

Poinciana
Community Development District

Agenda Package

April 16, 2025

AGENDA

Poinciana

Community Development District

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

April 9, 2025

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, April 16, 2025 at 12:00 p.m. at The Gator Room, 385 Village Drive, Poinciana FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 937 0499 2274

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the March 19, 2025 Meeting
5. Discussion of Palm Disease Prevention with Dr. Donovan Brown
6. Discussion of Midge Management Program with Clarke presented by Cherrief Jackson
7. Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
8. Consideration of Proposals for Stormwater Pond Water Quality Improvements
9. Review of Proposed Fishing Locations and Revised Stormwater Pond Use Policies
10. 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's Report
 - i. Pond Maintenance Report
 - ii. Midge Management Report

iii. Customer Complaint Log

11. Supervisor's Requests
 - A. Presentation on Algae Abatement from Solitude
12. Other Business
13. General Audience Comments
14. Next Meeting Date- May 21, 2025, 12:00 PM; The Gator Room
15. Adjournment

Sincerely,
Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **March 19, 2025** at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Jon Cameron	Chairman
Rick McKelvey	Vice Chairman
Tony Reed	Assistant Secretary
Anita Nelson	Assistant Secretary
Robert Zimbardi	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Joel Blanco	Field Services
Residents	

The following is a summary of the discussions and actions taken at the March 19, 2025 Poinciana Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 12:02 p.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**

Mr. Cameron pointed out that each Supervisor would announce themselves, as the Transcriber kept mixing up him and Mr. McKelvey. Ms. Adams opened the Public Comment Period. The following residents addressed the Board:

- Ms. Sharon Burns of 328 Sorrento Road noted an ongoing problem with the overgrowth of grass. According to Mr. Blanco, a letter would be sent to the parties. One of her neighbors saw someone dumping grass clippings down the path, but she did not see it and if it happened again, she would take pictures of it. *Ms. Nelson confirmed that the letter was sent.* Ms. Burns questioned who owned the black wrought iron fence separating Solivita from the other property. *Ms. Adams indicated that they would need to identify the fence to determine who the owner was but was not aware of any fence owned by the CDD.* Ms. Burns noted that three sections of the eight sections of fence were overgrown. There was some progress, but she was getting anxious and would be at every meeting until the pond was cleared up. Mr. Cameron pointed out that this was the pond that some residents lived on, outside of Solivita.
- Mr. Teddy Van Bemmell of 356 Davinci Pass voiced concern that the lake that he lived on, that goes under three bridges and was the second largest lake with natural springs, had brown water and asked if it was contaminated or had debris in it from decayed leaves.
- Ms. Rose Kerr of 389 Sorrento Road spoke to Mr. Blanco earlier about the plantings. Once they bloomed, they looked nice, but was concerned that they would get too high. Mr. Blanco pointed out that one of the islands still had some floating duckweed.
- A Resident questioned who Mr. Blanco was. *Ms. Adams explained that he was the Field Manager.*

There being no further comments, Ms. Adams closed the Public Comment Period.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the February 19, 2025 Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the February 19, 2025 Board of Supervisors meeting, which were included in the agenda package. Mr. Cameron noted under the Fourth

Order of Business, the beginning of the second full paragraph should be Mr. McKelvey. In the next paragraph, “*Mr. John Cameron*” should be, “*Mr. Jon Cameron.*” In the second motion box on Page 5, Mr. McKelvey was serving as Vice Chairman and not Mr. Zimbardi. Under the Ninth Order of Business, in the second paragraph, “*Mr. Cameron*” should be, “*Mr. McKelvey.*” On Page 9, the paragraph before the motion box, “*Mr. Cameron*” should be, “*Mr. McKelvey.*” Under the Sixteenth Order of Business, in the second paragraph on Page 21, “*There*” should be, “*Their.*” Mr. McKelvey clarified under the Eighteenth Order of Business, Mr. Bob Monica was the Chair of the Solivita Conservation and Wildlife Committee. Ms. Carpenter advised that they should not be adding to the minutes, unless it was a clarification. Ms. Nelson explained that there was the Solivita Wildlife Club and HOA Solivita Conservation and Wildlife Committee, which she was the liaison of. Ms. Adams would change it Solivita Association Wildlife Advocates, at the request of Ms. Nelson and incorporate the corrections.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Minutes of the February 19, 2025 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Discussion of Earth Day Staffing and Materials

Ms. Adams recalled that this item was discussed for several months, because there was an interest in helping residents to better understand the maintenance efforts for the stormwater ponds and the benefits of edge grasses and littoral plantings. There was discussion that at Earth Day, there would be a booth for the Poinciana Community Development District (CDD) and perhaps Board Members might want to staff the event, individually, along with Mr. Blanco. There was also some discussion about potentially ordering some print materials like a banner, as well as distributing a pond specification sheet, that the Board reviewed at recent meetings. Mr. McKelvey indicated that Earth Day was scheduled for April 22nd from 4:00 p.m. to 7:00 p.m. Last year, it was a low-key event, but this year, it was planned to be a huge event. There would be an expo area and labyrinth in the Ballroom and an outdoor labyrinth at the bocce courts. There would be speakers, one of which would be him and a band on the street, that would go all the way down to the bridge, a singer in the Ballroom and strolling entertainers. In addition, there would be rock painting, a 360-degree camera, food trucks and a cash bar. It would be a big

celebration. The CDD would have a table in the Ballroom, as well as tables for the Butterfly and Fishing Clubs, as well as many different clubs and groups. The Fishing Club was speaking about helping to keep trash out of the ponds, the Plant Based Lifestyle Club was speaking about hydroponics and Mr. McKelvey was speaking about sharing the landscaping with wildlife, which their ponds were a key part of.

Mr. McKelvey pointed out that no two Supervisors could be at the table at the same time, but he could not handle the 6:00 p.m. to 7:00 p.m. timeframe, as his speech was at 6:15 p.m. However, he could be there from 4:00 p.m. to 5:00 p.m. Mr. Cameron offered to take 4:00 p.m. to 5:00 p.m., Mr. McKelvey would take 5:00 p.m. to 6:00 p.m. and Ms. Nelson would take 6:00 p.m. to 7:00 p.m. Ms. Adams would have the Board confirm the schedule next month. Mr. McKelvey suggested having a sign identifying the CDD. *There was Board consensus for Ms. Adams to work with Mr. McKelvey to determine what marketing or promotional materials were needed.* Mr. McKelvey would like to have informational material on littoral plantings and basic information on the CDD. Ms. Nelson had the software to prepare a brochure. Ms. Adams would also provide business cards for Mr. Blanco. Mr. Cameron suggested including the CDD meeting dates and times on the business card and appreciated Mr. McKelvey taking the lead on this matter.

SIXTH ORDER OF BUSINESS

Presentation of Report on Pond Health

Mr. McKelvey presented an aerial view of Pond E-3, which was included in the agenda package. It was a challenge because of the way that the pond was structured. It was now covered with grass, but there was a steep drop-off, which was difficult for Floralawn to mow, as one resident noticed three tractors falling into the pond. Therefore, the Board needed to provide flexibility for things that Floralawn could do with that steep pond bank, as it was impossible to mow. Part of the challenge was that there was a lack of soil on top of the tubes, probably 5 to 6 inches and areas around the pond were falling into the water. Floralawn let some of it grow up slightly, but this pond was one of their biggest challenges. Mr. Blanco pointed out that pictures were taken during the dry season, which was why they looked drastically lower than normal. Mr. Reed asked if there was a solution. Mr. McKelvey stated that they were working on one but wanted Board direction. Floralawn had not fertilized on parts of the ponds that the CDD owned, but in yards, the HOA was fertilizing four times per year and there was a large swale that was

funneling all of the runoff. During heavy rains, the swales were funneling the fertilizer into the pond. On parts of the pond was the infamous wall on golf course property which was caving in. The way it was sloping, it was taking all of the fertilizer into the pond. Mr. Blanco confirmed that the CDD did not own the wall. In addition, a drain was inserted by the golf course, into one of the swales, that feeds out into the pond. Ms. Carpenter asked if the golf course pond was under the CDD permit. Ms. Leo confirmed that it was.

Ms. Carpenter recommended sending a letter to the golf course, asking them to maintain the wall, so it did not crash into the pond. Ms. Nelson pointed out that the letter should go to Taylor Morrison, since they managed it. Ms. Adams would send it to the property owner. Mr. McKelvey assumed that the golf course was fertilizing their areas, which added to challenges for Pond E-3 and calculated that the amount of money that the CDD was spending on aquatic control for algae and midge control was excessive. One alternative was to reduce the amount of chemicals that were used or using biologic control, such as gambusia or mosquito fish, which eat mosquito larvae, midges and algae right away, breed quickly, 40 to 60 young, 3 to 5 times per year and could live for two to three years or longer, if conditions were good. If they put them in Pond E-3, they could reproduce and keep a good population in the ponds. One benefit of the littoral plantings was that they provided an environment for the fish. Another alternative was to put grass shrimp into the pond, to eat the algae and other decaying organic matter, as well as bacteria, which would attack the algae floating down to the bottom of the pond. When they treated the algae and it sinks down to the bottom, the nutrients were still in the algae and it would build up the nutrient level in the pond.

