Communities play a key role in managing flood situations



Before and After the Storm



Shared Responsibility

Drainage facilities should be regularly maintained



Before and After the Storm



Shared Responsibility

**System components
should not be
obstructed**



Before and After the Storm



Shared Responsibility

Control structures must be functioning to prevent blockages



Before and After the Storm



Shared Responsibility

Grassed water storage areas need regular mowing



Before and After the Storm



Shared Responsibility

Side slopes should be checked for erosion



Before and After the Storm

Shared Responsibility

**Washouts of dikes
and berms should
be repaired**



Before and After the Storm



Shared Responsibility

**Rights-of-way must
not be obstructed**



Before and After the Storm



Shared Responsibility

**Clear rights of way
help improve flood
protection**



After



Before

Before and After the Storm



South Florida flood control basics:

- Flat terrain and intensive rains
- Drainage is through a 3-tiered water control system, which starts at the neighborhood level
- To function properly, all components must be kept in working order
- Always check with permit requirements before making significant repairs/upgrades

Before and After the Storm



Tip: Keep a list of pertinent numbers and websites for reporting drainage problems



- Homeowners' Association/Property Manager
- City, County, Local Drainage Districts
- South Florida Water Management District

Before and After the Storm



**We work year-round
to prepare for the
rainy season**

Are YOU ready?



Before and After the Storm



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Home About Us Managing & Protecting Water Protecting & Restoring Ecosystems News Library & Multimedia

Residents & Visitors ▾ Businesses ▾ Scientists & Engineers ▾ Educators & Students ▾ Topics ▾ Regions ▾ Search go

June is Flood Awareness Month

Follow the leader... and learn how we work to help keep your feet dry during the wet season

[LEARN MORE ▸](#)

quick facts on... Keeping the Canal Right-of-Way Clear
How you can help

Flood Awareness Month ▸

Everglades Water Quality ▸

Permitting Services ▸

Restoring the Everglades ▸

SECTION VIII

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT
AND AVATAR PROPERTIES INC.**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this ____ day of _____, 2022, by and between:

Poinciana Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Avatar Properties Inc., a Florida profit corporation, whose mailing address is 395 Village Drive, Poinciana, Florida 34759 (the "Landowner").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and by the Florida Land and Water Adjudicatory Commission pursuant to Rule 42AA-1.002, Florida Administrative Code, which became effective November 1, 1999; and

WHEREAS, the District is the owner of certain lands in Polk County, Florida more particularly described as Tract P-B16, of SOLIVITA PHASE 1, according to the Plat thereof, as recorded in Plat Book 112, at Page 1-14, of the Public Records of Polk County, Florida (the "District's Property"); and

WHEREAS, the Landowner is the owner of property within the boundaries of the District; and

WHEREAS, the Landowner has requested that the District grant to them a temporary, nonexclusive easement over the District's Property for the purpose of re-installation of drainage for the swimming pool located on Tract L, of SOLIVITA PHASE 1, according to the Plat thereof, as recorded in Plat Book 112, at Page 1-14, of the Public Records of Polk County, Florida (the "Landowner's Property"), and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to the Landowner a temporary, non-exclusive easement over, upon, through and across the District's Property for the sole purpose of Landowner (and its contractors) gaining access to their lot for the purpose of re-installation of drainage for the swimming pool (the "Easement"). Landowner agrees that the Easement will only be used for access to the rear portion of the Landowner's Property for re-installation of drainage for the swimming pool. No dump trucks, pickups or other vehicles will be parked or left overnight on the District's Property. No materials shall be placed or stored on the District's Property. The Landowner agrees and acknowledges that, while the District grants access across the District's Property, the District makes no representations or warranties of any kind that the Landowner has authority to access road right of way or that the District's Property is suitable for vehicular, or any other, use; the Landowner's use of the District's Property is solely at its own risk. The Landowner shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from Polk County or any other governmental entity or agency having jurisdiction thereof in connection with the re-installation of drainage for the swimming pool and any related improvements thereof. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the District's Property.

3. TERM. The Landowner shall be permitted to use the Easement until the earlier of the completion of the re-installation of drainage for the swimming pool at Landowner's Property, or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. INDEMNIFICATION.

a. The Landowner agrees to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the District's Property (or any adjacent or neighboring property) by the Landowner, its employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. The Landowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. DAMAGE. In the event that the Landowner, its respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the District's Property or any of the improvements located within the District's Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, the Landowner, at Landowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground

cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Landowner shall allow no lien to attach to the District's Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of the Landowner. In the event the Landowner does not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Landowner hereby consents to the District repairing such damage at the sole cost of the Landowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Landowner's Property enforceable by the District.

6. **INSURANCE.** The Landowner agrees that it has current property and liability insurance and that the Landowner shall insure all contractors retained for the re-installation of drainage for the swimming pool and related work are insured and licensed, as applicable.

7. **DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Landowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Landowner:

Avatar Properties Inc.
395 Village Drive,
Poinciana, Florida 34759
Attention: Sheri Wollschlager

To the District:

Poinciana Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager

With a copy to:

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

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Landowner may deliver Notice on behalf of the District and Landowner.

10. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute

this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[Signatures Provided on Following Page.]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

Tricia Adams
District Manager

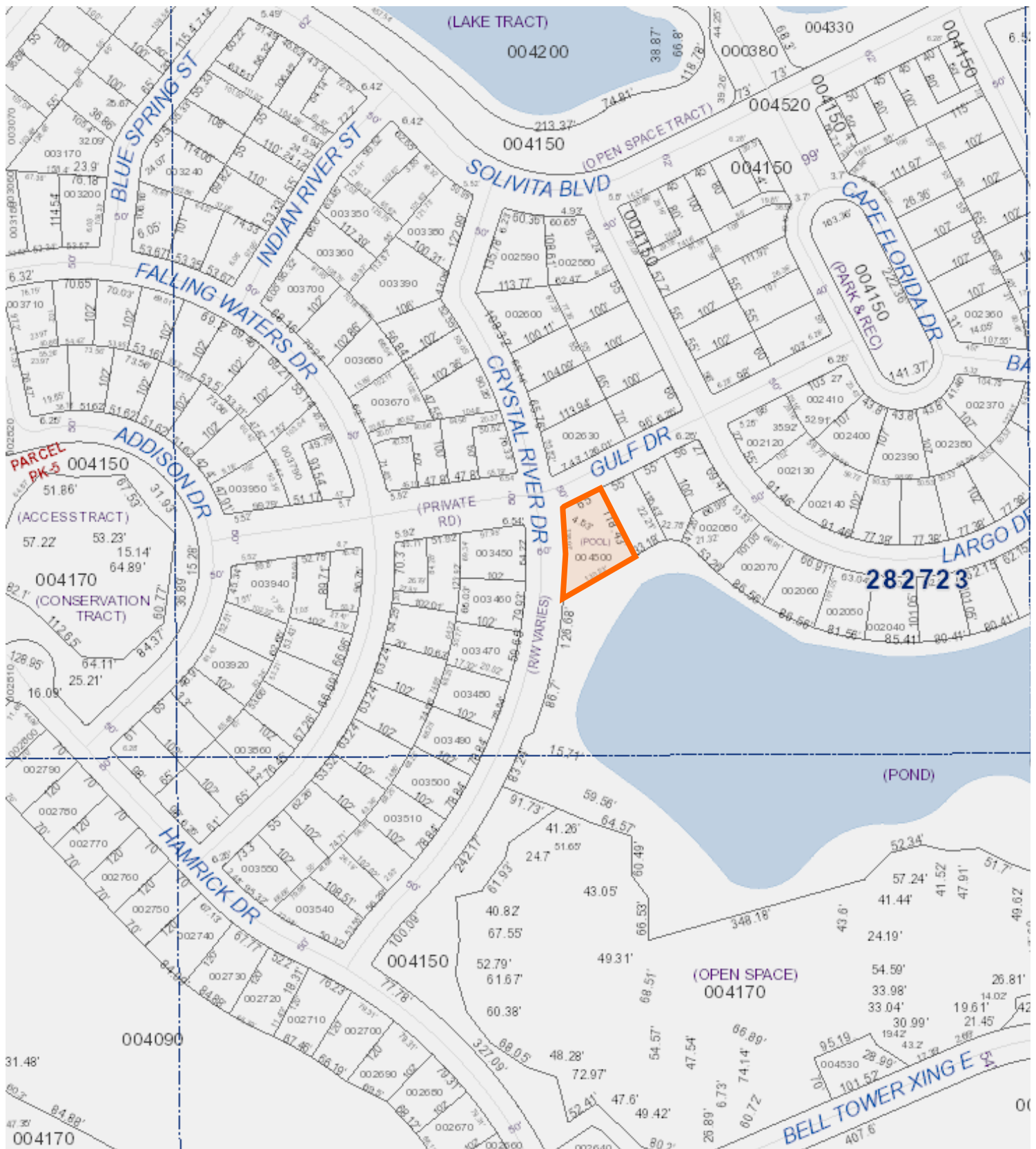
Date: _____, 2022

AVATAR PROPERTIES INC., a Florida
profit corporation



Avatar Properties Inc.