Mr. Blanco reported when Mr. Clayton Smith was overseeing the field management for the CDD in 2022, the Board approved stocking 18 ponds, B-15, C-2, C10, C-12, A-9, A-10A, A-10B, A-11, A-12, E-1, E-2, E-3, E-21, A-13, C-20, D-5, D-8 and D-9, with 1,000 gambusia and 500 grass shrimp. He discussed with Mr. Smith how the ponds were prior to the stocking, as opposed to how they were now and it was his understanding, prior to having the fish and shrimp in these ponds, the amount of calls on the Complaint Log for midges, were significant. However, after the ponds were stocked, the amount of calls decreased. Mr. Cameron questioned the cost in 2022. Mr. Blanco would find out. Mr. McKelvey recommended that the Board authorize Mr. Blanco to provide some proposals and work with the HOA and golf course on the timing of the fertilization, such as only fertilizing twice per year, like other communities, versus four times per

year and the type of fertilizer that was used. In addition, when the HOA used reclaimed water for irrigation, it would spray right into the streets and into ponds and suggested that they encourage the HOA to better aim the spray, so it did not go directly into the ponds. Mr. Cameron asked if Mr. McKelvey had a list of chemicals that the golf course used. Mr. Blanco was unsuccessful in obtaining a list. Ms. Nelson would work with Mr. Blanco, as she was a member of the golf course and worked with the new management.

Mr. McKelvey reported that another alternative was aeration, to provide oxygen into the pond, which helped to break down the nutrients. There was one such system in a pond in Celebration. Ms. Nelson pointed out that it was not a sprayer and there would be the expense of providing electricity, but it was something to consider, especially if they were introducing bacteria into the pond, as it needed oxygen. Another alternative was to consider no mow zones, especially during the nesting seasons and recommended having no mow zones on areas of ponds that did not have houses. During the breeding season, it could be expanded 5 or 6 feet away. There were also non-biological alternatives such as using different types of chemicals, such as Alum, that would take all of the nutrients down in the bottom of the pond. They were not going to stop all of the nutrients, but the goal was to try to reduce the amount of nutrients going into the pond and recommended biological alternatives such as the fish and shrimp. *There was Board consensus for Mr. Blanco to provide proposals for fish stocking, aerators, bacteria and chemicals.*

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter reported that this month, they were handling items that were the normal course of business. She contacted the HOA attorney, with Mr. Cameron's assistance, who advised her that there was an upcoming election. The election was held and she asked them for a date for the HOA to discuss the various parcels with a representative of the CDD. Their response was that they were getting a new manager. Therefore, she was not able to get any dates and would work with Mr. Cameron, to get the HOA to schedule one, if not for anything else other than getting their budgets in line before May. Everything else was routine work.

B. Engineer

Ms. Leo reported that everything was routine this month. There was a new pond map, but there were no names for the new ponds that the CDD acquired a year ago, so they used the closest street name. She would provide a PDF to Ms. Carpenter.

C. District Manager

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package and reported on the following:

1. Monitor Central Florida Expressway – Poinciana Parkway Project: Parkway Connector: In Process. A presentation was made on January 15, 2025.
2. Monitor Polk County Road Construction for Impact to PCDD Tunnels: In Process.
3. Review of Wetlands Owned by Developer and HOA: On hold, as there was no current application for conveyance.
4. Review of HOA Improvements Installed on CDD Parcels: In Process. An update was provided by District Counsel. The License Agreement was reviewed by the Board at the July meeting and a letter was provided to the HOA Attorney, which was pending a response.
5. Pond Water Quality: In Process. Discussed. Proposals would be provided by the Field Manager.
6. Educate Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices: In Process. Discussed.
7. Eminent Domain Cypress Parkway: In Process. The BOS approved the retention letter with Gray Robinson at the November meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register for February 11, 2025 through March 10, 2025 totaling \$84,078.40, which was included in the agenda package, along with the detailed invoices and Check Run Summary..

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the February 11, 2025 through March 10, 2025 in the amount of \$84,078.40 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2025, which was included in the agenda package. No Board action was required. The District was 92% collected on its assessments through the end of January. The Board did a good job of controlling expenses, as the District was running under budget for administrative expenses. Some line items were over budget for field services, for items that the Board approved, such as the larger erosion repair project, which was impactful for this year's budget, but approved the previous fiscal year. This is the time of year when tax revenues were received and some surplus funds would be moved to the money market account, to ensure that the District was earning the most interest possible. Ms. Carpenter pointed out that the overage for attorney's fees was slightly less than what would be received on the eminent domain matter.

iv. Review of Fiscal Year 2026 Budget Schedule

Ms. Adams reported that the fiscal year runs from October 1, 2025 through September 30, 2026. The CDD was required to approve a Proposed Budget and adopt it by a certain time in order to be in accordance with Florida Statutes and ensure that the debt service and maintenance fees were placed on the county Tax Roll in a timely fashion. For this CDD, the Proposed Budget for Fiscal Year 2026 would be presented at the April 16, 2025 meeting and would be adopted at the July 16, 2025 meeting. At least three Board Members must be physically present for these meetings. At the Proposed Budget meeting, a cap would be set for the maintenance assessment. An increase was not anticipated for this year. However, when the Board approved the Proposed Budget, they still had the ability to make budget changes through the adoption of the budget, but the assessment level could not be increased. The public hearing required two notices in the newspaper of general circulation, a 28 and a 29-day notice. Mr. Cameron indicated that he would not be attending the July 16th meeting. Ms. Nelson confirmed that she would be attending.

Ms. Nelson recalled that the accountant and auditor went out for bid over the past few years, but not management or attorney services and asked when this would happen. Ms. Adams explained that the Board could do this at any time, as GMS served as District Manager at the

pleasure of the Board. Typically, the attorney would handle this process for bidding out District Management services and vice versa for attorney services. Mr. Cameron recalled that it was put out for bid every five years. Ms. Adams explained that some contracts were required to go through a public bid process every five years, such as maintenance contracts that were \$195,000 annually or higher. In the formal bid process, there would be a public notice and sealed bid opportunity. She also noted per Florida Statutes that auditing services were required to be bid every five years. Mr. Cameron recalled that landscape services were put out for bid as it met the threshold. Ms. Adams confirmed that it required the public bid process and could be contracted for five years. Ms. Nelson asked if GMS hired field services. Ms. Adams indicated that she and Mr. Blanco worked for the same company, along with the accountant, recording secretary and other team members.

D. Field Manager's Report

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. Field Staff reviewed both the Bella Viana and Venezia Tunnels. The Bella Viana Tunnel path and drain remained clear of debris and clean from last month's pressure washing. It was reported that the Bella Viana tunnel lights were off on March 3rd. Duke confirmed that power was going to the meter and at the Mar. 6th review, field staff found that the lights were on. However, one light bulb was out and four tunnel light covers were severely cracked. An order would be placed to replace those and the light bulb would be changed at the next site visit. The Venezia Tunnel was in great condition. There was no debris, it was clean and all of the lights were functioning. Field Staff continued to review CDD owned landscaping which remained in satisfactory standards, with clean and tidy swales at the end of resident property, pond banks at appropriate height levels and edge grasses contained during the dry season. The landscaping vendor continued to mow along the swales bordering retention walls, specifically PC-2 and P-16. Overgrown pond banks bordering the golf course were being monitored and he was continuing to work with Floralawn in mowing overgrown pond banks during the dry season. The Lift Station by the Bella Viana Tunnel continued to be to be detailed.

i. Pond Maintenance Report

Mr. Blanco reported that ponds throughout the District were reviewed and many were experiencing low water levels during the dry season, with most of the edges exposed. The algae

blooms that were experienced at last month's fertilization by the HOA have been treated. The littoral plantings have thrived during the dry months, as duck potatoes and pickerelweed have started to bloom. Ponds around Grand Canal Drive were reported with an excessive amount of empty bottles. Field staff collected and disposed of bottles, during the review. The progress of Pond E-3 has continued to be reviewed. The pond was in excellent condition since last month's report. It was algae free and grasses were treated. The vegetation was tender, meaning that the spraying was taking effect and requested that the vendor spray it. Littoral plantings throughout the resident side were thriving throughout the dry season and they anticipate by the end of the Summer, that the plants would look healthier than what they were used to seeing. Mr. Cameron questioned why many tunnel light covers were cracking. Mr. Blanco was not sure, but if it had a new cover and it started to crack, it would be monitored and brought to the Board's attention. However, based on the pictures in the report, it was more due to wear and tear. One light looked like it was broken, but most of what was seen were stress cracks, which was due to normal wear and tear.

Mr. Cameron recalled that Mr. Blanco was going to look into the use of clams in the ponds, to help filter out the algae. Mr. Blanco reported that he was reviewing the possibility of installing fishing signs, but there were two options. One sign could indicate an authorized fishing area or two signs could be placed, designating a specific area for fishing. Ms. Adams reported at last month's meeting, Board Members asked staff to identify potential areas for fishing, which she discussed with Mr. Smith and Mr. Blanco. As of last week, they were still reviewing it and were not yet ready to provide any potential locations for Board consideration, but as soon as it was ready, it would be brought back to the Board. Mr. Blanco indicated that they could provide options for both of those types of signs, once the map was finalized and provided to the Board for review. Mr. Blanco was emailing the insurance company regarding the alligator sign locations and would have more information at the next meeting. When Mr. McKelvey was reviewing SOLitude's website, he noticed that sometimes there were funds available to help pay for some of the algae costs and asked if this would apply to their ponds. Mr. Blanco would speak to the Account Manager about this; however, field staff put gambusia and shrimp into the ponds and not SOLitude. Mr. McKelvey recalled at the last meeting, Mr. Bob Monica mentioned that there were liability issues, as there were no 'No Fishing' signs. Ms. Carpenter pointed out that if fishing locations were designated, they could install the signs.

Mr. Cameron recalled when going through the tunnels last week, there was tape, but it kept coming up and suggested looking into painting. Mr. Blanco was thinking of an alternative solution such as thermoplastic paint and would provide a proposal at the next meeting. Mr. Cameron received an email from a resident, with some pictures showing plastic bottles in one of the ponds, implying that the District was not taking care of the ponds. He contacted Mr. Blanco, who went out on his own and picked up the bottles on one pond, that was totally surrounded by homes, which he appreciated, but it was not on the golf course. There were either people fishing or homeowners throwing things into the pond. Mr. Cameron also received an email from the HOA Board regarding a resident in Treviso complaining that someone was spraying near the pond at 4:30 p.m. and the wind blowing the cloud towards their house, which they were upset about. Mr. Blanco confirmed that Clarke was spraying and requested a picture, because in speaking with Clarke, many residents preferred to have them spray close to lanais, as the midges prefer to be on the facia and on lanais. There was a no spray list, which any resident could request to be added to, but based on the picture, it looked like pollen. Mr. Cameron asked if there was damage as a result of the spray. Mr. Blanco confirmed that the resident complained that their screen was damaged on their lanai, due to the spraying, but based on the picture, it was due to pollen. Ms. Adams believed that it was someone new to Florida who never lived near a pond might be surprised by the amount of maintenance required to keep screens cleaned. Mr. Cameron recalled that Mr. Blanco was supposed to review the fallen tree that was discussed at last month's meeting. Mr. Blanco confirmed that he looked at the tree and asked Floralawn to look at it and was waiting for a report. If any treatment or proposal was needed, he would bring it to the Board at the next meeting.

ii. Midge Management Report

iii. Customer Complain Log

Mr. Blanco presented the Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Mr. Zimbardi did not understand how the fogger worked and requested a further explanation. Ms. Nelson suggested that Ms. Cherrief Jackson of Clarke Midge Control make a presentation at next month's meeting. Mr. Blanco indicated that she recently had knee surgery but would be present at the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

A. Discussion of Board Input for Fiscal Year 2026 Budget Items

Mr. Cameron reported that he requested this item for the agenda, in case the Board had any ideas or items to be added to the budget discussion. Ms. Carpenter indicated that she would have some budget items if Taylor Morrison had another conveyance and would follow up to question the timing of it and to pay for maintenance through the fiscal year. Ms. Nelson reported that she met with the Solivita Association Wildlife Advocates on Tuesday. Mr. Monica was not present and it was run by Mr. Gary Cypher, but the duck pond was discussed. It was never approved to be transferred to the CDD, as it was not successful. Mr. Monica sent it to Ms. Nelson on behalf of the Wildlife Club, but she was not aware of it when she presented it to the Board last month. However, they discussed at great length that a faction of people in the Wildlife Club wanted to explore the wetlands, which she cautioned them against doing, as different people owned it. In order to do so, they must find out who owned it, as it was a protected wildlife preserve area and there were limits on what they could do. Ms. Leo did not think it was possible, as the wetlands were not designated for recreational use, but alternatively they could do so if there was a system of boardwalk trails, but it required a permit.

Ms. Nelson recalled that there were areas in Solivita that had boardwalks, which she was not aware of, but did not know which areas. Mr. Cameron stated the only boardwalk was the bridge or the Disney preserve behind Walmart, where there were plenty of walking trails. It had a golf cart and walking trail going from where he lived on Portofino Drive, through a wilderness area, which was known as, "*Jurassic Park*." There was also an attractive pond with a wooden platform that could be a viewing area for people, but did not know if the Board wanted to look at expanding it, as there were alligators. Ms. Carpenter did not recommend allowing people to explore it due to the wildlife. Ms. Nelson was informed by several people at that meeting, that the CDD needed to think about what they were doing with the fishing, as there were people that did not want anyone fishing behind their house. Since that time, Ms. Nelson received emails saying that they did not want to prevent people from fishing, but they wanted the CDD to not allow fishing behind private property or provide access to the pond. She informed them that the Board would be discussing it. Mr. Zimbardi recalled that they allowed fishing, but did not promote it. Mr. Reed pointed out if they were posting signs to allow fishing in certain areas, it was promoting fishing. Ms. Nelson indicated this was why she brought it before the Board, as the builder and the HOA allowed fishing. Ms. Carpenter advised that the Association could

allow fishing on their pond, but not on CDD ponds. Several years ago, the Fishing Club provided input and the Board decided to remain with the 2015 policy, but at the last meeting, the Board decided to explore fishing locations. Mr. McKelvey recalled that the Board is considering only allowing fishing in designated areas. Ms. Carpenter stated according to the minutes, she had liability concerns, because they were not designed for recreational access and were only designed for stormwater use. There were instances in other CDDs where people fell into a pond and could not get out.

Mr. Cameron thanked Mr. Reed and Mr. Zimbardi for serving as Chairman and Vice Chairman in the last year. Several months ago, he raised concern about Palm tree disease and at the HOA meeting yesterday, there was discussion about the disease taking over this area and that Dr. Donovan Brown, who had a PhD in horticulture, would be making a presentation to the Board at the next HOA meeting about his concerns and would have him make a presentation at this meeting. Mr. Reed asked if there was any cure. Mr. Cameron indicated there were inoculations. Ms. Adams pointed out that inoculations were expensive and were not a guarantee. Mr. Cameron recalled at the HOA meeting, they were talking about leaves being forced into the drains and a comment being made that there was no evidence that the leaves were creating a problem with the drains and did not know if they needed more education. According to Dr. Brown, there were no issue with the drains being clogged, but if leaves get into the pond, it will provide extra nutrients to create algae. Therefore, they did not want leaves to get into the storm drains. Mr. Cameron discussed this briefly with the new Landscaping Club Chairman and the Board liaison for landscaping, to inform them that it was in the contract. Ms. Adams recalled that Board Members requested that the Juniper Account Manager, when new to the community, was formally made aware of that issue by attending a CDD Board meeting. Ms. Nelson understood that it was in Juniper's contract. Mr. Cameron confirmed that it was in Juniper's contract, to blow leaves away from the storm drains twice per day.

NINTH ORDER OF BUSINESS

Other Business

Mr. Cameron asked if there was the consideration of Lake Polk being turned over to the CDD. Ms. Adams was not aware of it. Ms. Carpenter confirmed that it was not one of the new areas to be conveyed by Taylor Morrison of which we were aware. Mr. Cameron pointed out that this was the only lake that was not owned by the CDD. Ms. Carpenter believed that it was owned

by the HOA. They had a change in counsel and would bring them up to speed, to see what their plans were and their timing for buildout.

TENTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams opened the General Audience Comments Period. The following residents addressed the Board:

- Rose Kerr of 389 Sorrento Road was happy that a letter was going to be sent to Taylor Morrison about the golf course and firmly believed in the last two and a half years, Pond E-3 was deteriorating, due to the golf course. There was a dramatic change and the spraying was not helping, as something would die, come back and the islands would float. It was a vicious cycle and a continuous cost.
- Mr. Teddy Van Bemmell of 356 Davinci Pass, pointed out that spraying closer to the house was a benefit, but staying close to the pond did no good and asked if residents could get a PDF of the new map. *Ms. Adams would post it to the website.* Mr. Van Bemmell questioned why the water in the pond was brown, versus blue and if there was any discussion about mucking out the pond. When he moved into the house, the deepest part of the pond was approximately 43 feet and was filling over time with debris, leaves and decay, which attracted midges.

Ms. Leo did not think that demucking was practical, as the volume of nutrients that go to the bottom of the pond was a fixed number, and, over time it stacked up and would still have the same amount of exposure of nutrients at the top level and the bottom below the top level, which was not part of the equation. In the most of the CDDs that she was the engineer for, demucking was never done, as demucking a pond that was 40 feet deep required dewatering of the entire system and it was hard to get the water out when the water table was high. However, this time of year, water levels come down naturally, though that buffer on the edge, which would push the muck out and there would be the self-cleaning of that piece of shoreline. Mr. McKelvey pointed out that his pond had massive springs coming into it, unlike other ponds, where there was erosion around the perimeter as it shrinks, but his pond only goes down a couple of feet. His concern was that it decayed over time. Ms. Leo did not think that decay over time was part of the equation and the issue with the color of the water was due to low water levels, the dry season and

dewatering of the pond up until last Summer, due to the construction north of Cypress, but she was only speculating.