Date: 11/1 _____, 2022



SECTION IX

SECTION C

SECTION 1

Poinciana Community Development District
Action Items
September 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. District Counsel to create conveyance spreadsheet.
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;
8/17/22	Erosion Repairs	District Engineer and Field Manager	In Process	Staff to identify needed repairs, develop scope and gather proposals to present to BOS.
8/17/22	Shoreline/Littoral Plantings	Field Manager	In Process	Once erosion repairs are completed, staff will provide proposals for Board consideration.

SECTION 2

Poinciana

Community Development District

Summary of Check Register

September 13, 2022 to November 8, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	9/14/22	20-21	\$ 7,630.22
	9/30/22	22-27	\$ 42,809.82
	10/6/22	28-30	\$ 13,884.27
	10/19/22	31-35	\$ 10,146.00
	10/26/22	36-37	\$ 22,274.69
	11/3/22	38	\$ 12,514.48
	11/8/22	39	\$ 175.00
			<hr/>
			\$ 109,434.48
Payroll	<u>September 2022</u>		
	Anita Nelson	50184	\$ 184.70
	Anthony Reed	50185	\$ 84.70
	Elizabeth Lambrides	50186	\$ 184.70
	Lita Epstein	50187	\$ 184.70
	Robert Zimbardi	50188	\$ 184.70
			<hr/>
			\$ 823.50
			<hr/>
			\$ 110,257.98

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/14/22	00001	9/01/22 207	202209 310-51300-34000	MANAGEMENT FEES SEPT 22	*	3,862.50	
		9/01/22 207	202209 310-51300-35200	WEBSITE ADMIN SEPT 22	*	62.50	
		9/01/22 207	202209 310-51300-35100	INFORMATION TECH SEPT 22	*	93.75	
		9/01/22 207	202209 310-51300-31300	DISSEMINATION SVC SEPT 22	*	416.67	
		9/01/22 207	202209 310-51300-51000	OFFICE SUPPLIES SEPT 22	*	.60	
		9/01/22 207	202209 310-51300-42000	POSTAGE SEPT 22	*	11.40	
		9/01/22 207	202209 310-51300-42500	COPIES SEPT 22	*	13.95	
		9/01/22 208	202209 320-53800-12000	FIELD MANAGEMENT SEPT 22	*	858.33	
GOVERNMENTAL MANAGEMENT SERVICES							5,319.70 000020
9/14/22	00027	9/12/22 105768	202208 310-51300-31500	GENERAL COUNSEL AUG 22	*	1,356.52	
		9/12/22 105769	202208 310-51300-31500	2022 CONVEYANCE AUG 22	*	954.00	
LATHAM, LUNA, EDEN & BEAUDINE							2,310.52 000021
9/30/22	00009	9/01/22 00001366	202209 320-53800-47000	AQUATIC MAINT SEPT 22	*	8,920.83	
		9/15/22 00001375	202209 320-53800-47000	DITCH SERVICES SEPT 22	*	200.00	
CLARKE AQUATIC SERVICES, INC.							9,120.83 000022
9/30/22	00011	9/15/22 00102704	202209 320-53800-47100	MOSQUITO MAINT SEPT 22	*	12,834.99	
CLARKE ENVIRONMENTAL MOSQUITO							12,834.99 000023
9/30/22	00034	9/12/22 16833	202209 300-15500-10000	POLICY RENEWAL FY23	*	15,754.00	
EGIS INSURANCE & RISK ADVISORS							15,754.00 000024
9/30/22	00036	9/30/22 09302022	202209 310-51300-11000	REISSUE CK#50154 JUNE 22	*	184.70	
		9/30/22 09302022	202209 310-51300-11000	REISSUE CK#50163 FEB 22	*	184.70	
		9/30/22 09302022	202209 310-51300-11000	REISSUE CK#50181 AUG 22	*	184.70	
		9/30/22 09302022	202209 310-51300-11000	REISSUE CK#50154 JUNE 22	V	184.70-	