Mr. McKelvey would watch it and keep Ms. Leo informed, but according to Clarke, the decomposition of everything going into the lake was one of the leading causes. Ms. Leo believed as the rains resumed, there would be a flow of water and an exchange of water coming in from the upstream ponds and flowing out at a discharge point, but at this time, there was no volume exchange. Mr. McKelvey noted that he had not seen this in seven years, due to the algae flowing in the water, which the clams would help with. Ms. Carpenter apologized for being 20 minutes late for the meeting, as there was a backup at the gate and they were insisting that she show identification, but as soon as she said she was counsel for the CDD, they let her through. The gate employees should be made aware that anyone could come in for the CDD meeting and not have to provide identification. Ms. Nelson pointed out that this was a new security company and there were new employees. Ms. Adams would provide notification to the Association to remind them of public access requirements during CDD meetings.

- A Resident asked if anyone from outside of the community were allowed to come in to fish around a pond. *Mr. McKelvey indicated that no one was allowed to fish. Ms. Nelson pointed out that technically, they could not come in, but the Board was looking at having designated fishing areas to get people to not fish behind homes. Ms. Carpenter pointed out that the Board may have to schedule a formal rule hearing to designate who could use the ponds, but if outsiders wanted to come in, they could, because the ponds were publicly owned, but they must pay a fee to do so.*

There being no further comments, Ms. Adams closed the audience comments period.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – April 16, 2025, 12:00 P.M.; The Gator Room

Mr. Cameron stated that the meeting was scheduled for April 16, 2025 at 12:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Poinciana Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 16, 2025
HOUR: 12:00 PM
LOCATION: The Gator Room
385 Village Dr.
Poinciana, FL 34759

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

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

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

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

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

PASSED AND ADOPTED THIS 16TH DAY OF APRIL 2025.

ATTEST:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Poinciana
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Service Fund</u>
9	<u>Amortization Schedule Series 2022</u>
10	<u>Capital Reserve Fund</u>

Poinciana
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues

Special Assessments	\$ 886,925	\$ 851,199	\$ 35,726	\$ 886,925	\$ 886,925
Interest	\$ 2,373	\$ 4,075	\$ 5,705	\$ 9,780	\$ 4,890
Total Revenues	\$ 889,298	\$ 855,275	\$ 41,431	\$ 896,705	\$ 891,815

Expenditures

Administrative

Supervisors Fees	\$ 12,000	\$ 3,600	\$ 7,000	\$ 10,600	\$ 12,000
FICA Expense	\$ 918	\$ 275	\$ 536	\$ 811	\$ 918
Engineering	\$ 20,000	\$ 6,941	\$ 12,000	\$ 18,941	\$ 20,000
Attorney	\$ 30,000	\$ 15,590	\$ 17,500	\$ 33,090	\$ 35,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ 3,200
Trustee Fees	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Management Fees	\$ 45,423	\$ 18,926	\$ 26,497	\$ 45,423	\$ 46,786
Information Technology	\$ 1,300	\$ 542	\$ 758	\$ 1,300	\$ 1,339
Website Maintenance	\$ 867	\$ 361	\$ 506	\$ 867	\$ 893
Telephone	\$ 100	\$ -	\$ 58	\$ 58	\$ 100
Postage	\$ 2,600	\$ 652	\$ 1,000	\$ 1,652	\$ 2,600
Printing & Binding	\$ 500	\$ 10	\$ 292	\$ 302	\$ 500
Insurance	\$ 7,981	\$ 7,763	\$ -	\$ 7,763	\$ 8,927
Legal Advertising	\$ 5,500	\$ 873	\$ 4,500	\$ 5,373	\$ 5,500
Other Current Charges	\$ 2,400	\$ 450	\$ 420	\$ 870	\$ 2,400
Office Supplies	\$ 400	\$ 0	\$ 100	\$ 100	\$ 400
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,564	\$ 65,110	\$ 75,166	\$ 140,277	\$ 150,146

Poinciana
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<i><u>Operations & Maintenance</u></i>					
Field Services	\$ 11,140	\$ 4,642	\$ 6,498	\$ 11,140	\$ 11,474
Property Insurance	\$ 21,500	\$ 22,169	\$ -	\$ 22,169	\$ 25,494
Electric	\$ 2,544	\$ 444	\$ 1,260	\$ 1,704	\$ 1,800
Landscape Maintenance	\$ 220,544	\$ 80,406	\$ 112,568	\$ 192,974	\$ 205,665
Landscape Improvement Areas Contingency	\$ 18,500	\$ -	\$ 10,792	\$ 10,792	\$ 18,500
Aquatic Control Maintenance	\$ 159,828	\$ 63,740	\$ 89,236	\$ 152,976	\$ 165,444
Aquatic Midge Management	\$ 194,062	\$ 73,511	\$ 102,916	\$ 176,427	\$ 191,733
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000
R&M - Plant Replacement	\$ 7,000	\$ -	\$ 3,500	\$ 3,500	\$ 10,000
Storm Structure Repairs	\$ 41,616	\$ -	\$ 20,808	\$ 20,808	\$ 41,616
Stormwater Water Quality Improvements	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 12,000	\$ 75,021	\$ 7,000	\$ 82,021	\$ 12,000
<i>Total Operations & Maintenance</i>	\$ 688,734	\$ 319,933	\$ 354,578	\$ 674,512	\$ 703,727
<i><u>Other Expenditures</u></i>					
Transfer Out - Capital Reserve	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 37,943
<i>Total Other Expenditures</i>	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 37,943
Total Expenditures	\$ 889,298	\$ 385,044	\$ 479,745	\$ 864,788	\$ 891,815
Excess Revenues/(Expenditures)	\$ -	\$ 470,231	\$ (438,314)	\$ 31,917	\$ -

Net Assessments	\$ 886,925
Collection Cost (7%)	\$ 66,758
Gross Assessments	\$ 953,683

Property Type	Platted Units	Per Unit Net	Per Unit Gross	Net Total
Platted Residential	3820	\$227.61	\$244.74	\$869,470
Town Center Commercial	72.15	\$227.61	\$244.74	\$16,422
Golf Course	4.54	\$227.61	\$244.74	\$1,033
	3896.69			\$886,925

Poinciana
Community Development District
General Fund Budget

Revenues:

Special Assessments

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

Interest

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

Expenditures:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Poinciana

Community Development District

General Fund Budget

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

Assessment Administration

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

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

Printing board materials, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

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

Poinciana
Community Development District
General Fund Budget

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Property Insurance

The District's Property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

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

Account #	Service Address	Monthly	Annual
910087973720	1051 Cypress Pky, 9 Tunnel Lights	\$32	\$384
910087973960	1051 Cypress Pky, Lites/Golf Tunnel 33	\$55	\$660
910172999846	500 Genoa Drive, Lift Station	\$20	\$240
	Contingency		\$516
	Total		\$1,800

Poinciana

Community Development District

General Fund Budget

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance	\$16,081	\$192,974
1.5% Increase		\$2,895
5% Buffer		\$9,796
Total		\$205,665

Landscape Improvement Areas Contingency

Represents the cost for mulch, seasonal flowers, waste service, or any additional expense to maintain improvements on CDD tracts.

Aquatic Control Maintenance

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

Description	Monthly	Annual
Aquatic Maintenance	\$12,748	\$152,976
3% Increase		\$4,589
5% Buffer		\$7,879
Total		\$165,444

Aquatic Midge Management

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

Description	Monthly	Annual
Aquatic Midge Control	\$14,702	\$176,427
3.5% Increase		\$6,175
5% Buffer		\$9,131
Total		\$191,733

Pressure Washing

Represents the estimated cost of pressure washing.

Lift Station Maintenance

Represents the estimated costs of any repairs or maintenance of the District's lift station.

Poinciana
Community Development District
General Fund Budget

Storm Structure Repairs

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

Stormwater Water Quality Improvements

Improvements include freshwater clams, other biological agents, aerators, or other special projects to improve the stormwater pond water quality.

R&M – Plant Replacement

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

Contingency

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

Poinciana
Community Development District
Proposed Budget
Debt Service Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 1,279,197	\$ 1,225,288	\$ 53,910	\$ 1,279,197	\$ 1,278,850
Interest	\$ 15,000	\$ 11,112	\$ 5,556	\$ 16,668	\$ 15,000
Carry Forward Surplus	\$ 478,956	\$ 490,404	\$ -	\$ 490,404	\$ 486,008
Total Revenues	\$ 1,773,154	\$ 1,726,804	\$ 59,466	\$ 1,786,270	\$ 1,779,857
Expenditures					
Administrative					
Property Appraiser	\$ 13,755	\$ -	\$ -	\$ -	\$ -
Series 2022					
Interest - 11/1	\$ 97,211	\$ 97,051	\$ -	\$ 97,051	\$ 85,738
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 1,101,000	\$ -	\$ 1,101,000	\$ 1,101,000	\$ 1,124,000
Interest - 5/1	\$ 97,211	\$ -	\$ 97,211	\$ 97,211	\$ 85,738
Total Expenditures	\$ 1,309,176	\$ 102,051	\$ 1,198,211	\$ 1,300,262	\$ 1,295,477
Excess Revenues/(Expenditures)	\$ 463,977	\$ 1,624,753	\$ (1,138,745)	\$ 486,008	\$ 484,381

Series 2022	
Interest - 11/1/26	\$ 73,441.72
Net Assessments	\$ 1,278,850
Collection Cost (7%)	\$ 96,257
Gross Assessments	\$ 1,375,107

Property Type	Platted Units	Net Per Unit	Gross Per Unit	Gross Total
Commercial	72.15	\$347.78	\$373.96	\$26,981
Residential	3605	\$347.78	\$373.96	\$1,348,126
Platted Residential - Prepaid	214	\$0.00	\$0.00	\$0
	3891.15			\$1,375,107

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

Date		Balance	Principal		Interest		Total
11/01/25	\$	7,139,000.00	\$	-	\$	85,738.28	\$ 1,283,948.98
05/01/26	\$	7,139,000.00	\$	1,124,000.00	\$	85,738.28	
11/01/26	\$	6,015,000.00	\$	-	\$	73,441.72	\$ 1,283,180.00
05/01/27	\$	6,015,000.00	\$	1,147,000.00	\$	73,441.72	
11/01/27	\$	4,868,000.00	\$	-	\$	60,347.57	\$ 1,280,789.29
05/01/28	\$	4,868,000.00	\$	1,171,000.00	\$	60,347.57	
11/01/28	\$	3,697,000.00	\$	-	\$	46,455.41	\$ 1,277,802.98
05/01/29	\$	3,697,000.00	\$	1,200,000.00	\$	46,455.41	
11/01/29	\$	2,497,000.00	\$	-	\$	31,764.41	\$ 1,278,219.82
05/01/30	\$	2,497,000.00	\$	1,234,000.00	\$	31,764.41	
11/01/30	\$	1,263,000.00	\$	-	\$	16,257.97	\$ 1,282,022.38
05/01/31	\$	1,263,000.00	\$	1,263,000.00	\$	16,257.97	\$ 1,279,257.97
				\$	9,317,000.00	\$	1,154,264.87
						\$	11,528,264.87

Poinciana
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 2,733	\$ 3,827	\$ 6,560	\$ 5,000
Carry Forward Surplus	\$ 150,440	\$ 157,045	\$ -	\$ 157,045	\$ 213,605
Total Revenues	\$ 150,440	\$ 159,778	\$ 3,827	\$ 163,605	\$ 218,605
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 37,943
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 37,943
Excess Revenues/(Expenditures)	\$ 200,440	\$ 159,778	\$ 53,827	\$ 213,605	\$ 256,548

SECTION VIII

*Item will be
provided under
separate cover.*

SECTION IX

Policy Statement for Stormwater and Tunnel Infrastructure

The Poinciana Community Development District ("CDD" or "District") owns certain infrastructure consisting of the following for the sole purpose of water management and stormwater attenuation.

- Ponds
- Canals
- Culverts
- Pond Banks and Landscaped Buffer Areas adjacent to such pond banks, as indicated on the relevant plats for the community

The District also owns the “Bella Viana” and “Venezia” golf cart tunnels.

Any use of said infrastructure for some purpose other than its intended purpose is prohibited unless an additional use is specifically approved by the Board of Supervisors ("Board") of the District. The only exception to this policy is for use by the District or its contractors and vendors that are authorized to be performing a maintenance function or undertaking work specifically approved by the Board.

Please refer to the attached map denoting ponds owned by the District.

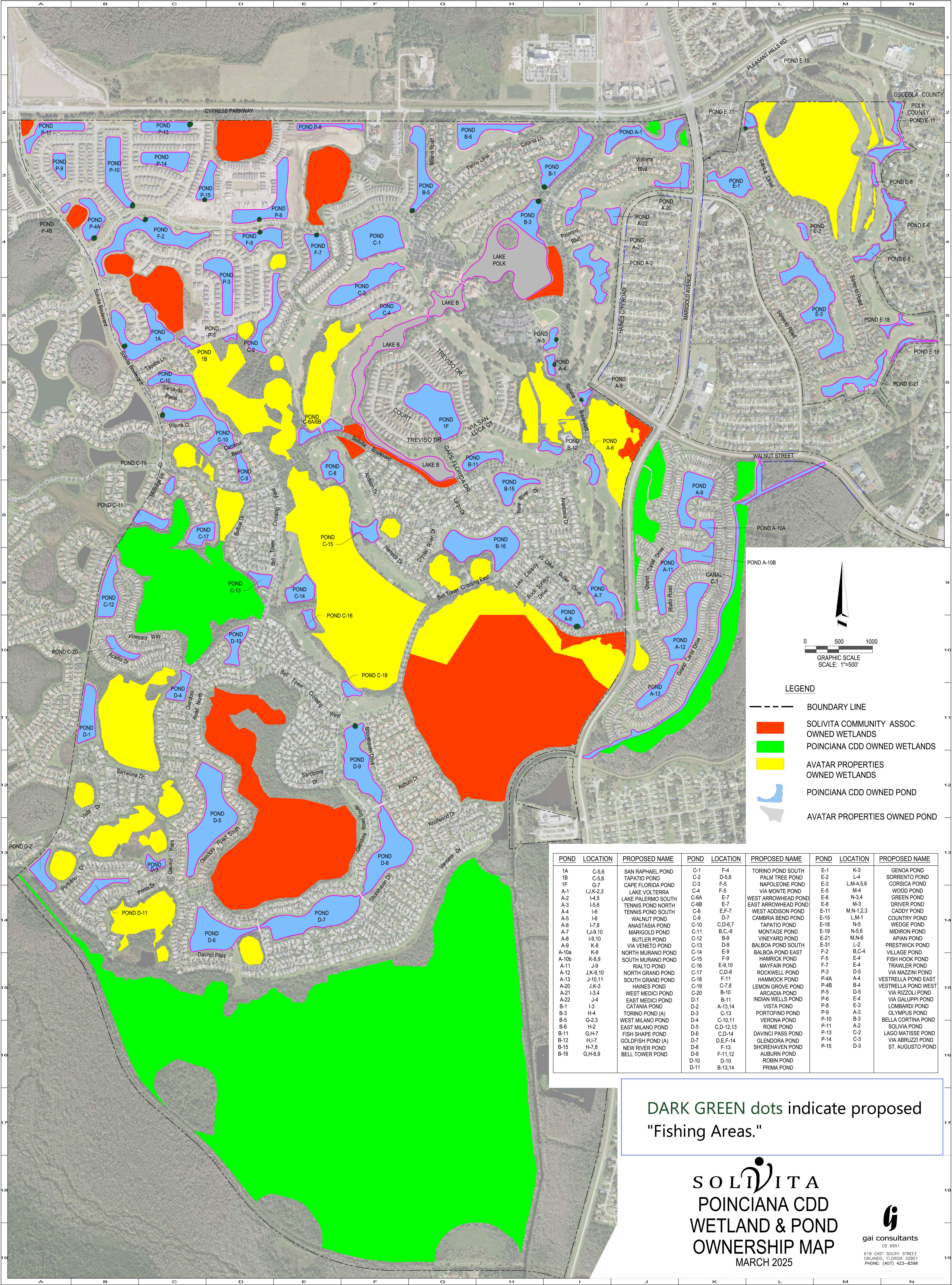
The following additional uses have been SPECIFICALLY considered by the Board:

1. Boating on any pond, canal, or culvert for any purpose other than maintenance or repair - PROHIBITED
2. Alteration of the pond banks, including adding or removing plantings and vegetation, for any purpose other than maintenance and repair - PROHIBITED
3. Use of golf carts on any pond bank or adjacent landscape buffer, or on any District property that is otherwise adjacent to any pond bank, canal, or culvert, for any purpose other than maintenance or repair – PROHIBITED.
4. Recreational fishing is allowed **AT YOUR OWN RISK** and permitted from designated areas of Poinciana Community Development District stormwater ponds. **(STAFF NOTE HERE WE NEED TO IDENTIFY DESIGNATED AREAS AND *SIGNAGE SHOULD BE INSALLED AT DESIGNATED AREAS)** Residential/private property shall not be utilized or walked over in order to gain access to fishing areas. Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. In general, access to stormwater ponds is restricted, and fishing behind private residences requires permission from the resident. Residents have a reasonable expectation of privacy and security so anglers should use common sense and respect when fishing on District property.
5. All fishing shall comply with all applicable state and local laws, ordinances, codes, regulations, and permits. All anglers should be aware of and comply with Florida Fish and Wildlife

Conservation Commission's (FWC's) guidelines for freshwater fishing including licensing requirements to promote responsible fishing.

6. The stormwater ponds are a habitat for dangerous wildlife including poisonous snakes, snapping turtles and alligators. Be aware wildlife may be present and active, posing a threat to personal safety. Do not feed or approach alligators or any other wildlife. Wildlife may neither be removed from or released into the District stormwater system; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about a nuisance alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
7. There is no swimming or wading into stormwater ponds, as the embankments can be slippery and/or steep and dangerous. There may be stormwater pond conditions where banks are eroding. It can be difficult to escape from the water if someone falls in and there is a risk of drowning or encountering dangerous wildlife in or around the stormwater pond.
8. The stormwater ponds are designed to gather and filter pollutants before they enter nearby natural bodies of water. Therefore, the stormwater ponds are likely contaminated with pollutants such as sediments, oils, grease, trash, heavy metals, pesticides, herbicides and pathogens. Therefore, fishing is only catch and release to reduce health risks from consuming fish. This catch and release policy also maintains beneficial fish populations.
9. Fishing is permitted at designated areas from Dawn to Dusk only.
10. While fishing, minors are required to be supervised by an adult to ensure safety and compliance with fishing policies.
11. Anglers must properly dispose of all trash, including fishing lines. Loose fishing lines and other debris can endanger birds and other wildlife.
12. Any stormwater pond maintenance or other issues must be reported to the District Manager's office at (407) 841-5524 ext. 147.