POIN POIN CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/30/22 09302022	202209 310-51300-11000		V	184.70-	
		REISSUE CK#50163 FEB 22					
		9/30/22 09302022	202209 310-51300-11000		V	184.70-	
		REISSUE CK#50181 AUG 22					
				ELIZABETH A. LAMBRIDES			.00 000025
9/30/22 00001		9/15/22 209	202209 300-15500-10000		*	5,000.00	
		ASSESSMENT ROLL CERT FY23					
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000026
9/30/22 00055		9/30/22 09302022	202209 300-36900-10000		*	100.00	
		REF DRAIN IMPROVE INSTALL					
				LYNN & JOAN SINCLAIR			100.00 000027
10/06/22 00004		10/01/22 8534	202210 320-53800-46200		*	12,514.48	
		LANDSCAPE MAINT OCT 22					
				FLORALAWN 2, LLC			12,514.48 000028
10/06/22 00001		8/31/22 210	202208 320-53800-49000		*	492.50	
		UNCLOG SKIMMER					
		8/31/22 211	202208 320-53800-48300		*	583.85	
		POOL DRAIN EXTENSION					
		9/23/22 212	202209 310-51300-42500		*	43.44	
		PRINTING/BINDING					
				GOVERNMENTAL MANAGEMENT SERVICES			1,119.79 000029
10/06/22 00041		8/17/22 1007	202208 310-51300-49000		*	125.00	
		BALLROOM CHARGE					
		9/21/22 1008	202209 310-51300-49000		*	125.00	
		BALLROOM CHARGE					
				SOLIVITA CLUB-AVATAR PROPERTIES			250.00 000030
10/19/22 00042		9/30/22 00049244	202209 310-51300-48000		*	402.36	
		NOT CDD MEETING 9/14/22					
		9/30/22 00049244	202209 310-51300-48000		*	320.93	
		NOT FY23 MTG DATE 9/21/22					
				CA FLORIDA HOLDINGS, LLC			723.29 000031
10/19/22 00009		10/13/22 00001393	202210 320-53800-47000		*	200.00	
		DITCH SERVICES OCT 22					
				CLARKE AQUATIC SERVICES, INC.			200.00 000032
10/19/22 00001		9/30/22 215	202209 320-53800-49000		*	565.00	
		GENERAL MAINT SEPT 22					
		10/01/22 213	202210 310-51300-34000		*	3,500.00	
		MANAGEMENT FEES OCT 22					

POIN POIN CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/22	213	202210 310-51300-35200			*	68.75	
		WEBSITE ADMIN OCT 22					
10/01/22	213	202210 310-51300-35100			*	103.17	
		INFORMATION TECH OCT 22					
10/01/22	213	202210 310-51300-31300			*	291.67	
		DISSEMINATION SVC OCT 22					
10/01/22	213	202210 310-51300-51000			*	.27	
		OFFICE SUPPLIES OCT 22					
10/01/22	213	202210 310-51300-42000			*	5.13	
		POSTAGE OCT 22					
10/01/22	214	202210 320-53800-12000			*	858.33	
		FIELD MANAGEMENT OCT 22					
GOVERNMENTAL MANAGEMENT SERVICES						5,392.32	000033
10/19/22	00017	10/10/22 2179765	202209 310-51300-31100		*	1,211.25	
		ENGINEER SVCS SEPT 22					
GAI CONSULTANTS, INC						1,211.25	000034
10/19/22	00027	10/12/22 106195	202209 310-51300-31500		*	2,592.64	
		GENERAL COUNSEL SEPT 22					
		10/12/22 106196	202209 310-51300-31500		*	26.50	
		CONVEYANCE SEPT 22					
LATHAM, LUNA, EDEN & BEAUDINE						2,619.14	000035
10/26/22	00009	10/17/22 00001398	202210 320-53800-47000		*	9,054.64	
		AQUATIC MAINT OCT 22					
CLARKE AQUATIC SERVICES, INC.						9,054.64	000036
10/26/22	00011	10/17/22 00102733	202210 320-53800-47100		*	13,220.05	
		MOSQUITO MAINT OCT 22					
CLARKE ENVIRONMENTAL MOSQUITO						13,220.05	000037
11/03/22	00004	11/01/22 8582	202211 320-53800-46200		*	12,514.48	
		LANDSCAPE MAINT NOV 22					
FLORALAWN 2, LLC						12,514.48	000038
11/08/22	00014	10/03/22 86375	202210 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY23					
DEPARTMENT OF ECONOMIC OPPORTUNITY						175.00	000039
TOTAL FOR BANK C						109,434.48	
TOTAL FOR REGISTER						109,434.48	