STAFF NOTE: *Signage Guidelines to be posted at Designated Fishing Areas: Install clear and visible signs outlining the rules, warnings, and emergency contact information. Signs should also clearly prohibit activities such as wading, swimming, and boating to further emphasize safety and reduce potential liability.



LEGEND

- BOUNDARY LINE
- SOLVITA COMMUNITY ASSOC. OWNED WETLANDS
- POINCIANA CDD OWNED WETLANDS
- AVATAR PROPERTIES OWNED WETLANDS
- POINCIANA CDD OWNED POND
- AVATAR PROPERTIES OWNED POND

POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1A	C-5,6	SAN RAPHAEL POND	C-1	F-4	TORINO POND SOUTH	E-1	K-3	GENOA POND
1B	C-5,6	TAPATIO POND	C-2	D-5,6	PALM TREE POND	E-2	L-4	SORRENTO POND
1F	G-7	CAPE FLORIDA POND	C-3	F-5	NAPOLEONE POND	E-3	L,M-4,5,6	CORSICA POND
A-1	I,J,K-2,3	LAKE VOLTERRA	C-4	F-5	VIA MONTE POND	E-5	M-4	WOOD POND
A-2	I-4,5	LAKE PALERMO SOUTH	C-6A	E-7	WEST ARROWHEAD POND	E-6	N-3,4	GREEN POND
A-3	I-5,6	TENNIS POND NORTH	C-6B	E-7	EAST ARROWHEAD POND	E-8	M-3	DRIVER POND
A-4	I-6	TENNIS POND SOUTH	C-8	E,F-7	WEST ADDISON POND	E-11	M,N-1,2,3	CADDY POND
A-5	I-6	WALNUT POND	C-9	D-7	CAMBRIA BEND POND	E-15	L,M-1	COUNTRY POND
A-6	I-7,8	ANASTASIA POND	C-10	C,D-6,7	TAPATIO POND	E-18	N-5	WEDGE POND
A-7	I,J-9,10	MARIGOLD POND	C-11	B,C-8	MONTAGE POND	E-19	N-5,6	MIDIRON POND
A-8	I-9,10	BUTLER POND	C-12	B-9	VINEYARD POND	E-21	M,N-6	APIAN POND
A-9	K-8	VIA VENETO POND	C-13	D-9	BALBOA POND SOUTH	E-31	L-2	PRESTWICK POND
A-10a	K-8	NORTH MURANO POND	C-14	E-9	BALBOA POND EAST	F-2	B,C-4	VILLAGE POND
A-10b	K-8,9	SOUTH MURANO POND	C-15	F-9	HAMRICK POND	F-5	E-4	FISH HOOK POND
A-11	J-9	RIALTO POND	C-16	E-9,10	MAYFAIR POND	F-7	E-4	TRAWLER POND
A-12	J,K-9,10	NORTH GRAND POND	C-17	C,D-8	ROCKWELL POND	P-3	D-5	VIA MAZZINI POND
A-13	J-10,11	SOUTH GRAND POND	C-18	F-11	HAMMOCK POND	P-4A	A-4	VESTRELLA POND EAST
A-20	J,K-3	HAINES POND	C-19	C-7,8	LEMON GROVE POND	P-4B	B-4	VESTRELLA POND WEST
A-21	I-3,4	WEST MEDICI POND	C-20	B-10	ARCADIA POND	P-5	D-5	VIA RIZZOLI POND
A-22	J-4	EAST MEDICI POND	D-1	B-11	INDIAN WELLS POND	P-6	E-4	VIA GALUPPI POND
B-1	I-3	CATANIA POND	D-2	A-13,14	VISTA POND	P-8	E-3	LOMBARDI POND
B-3	H-4	TORINO POND (A)	D-3	C-13	PORTOFINO POND	P-9	A-3	OLYMPUS POND
B-5	G-2,3	WEST MILANO POND	D-4	C-10,11	VERONA POND	P-10	B-3	BELLA CORTINA POND
B-6	H-2	EAST MILANO POND	D-5	C,D-12,13	ROME POND	P-11	A-2	SOLVITA POND
B-11	G,H-7	FISH SHAPE POND	D-6	C,D-14	DAVINCI PASS POND	P-13	C-2	LAGO MATISSE POND
B-12	H-7	GLENDORA POND (A)	D-7	D,E,F-14	GLENDORA POND	P-14	C-3	VIA ABRUZZI POND
B-15	H-7,8	NEW RIVER POND	D-8	F-13	SHOREHAVEN POND	P-15	D-3	ST. AUGUSTO POND
B-16	G,H-8,9	BELL TOWER POND	D-9	F-11,12	AUBURN POND			
			D-10	D-10	ROBIN POND			
			D-11	B-13,14	PRIMA POND			

DARK GREEN dots indicate proposed "Fishing Areas."

SOLVITA
POINCIANA CDD
WETLAND & POND
OWNERSHIP MAP
MARCH 2025

gai consultants
18 995
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

SECTION X

SECTION C

SECTION 1

Poinciana Community Development District
Action Items April 2025

Meeting Assigned	Action Item	Assigned To	Status	Comments
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Former Chairman Lita Epstein	In Process	Presentation facilitated 01.15.2025.
Ongoing	Monitor Polk County Road Design for Impact to PCDD Tunnels	District Engineer	In Process	
Ongoing	Review of Wetlands Owned by Developer and HOA	District Engineer	On Hold	On hold as there is no current application for conveyance.
Ongoing	Review of HOA Improvements Installed on CDD Parcels	Field Staff	In Process	License Agreement Reviewed by BOS 07.17.2024. Letter provided to HOA attorney and pending response. Improvements on Pond P8 tract need to be added.
03.20.2024	Pond Water Quality	Field Staff/Vice Chairman McKelvey	In Process	Field staff to provide proposals for littoral plantings, gambusia/grass shrimp/clams, aerators, bacterial agents, and other interventions
Ongoing	Educate residents regarding beneficial pond vegetation and best maintenance practices		In Process	Letter provided to Association and Amenity Management 12.04.2024. Upcoming Association Presentations and activities to be considered. Earth Day April 22 presentation/booth confirmed. 4 pm to 5 pm Jon Cameron; 5 pm to 6 pm Rick McKelvey, 6 pm to 7 pm Anita Nelson
11.20.2024	Eminent Domain Cypress Parkway	District Counsel	In Process	BOS approved retention letter with Gray Robinson 11.20.2024.

SECTION 2

Poinciana Community Development District

Summary of Check Register

March 11, 2025 to April 7 , 2025

Fund	Date	Check No.'s	Amount
General Fund			
	Truist	3/11/25	259-262
			\$ 33,414.54
		3/17/25	263
			\$ 6,522.17
		3/24/25	264
			\$ 3,334.04
		4/7/25	265-267
			\$ 30,325.26
			\$ 73,596.01
Payroll			
		<u>February 2025</u>	
	Anita L Nelson	ACH	\$ 184.70
	Jon R Cameron	ACH	\$ 184.70
	Anthony R Reed	ACH	\$ 84.70
	Richard B McKelvey	50221	\$ 184.70
	Robert W Zimbardi	50222	\$ 184.70
			\$ 823.50
			\$ 74,419.51

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/11/25	00004	3/01/25 30773	202503 320-53800-46200	LANDSCAPE MAINT MAR 25	*	16,081.20	
				FLORALAWN 2 LLC			16,081.20 000259
3/11/25	00040	2/04/25 26855	202502 310-51300-32200	AUDIT FYE 9/30/24	*	3,700.00	
				GRAU & ASSOCIATE			3,700.00 000260
3/11/25	00017	2/25/25 2215496	202502 310-51300-31100	ENGINEER SERVICE FEB 25	*	885.34	
				GAI CONSULTANTS, INC			885.34 000261
3/11/25	00044	3/02/25 PSI15032	202503 320-53800-47000	AQUATIC MAINT MAR 25	*	12,748.00	
				SOLITUDE LAKE MANAGEMENT			12,748.00 000262
3/17/25	00001	1/31/25 288	202501 320-53800-49000	GENERAL MAINT JAN 25	*	1,258.47	
		3/01/25 286	202503 310-51300-34000	MANAGEMENT FEES MAR 25	*	3,785.25	
		3/01/25 286	202503 310-51300-35200	WEBSITE ADMIN MAR 25	*	72.25	
		3/01/25 286	202503 310-51300-35100	INFORMATION TECH MAR 25	*	108.33	
		3/01/25 286	202503 310-51300-51000	OFFICE SUPPLIES	*	.09	
		3/01/25 286	202503 310-51300-42000	POSTAGE	*	363.30	
		3/01/25 286	202503 310-51300-42500	COPIES	*	6.15	
		3/01/25 287	202503 320-53800-12000	FIELD MANAGEMENT MAR 25	*	928.33	
				GOVERNMENTAL MANAGEMENT SERVICES			6,522.17 000263
3/24/25	00027	3/11/25 138024	202502 310-51300-31500	GENERAL COUNSEL FEB 25	*	3,334.04	
				LATHAM LUNA EDEN & BEAUDINE			3,334.04 000264
4/07/25	00011	3/17/25 00103573	202503 320-53800-47100	MOSQUITO MAINT MAR 25	*	14,702.26	
				CLARKE ENVIRONMENTAL MOSQUITO			14,702.26 000265
4/07/25	00017	3/31/25 2216751	202503 310-51300-31100	ENGINEER SVCS MAR 25	*	2,875.00	
				GAI CONSULTANTS, INC			2,875.00 000266
				POIN POIN CDD			BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/25	00044	4/01/25 PSI15748	202504 320-53800-47000		*	12,748.00	
		AQUATIC MAINT APR 25		SOLITUDE LAKE MANAGEMENT			12,748.00 000267

						TOTAL FOR BANK C	73,596.01
						TOTAL FOR REGISTER	73,596.01

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

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

Poinciana
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating - Hancock Whitney	\$ 883,459	\$ -	\$ -	\$ 883,459
Operating - Truist	\$ 87,778	\$ -	\$ -	\$ 87,778
Money Market - Bank United	\$ 124,874	\$ -	\$ 159,778	\$ 284,652
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 135,576	\$ -	\$ 135,576
Revenue	\$ -	\$ 1,624,569	\$ -	\$ 1,624,569
Interest	\$ -	\$ 12	\$ -	\$ 12
Principal	\$ -	\$ 154	\$ -	\$ 154
Prepayment	\$ -	\$ 18	\$ -	\$ 18
Total Assets	\$ 1,096,111	\$ 1,760,329	\$ 159,778	\$ 3,016,218
Liabilities:				
Accounts Payable	\$ 27,870	\$ -	\$ -	\$ 27,870
Total Liabilities	\$ 27,870	\$ -	\$ -	\$ 27,870
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 159,778	\$ 159,778
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	\$ -	\$ 1,760,329	\$ -	\$ 1,760,329
Unassigned	\$ 1,068,241	\$ -	\$ -	\$ 1,068,241
Total Fund Balances	\$ 1,068,241	\$ 1,760,329	\$ 159,778	\$ 2,988,348
Total Liabilities & Fund Balance	\$ 1,096,111	\$ 1,760,329	\$ 159,778	\$ 3,016,218

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 886,925	\$ 851,199	\$ 851,199	\$ -
Interest	\$ 2,373	\$ 2,373	\$ 4,075	\$ 1,702
Total Revenues	\$ 889,298	\$ 853,572	\$ 855,275	\$ 1,702
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	\$ 918	\$ 383	\$ 275	\$ 107
Engineering	\$ 20,000	\$ 8,333	\$ 6,941	\$ 1,392
Attorney	\$ 30,000	\$ 12,500	\$ 15,590	\$ (3,090)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 3,700	\$ 3,700	\$ 3,700	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Management Fees	\$ 45,423	\$ 18,926	\$ 18,926	\$ -
Information Technology	\$ 1,300	\$ 542	\$ 542	\$ 0
Website Maintenance	\$ 867	\$ 361	\$ 361	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 2,600	\$ 1,083	\$ 652	\$ 431
Printing & Binding	\$ 500	\$ 208	\$ 10	\$ 198
Insurance	\$ 7,981	\$ 7,981	\$ 7,763	\$ 218
Legal Advertising	\$ 5,500	\$ 2,292	\$ 873	\$ 1,419
Other Current Charges	\$ 2,400	\$ 1,000	\$ 450	\$ 550
Office Supplies	\$ 400	\$ 167	\$ 0	\$ 166
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,564	\$ 67,943	\$ 65,110	\$ 2,832

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 11,140	\$ 4,642	\$ 4,642	\$ -
Property Insurance	\$ 21,500	\$ 21,500	\$ 22,169	\$ (669)
Electric	\$ 2,544	\$ 1,060	\$ 444	\$ 616
Landscape Maintenance	\$ 220,544	\$ 91,893	\$ 80,406	\$ 11,487
Landscape Improvement Areas Contingency	\$ 18,500	\$ 7,708	\$ -	\$ 7,708
Aquatic Control Maintenance	\$ 159,828	\$ 66,595	\$ 63,740	\$ 2,855
Aquatic Midge Management	\$ 194,062	\$ 80,859	\$ 73,511	\$ 7,348
R&M - Plant Replacement	\$ 7,000	\$ 2,917	\$ -	\$ 2,917
Storm Structure Repairs	\$ 41,616	\$ 17,340	\$ -	\$ 17,340
Contingency	\$ 12,000	\$ 5,000	\$ 75,021	\$ (70,021)
Total Operations & Maintenance:	\$ 688,734	\$ 299,514	\$ 319,933	\$ (20,419)
<u>Other Expenditures</u>				
Transfer Out - Capital Reserve	\$ 50,000	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 50,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 889,298	\$ 367,457	\$ 385,044	\$ (17,587)
Net Change in Fund Balance	\$ -		\$ 470,231	
Fund Balance - Beginning	\$ -		\$ 598,010	
Fund Balance - Ending	\$ -		\$ 1,068,241	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,279,197	\$ 1,225,288	\$ 1,225,288	\$ -
Interest	\$ 15,000	\$ 6,250	\$ 11,112	\$ 4,862
Total Revenues	\$ 1,294,197	\$ 1,231,538	\$ 1,236,400	\$ 4,862
Expenditures:				
Property Appraiser	\$ 13,755	\$ -	\$ -	\$ -
Series 2022				
Interest - 11/1	\$ 97,211	\$ 97,211	\$ 97,051	\$ 160
Special Call -11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 1,101,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 97,211	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,309,176	\$ 97,211	\$ 102,051	\$ (4,840)
Excess (Deficiency) of Revenues over Expenditures	\$ (14,979)		\$ 1,134,349	
Net Change in Fund Balance	\$ (14,979)		\$ 1,134,349	
Fund Balance - Beginning	\$ 478,956		\$ 625,980	
Fund Balance - Ending	\$ 463,977		\$ 1,760,329	

Poinciana
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 2,733	\$ 2,733
Total Revenues	\$ -	\$ -	\$ 2,733	\$ 2,733
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2,733	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 2,733	
Fund Balance - Beginning	\$ 150,440		\$ 157,045	
Fund Balance - Ending	\$ 200,440		\$ 159,778	

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 234,010	\$ 552,901	\$ 32,871	\$ 31,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	851,199
Interest	\$ 1,597	\$ 953	\$ 723	\$ 421	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,075
Total Revenues	\$ 1,597	\$ 234,963	\$ 553,623	\$ 33,293	\$ 31,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	855,275
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,600
FICA Expense	\$ 77	\$ 77	\$ -	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	275
Engineering	\$ 1,440	\$ 533	\$ 2,400	\$ 1,683	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,941
Attorney	\$ 2,591	\$ 5,005	\$ 793	\$ 3,867	\$ 3,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,590
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,700
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Management Fees	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,926
Information Technology	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	542
Website Maintenance	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	361
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 114	\$ 2	\$ 30	\$ 374	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	652
Printing & Binding	\$ 8	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
Insurance	\$ 7,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,763
Legal Advertising	\$ -	\$ 304	\$ 270	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	873
Other Current Charges	\$ 125	\$ 124	\$ 88	\$ 56	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 22,508	\$ 11,010	\$ 7,547	\$ 10,244	\$ 13,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,110

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,642
Property Insurance	\$ 22,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,169
Electric	\$ 81	\$ 88	\$ 170	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	444
Landscape Maintenance	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,406
Landscape Improvement Areas Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Aquatic Control Maintenance	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63,740
Aquatic Midge Management	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,511
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 59,600	\$ 13,500	\$ 650	\$ 1,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	75,021
Total Operations & Maintenance:	\$ 126,310	\$ 58,048	\$ 45,280	\$ 45,835	\$ 44,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	319,933
<i>Other Expenditures</i>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 148,818	\$ 69,058	\$ 52,827	\$ 56,079	\$ 58,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	385,044
Net Change in Fund Balance	\$ (147,221)	\$ 165,905	\$ 500,796	\$ (22,787)	\$ (26,463)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	470,231

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2025

MAINTENANCE ASSESSMENTS

Gross Assessments \$ 953,675.91
Certified Net Assessments \$ 886,918.60

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>General Fund</i>
11/13/24	10/21/24	\$ 13,836.03	\$ (715.20)	\$ (262.42)	\$ -	\$ 12,858.41	\$ 12,858.41
11/15/24	10/01-10/31/24	\$ 6,363.24	\$ (254.54)	\$ (122.18)	\$ -	\$ 5,986.52	\$ 5,986.52
11/19/24	11/01-11/07/24	\$ 98,377.86	\$ (3,932.98)	\$ (1,888.90)	\$ -	\$ 92,555.98	\$ 92,555.98
11/26/24	11/08-11/15/24	\$ 130,312.18	\$ (5,200.54)	\$ (2,502.23)	\$ -	\$ 122,609.41	\$ 122,609.41
12/6/24	11/16-11/26/24	\$ 199,480.63	\$ (7,966.46)	\$ (3,830.29)	\$ -	\$ 187,683.88	\$ 187,683.88
12/20/24	11/24-11/30/24	\$ 330,974.19	\$ (13,236.20)	\$ (6,354.76)	\$ -	\$ 311,383.23	\$ 311,383.23
12/27/24	12/1-12/15/24	\$ 57,066.05	\$ (2,133.84)	\$ (1,098.65)	\$ -	\$ 53,833.56	\$ 53,833.56
1/10/25	12/16-12/31/24	\$ 34,640.00	\$ (1,097.89)	\$ (670.84)	\$ -	\$ 32,871.27	\$ 32,871.27
2/3/25	10/1-12/31/24	\$0.00	\$ -	\$ -	\$1,264.27	\$ 1,264.27	\$ 1,264.27
2/10/25	1/1-1/31/25	\$31,894.58	\$ (1,126.37)	\$ (615.36)	\$0.00	\$ 30,152.85	\$ 30,152.85
Total Collected		\$ 902,944.76	\$ (35,664.02)	\$ (17,345.63)	\$ 1,264.27	\$ 851,199.38	\$ 851,199.38
Percentage Collected							96%