POIN POIN CDD KCOSTA

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
September 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
September 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash</u>			
Operating - South State	\$ 13,435	\$ -	\$ 13,435
Operating - Hancock Whitney	\$ 100,223	\$ -	\$ 100,223
Operating - Truist	\$ 508,326	\$ -	\$ 508,326
Money Market - Bank United	\$ 53,130	\$ -	\$ 53,130
<u>Investments</u>			
<u>Series 2022</u>			
Reserve	\$ -	\$ 134,145	\$ 134,145
Revenue	\$ -	\$ 417,336	\$ 417,336
Prepayment	\$ -	\$ 447,663	\$ 447,663
Due from General Fund	\$ -	\$ 3,260	\$ 3,260
Prepaid Expenses	\$ 20,754	\$ -	\$ 20,754
Total Assets	\$ 695,866	\$ 1,002,405	\$ 1,698,272
Liabilities:			
Accounts Payable	\$ 6,741	\$ -	\$ 6,741
Due to Debt Service	\$ 3,260	\$ -	\$ 3,260
Total Liabilities	\$ 10,002	\$ -	\$ 10,002
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 20,754	\$ -	\$ 20,754
Restricted for:			
Debt Service	\$ -	\$ 1,002,405	\$ 1,002,405
Unassigned	\$ 665,111	\$ -	\$ 665,111
Total Fund Balances	\$ 685,865	\$ 1,002,405	\$ 1,688,270
Total Liabilities & Fund Balance	\$ 695,866	\$ 1,002,405	\$ 1,698,272

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 634,649	\$ 634,649	\$ 636,756	\$ 2,107
Assessments - Direct Bill	\$ 61,103	\$ 61,103	\$ 61,103	\$ -
Interest	\$ 2,000	\$ 2,000	\$ 118	\$ (1,882)
Miscellaneous Revenue	\$ -	\$ -	\$ 7,250	\$ 7,250
Total Revenues	\$ 697,752	\$ 697,752	\$ 705,227	\$ 7,475
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 12,000	\$ 9,000	\$ 3,000
FICA Expense	\$ 918	\$ 918	\$ 689	\$ 230
Engineering	\$ 20,000	\$ 20,000	\$ 21,779	\$ (1,779)
Attorney	\$ 30,000	\$ 30,000	\$ 35,331	\$ (5,331)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Annual Audit	\$ 3,400	\$ 3,400	\$ 3,400	\$ -
Trustee Fees	\$ 7,033	\$ 7,033	\$ 989	\$ 6,044
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 46,350	\$ 46,350	\$ 46,350	\$ -
Information Technology	\$ 1,125	\$ 1,125	\$ 1,125	\$ -
Website Maintenance	\$ 750	\$ 750	\$ 750	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 2,600	\$ 2,600	\$ 1,391	\$ 1,209
Printing & Binding	\$ 2,000	\$ 2,000	\$ 676	\$ 1,324
Insurance	\$ 7,000	\$ 7,000	\$ 6,521	\$ 479
Legal Advertising	\$ 5,500	\$ 5,500	\$ 6,486	\$ (986)
Other Current Charges	\$ 2,400	\$ 2,400	\$ 4,764	\$ (2,364)
Office Supplies	\$ 400	\$ 400	\$ 95	\$ 306
Property Appraiser	\$ 7,000	\$ 7,000	\$ 6,987	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 159,701	\$ 159,701	\$ 157,158	\$ 2,543

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ 0
Property Insurance	\$ 8,500	\$ 8,500	\$ 7,948	\$ 552
Electric	\$ 2,000	\$ 2,000	\$ 2,460	\$ (460)
Landscape Maintenance	\$ 160,115	\$ 160,115	\$ 147,954	\$ 12,161
Aquatic Control Maintenance	\$ 117,760	\$ 117,760	\$ 108,700	\$ 9,060
Aquatic Midge Management	\$ 160,000	\$ 160,000	\$ 154,020	\$ 5,980
R&M - Mulch	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
R&M - Plant Replacement	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
R&M - Aerators	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Storm Structure Repairs	\$ 50,000	\$ 50,000	\$ 11,515	\$ 38,485
Contingency	\$ 18,876	\$ 18,876	\$ 27,145	\$ (8,269)
Total Operations & Maintenance:	\$ 538,051	\$ 538,051	\$ 470,042	\$ 68,009
Total Expenditures	\$ 697,752	\$ 697,752	\$ 627,200	\$ 70,552
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 78,027	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,183	\$ 5,183
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,183	\$ 5,183
Net Change in Fund Balance	\$ -		\$ 83,210	
Fund Balance - Beginning	\$ -		\$ 602,654	
Fund Balance - Ending	\$ -		\$ 685,865	

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

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,461,832	\$ 1,461,832	\$ 1,467,539	\$ 5,707
Assessments - Direct Bill	\$ 153,582	\$ 153,582	\$ 151,948	\$ (1,634)
Assessments - Prepayments	\$ -	\$ -	\$ 525,295	\$ 525,295
Interest	\$ -	\$ -	\$ 3,114	\$ 3,114
Total Revenues	\$ 1,615,414	\$ 1,615,414	\$ 2,147,896	\$ 532,482
Expenditures:				
Property Appraiser	\$ 15,500	\$ 15,500	\$ 13,429	\$ 2,071
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	\$ 1,587,825	\$ 724,125	\$ 863,700
Excess (Deficiency) of Revenues over Expenditures	\$ 27,589		\$ 1,423,771	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 10,845,000	\$ 10,845,000
Transfer Out to Escrow	\$ -	\$ -	\$ (12,468,309)	\$ (12,468,309)
Transfer Out	\$ -	\$ -	\$ (5,183)	\$ (5,183)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,628,492)	\$ (1,628,492)
Net Change in Fund Balance	\$ 27,589		\$ (204,721)	
Fund Balance - Beginning	\$ 326,745		\$ 1,207,126	
Fund Balance - Ending	\$ 354,334		\$ 1,002,405	

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	\$ 3	\$ 186	\$ 636,756
Assessments - Direct	\$ 30,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,552	\$ -	\$ -	\$ -	\$ 61,103
Interest	\$ 9	\$ 10	\$ 16	\$ 14	\$ 12	\$ 12	\$ 11	\$ 11	\$ 9	\$ 5	\$ 5	\$ 4	\$ 118
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	\$ 7	\$ 190	\$ 705,227
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 800	\$ -	\$ 2,000	\$ 800	\$ 800	\$ -	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 9,000
FICA Expense	\$ 61	\$ -	\$ 153	\$ 61	\$ 61	\$ -	\$ -	\$ 77	\$ 61	\$ 61	\$ 77	\$ 77	\$ 689
Engineering	\$ 2,130	\$ 2,130	\$ 856	\$ 1,326	\$ 1,871	\$ 3,795	\$ 1,815	\$ 2,234	\$ 2,198	\$ 900	\$ 1,313	\$ 1,211	\$ 21,779
Attorney	\$ 5,012	\$ 3,305	\$ 1,950	\$ 4,190	\$ 4,182	\$ 825	\$ 2,069	\$ 3,274	\$ 2,484	\$ 3,111	\$ 2,311	\$ 2,619	\$ 35,331
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 617	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,200
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	\$ 3,863	\$ 3,863	\$ 46,350
Information Technology	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 1,125
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 750
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 223	\$ 216	\$ 270	\$ 275	\$ 210	\$ 22	\$ 7	\$ 12	\$ 28	\$ 42	\$ 75	\$ 11	\$ 1,391
Printing & Binding	\$ 82	\$ 69	\$ 56	\$ 67	\$ 168	\$ 102	\$ -	\$ 6	\$ 7	\$ 5	\$ 56	\$ 57	\$ 676
Insurance	\$ 6,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,521
Legal Advertising	\$ 762	\$ 604	\$ 594	\$ -	\$ 599	\$ 599	\$ 479	\$ 719	\$ 690	\$ 719	\$ -	\$ 723	\$ 6,486
Other Current Charges	\$ 421	\$ 265	\$ 412	\$ 368	\$ 332	\$ 231	\$ 404	\$ 455	\$ 604	\$ 508	\$ 346	\$ 419	\$ 4,764
Office Supplies	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 1	\$ 15	\$ 0	\$ 0	\$ 1	\$ -	\$ 1	\$ 95
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,987	\$ -	\$ 6,987
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	\$ 10,581	\$ 16,599	\$ 10,554	\$ 157,158

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	\$ 858	\$ 858	\$ 10,300
Property Insurance	\$ 7,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,948
Electric	\$ 251	\$ 215	\$ 193	\$ 176	\$ 200	\$ 192	\$ -	\$ 409	\$ 193	\$ 223	\$ 199	\$ 207	\$ 2,460
Landscape Maintenance	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 12,330	\$ 147,954
Aquatic Control Maintenance	\$ 8,746	\$ 8,746	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 9,121	\$ 108,700
Aquatic Midge Management	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 12,835	\$ 154,020
R&M - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Aerators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ 10,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584	\$ -	\$ 11,515
Contingency	\$ 653	\$ 2,463	\$ 413	\$ 2,396	\$ 1,773	\$ 1,388	\$ 2,653	\$ 13,243	\$ 675	\$ 433	\$ 493	\$ 565	\$ 27,145
Total Operations & Maintenance:	\$ 54,552	\$ 37,446	\$ 35,749	\$ 37,715	\$ 37,117	\$ 36,724	\$ 37,796	\$ 48,796	\$ 36,012	\$ 35,800	\$ 36,419	\$ 35,916	\$ 470,042
Total Expenditures	\$ 80,389	\$ 48,486	\$ 46,490	\$ 51,253	\$ 51,192	\$ 46,734	\$ 48,010	\$ 61,458	\$ 47,320	\$ 46,381	\$ 53,017	\$ 46,470	\$ 627,200
Excess (Deficiency) of Revenues over Expenditures	\$ (49,829)	\$ 50,456	\$ 381,883	\$ (8,120)	\$ (9,211)	\$ (40,658)	\$ (29,153)	\$ (59,329)	\$ (14,799)	\$ (43,922)	\$ (53,010)	\$ (46,279)	\$ 78,027
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,183	\$ -	\$ -	\$ -	\$ 5,183
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,183	\$ -	\$ -	\$ -	\$ 5,183
Net Change in Fund Balance	\$ (49,829)	\$ 50,456	\$ 381,883	\$ (8,120)	\$ (9,211)	\$ (40,658)	\$ (29,153)	\$ (59,329)	\$ (9,617)	\$ (43,922)	\$ (53,010)	\$ (46,279)	\$ 83,210

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
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
8/17/22	ACH	\$184.04	(\$181.26)		(\$0.06)	\$0.00	\$2.72	\$2.72
9/19/22	ACH	\$189.56	\$0.00		(\$3.80)	\$0.00	\$185.76	\$185.76
Total Collected		\$ 675,232.88	\$ (25,481.73)	\$ (12,995.03)	\$ -	\$ 636,756.12	\$ 636,756.12	
Percentage Collected								102%

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
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
8/17/22	ACH	\$438.06	(\$431.44)		(\$0.13)	\$0.00	\$6.49	\$6.49
9/19/22	ACH	\$451.19	\$0.00		(\$9.02)	\$0.00	\$442.17	\$442.17
Total Collected		\$ 1,555,714.98	\$ (58,226.45)	\$ (29,949.77)	\$ -	\$ 1,467,538.76	\$ 1,467,538.76	
Percentage Collected								102%

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 1

Poinciana Community Development District



November 16, 2022
Clayton Smith - Field Services Manager
GMS

Site Review

Landscaping and Pond Maintenance



- ✚ Shoreline grasses have been sprayed.
- ✚ Algae issues are under control site wide.
- ✚ Overall, the ponds are in good condition and being maintained satisfactorily.
- ✚ There are few items being worked on with the vendors.
- ✚ No major concerns or maintenance issues at this time.



Site Items

Storm Update



- ✚ The site was reviewed fully after the storm, and all complaints looked into and documented.
- ✚ A few skimmers were damaged during the hurricane.
- ✚ These have been reviewed and repairs will be arranged when water levels are lower.
- ✚ Otherwise, the system appears to be functioning as intended. The storm was a major event and did tax the system overall..

In Progress

Pond Plantings

- ✚ In the process of collecting bids for 12 ponds for additional plantings.
- ✚ E-3 is a top target pond as well as several others.
- ✚ Recommended to only plant portions of E-3 rather than the entire pond.
- ✚ Working with the vendor on additional planting proposals.



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 : 9/01/2022 and 9/30/2022

Customer Site ID	Treatment Date	Condition/Weeds Treated
A-1	9/27/22	Clean
A-2	9/27/22	Clean
A-3	9/12/22	Clean
A-4	9/12/22	Baby Tears
A-4	9/12/22	Filamentous
A-5	9/12/22	Clean
A-6	9/12/22	Clean
A-7	9/12/22	Clean
A-8	9/12/22	Filamentous
A-8	9/12/22	Spike Rush
A-9	9/27/22	Clean
A-10A	9/27/22	Clean
A-10B	9/27/22	Clean
A-11	9/27/22	Clean
A-12	9/27/22	Clean
A-13	9/27/22	Clean
A-20	9/27/22	Clean
A-21	9/27/22	Clean
A-22	9/27/22	Clean
B-1	9/27/22	Clean
B-5	9/27/22	Clean
B-6	9/27/22	Clean
B-11	9/12/22	Clean
B-15	9/6/22	Clean
B-16	9/12/22	Clean
C-1	9/27/22	Clean
C-2	9/27/22	Clean
C-3	9/22/22	Clean
C-6A	9/20/22	Duckweed
C-6A	9/20/22	Filamentous
C-6A	9/20/22	Spike Rush
C-6B	9/20/22	Duckweed
C-6B	9/20/22	Filamentous
C-6B	9/20/22	Hydrilla
C-6B	9/20/22	Spike Rush
C-8	9/12/22	Clean
C-9	9/20/22	Filamentous
C-9	9/20/22	Hydrilla
C-10	9/20/22	Shoreline Grasses
C-11	9/20/22	Clean
C-12	9/27/22	Clean
C-13	9/22/22	Shoreline Grasses
C-14	9/22/22	Shoreline Grasses
C-15	9/12/22	Clean

C-16	9/22/22	Shoreline Grasses
C-17	9/27/22	Clean
C-18	9/22/22	Clean
C-19	9/20/22	Filamentous
C-19	9/20/22	Spike Rush
C-20	9/22/22	Clean
D-1	9/22/22	Clean
D-2	9/22/22	Clean
D-3	9/22/22	Clean
D-4	9/22/22	Shoreline Grasses
D-5	9/22/22	Clean
D-6	9/22/22	Clean
D-7	9/22/22	Clean
D-8	9/22/22	Clean
D-9	9/22/22	Clean
D-10	9/6/22	Clean
D-11	9/22/22	Clean
E-1	9/22/22	Shoreline Grasses
E-2	9/22/22	Shoreline Grasses
E-3	9/27/22	Clean
E-5	9/27/22	Clean
E-6	9/27/22	Clean
E-8	9/22/22	Clean
E-11	9/22/22	Clean
E-18	9/27/22	Clean
E-19	9/22/22	Shoreline Grasses
E-21	9/22/22	Shoreline Grasses
E-31	9/22/22	Clean
F-7	9/12/22	Filamentous
F-7	9/12/22	Hydrilla



PCDD Monthly Treatment Report

Date between : 10/01/2022 and 10/31/2022

Customer Site ID	Treatment Date	Condition/Weeds Treated
A-1	10/10/22	Clean
A-1	10/31/22	Clean
A-2	10/31/22	Clean
A-3	10/4/22	Clean
A-3	10/31/22	Clean
A-4	10/4/22	Clean
A-4	10/31/22	Clean
A-5	10/4/22	Clean
A-5	10/31/22	Clean
A-6	10/31/22	Clean
A-6	10/4/22	Shoreline Grasses
A-7	10/31/22	Clean
A-7	10/4/22	Shoreline Grasses
A-8	10/12/22	Clean
A-8	10/31/22	Clean
A-9	10/31/22	Clean
A-10A	10/31/22	Clean
A-10B	10/31/22	Clean
A-11	10/31/22	Clean
A-12	10/31/22	Clean
A-12	10/13/22	Shoreline Grasses
A-13	10/31/22	Clean
A-13	10/13/22	Shoreline Grasses
A-20	10/31/22	Clean
A-21	10/31/22	Clean
A-22	10/31/22	Clean
B-1	10/31/22	Clean
B-5	10/31/22	Clean
B-6	10/31/22	Clean
B-11	10/31/22	Clean
B-11	10/4/22	Shoreline Grasses
B-15	10/4/22	Clean
B-15	10/31/22	Clean
B-16	10/4/22	Clean
B-16	10/31/22	Clean
C-1	10/31/22	Clean
C-2	10/10/22	Clean
C-2	10/31/22	Clean
C-3	10/10/22	Clean
C-3	10/31/22	Clean
C-6A	10/4/22	Clean
C-6A	10/31/22	Clean
C-6B	10/4/22	Clean
C-6B	10/31/22	Clean

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

E-6	10/10/22	Clean
E-6	10/31/22	Clean
E-8	10/10/22	Clean
E-8	10/31/22	Clean
E-11	10/10/22	Clean
E-11	10/31/22	Clean
E-18	10/10/22	Clean
E-18	10/31/22	Clean
E-19	10/10/22	Clean
E-19	10/31/22	Clean
E-21	10/10/22	Clean
E-21	10/31/22	Clean
E-31	10/10/22	Clean
E-31	10/31/22	Clean
F-7	10/10/22	Clean
F-7	10/31/22	Clean



PCDD All Services By Customer Summary

Page 1 of 1
Tuesday, October 4, 2022
1:10:09 PM

Run By: cchallacombe

Poinciana Community Development Dist (S07800)

Filter Date between 09/01/2022 and 09/30/2022

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	09/08/2022	09/08/2022	0.31	mi
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	09/15/2022	09/15/2022	12.04	acr
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	09/01/2022	09/01/2022	9.90	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	09/06/2022	09/06/2022	10.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	09/08/2022	09/08/2022	9.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	09/12/2022	09/12/2022	10.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	09/16/2022	09/16/2022	9.50	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	09/19/2022	09/19/2022	10.20	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	09/22/2022	09/22/2022	9.30	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	09/26/2022	09/26/2022	10.70	mi
					80.50	

SECTION 2

Customer Complaint Log Poinciana CDD

[illegible]