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,375,854.94
Certified Net Assessments \$ 1,279,545.09

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>Debt Service Fund</i>
11/13/24	10/21/24	\$ 20,654.44	\$ (1,067.26)	\$ (391.74)	\$ -	\$ 19,195.44	\$ 19,195.44
11/15/24	10/01-10/31/24	\$ 8,601.08	\$ (344.03)	\$ (165.14)	\$ -	\$ 8,091.91	\$ 8,091.91
11/19/24	11/01-11/07/24	\$ 134,613.95	\$ (5,381.35)	\$ (2,584.65)	\$ -	\$ 126,647.95	\$ 126,647.95
11/26/24	11/08-11/15/24	\$ 180,293.01	\$ (7,198.60)	\$ (3,461.89)	\$ -	\$ 169,632.52	\$ 169,632.52
12/6/24	11/16-11/26/24	\$ 284,206.93	\$ (11,350.83)	\$ (5,457.12)	\$ -	\$ 267,398.98	\$ 267,398.98
12/20/24	11/08-11/15/24	\$ 489,270.64	\$ (19,566.80)	\$ (9,394.08)	\$ -	\$ 460,309.76	\$ 460,309.76
12/27/24	11/16-11/26/24	\$ 82,708.72	\$ (3,084.99)	\$ (1,592.47)	\$ -	\$ 78,031.26	\$ 78,031.26
1/10/25	12/16-12/31/24	\$ 51,944.55	\$ (1,651.94)	\$ (1,005.85)	\$ -	\$ 49,286.76	\$ 49,286.76
2/3/25	10/1-12/31/24	\$0.00	\$ -	\$ -	\$1,823.94	\$ 1,823.94	\$ 1,823.94
2/10/25	1/1-1/31/25	\$47,484.25	\$ (1,699.28)	\$ (915.70)	\$ -	\$ 44,869.27	\$ 44,869.27
Total Collected		\$ 1,299,777.57	\$ (51,345.08)	\$ (24,968.64)	\$ 1,823.94	\$ 1,225,287.79	\$ 1,225,287.79
Percentage Collected							96%

SECTION D



Poinciana Community Development District



April 16th, 2025

Joel Blanco - Field Services Manager

GMS

Site Items

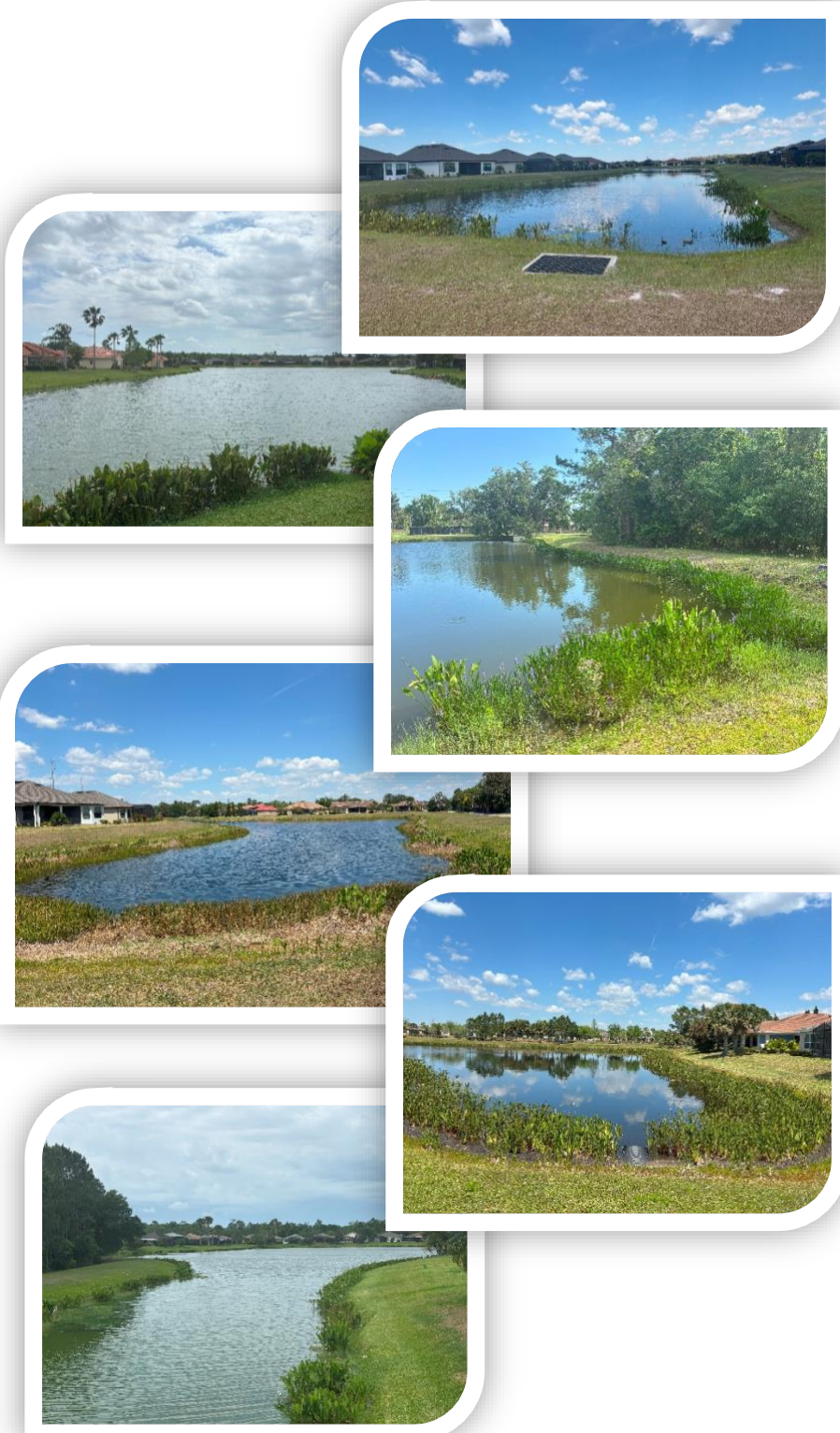
Landscape Maintenance Review



- Field Staff has reviewed the landscaping throughout the district.
- Reviewed landscaping remains in satisfactory standards--clean and tidy swales at the end of resident property line with pond banks at appropriate height levels and edge grasses contained as we transition to the spring.
- Landscaping vendor continues to mow along the swales bordering retention walls such as PC-2 and P16. Overgrown pond banks bordering the golf course have continued to be mowed during the dry season.
- Field Staff met with the Landscaping Committee in early April, to educate on pond landscaping procedures, pond/stormwater maintenance, and littorals.

Site Items

Aquatic Maintenance Review



- ✚ Field Staff has reviewed the ponds throughout the district.
- ✚ Several ponds have continued to experience low water levels during the dry season with most edges exposed, such as B-1.
- ✚ Several ponds have experienced excessive algae blooms such as B-1, C-2, A-9, and duckweed in E-2. Boat treatment and bank spray treatment have been completed and scheduled for treatment.
- ✚ Littoral plantings have continued to thrive during the dry months, as most duck potatoes and pickerelweed have started to bloom.
- ✚ Thalia's on the chain of lakes on Shorehaven have decreased in size.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com Thank you.

Respectfully,
Joel Blanco

SECTION 1

Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	3-4				INSPECTED	
OD-02	3-4				INSPECTED	
OD-03	3-4				INSPECTED	
OD-04	3-4				INSPECTED	
OD-05	3-4				INSPECTED	
OD-06	3-4				INSPECTED	
OD-07	3-4				INSPECTED	
OD-08	3-4				INSPECTED	
OD-09	3-4				INSPECTED	
OD-10	3-4				INSPECTED	
OD-11	3-4				INSPECTED	
OC-01	3-7				INSPECTED	
OC-02	3-7				INSPECTED	
OC-03	3-7				INSPECTED	
OC-06A	3-26		EC			
OC-06B	3-26		EC			
OC-08	3-26		EC			
OC-09	3-26	CAP,TRI		CAP,TRI		
OC-10	3-26				INSPECTED	
OC-11	3-26				INSPECTED	
OC-12	3-26		EC			
OC-13	3-26		EC			
OC-14	3-26		EC			
OC-15	3-26		EC			
OC-16	3-26				INSPECTED	
OC-17	3-26				INSPECTED	
OC-18	3-26		EC			
OC-19	3-26				INSPECTED	
OC-20	3-26		EC			
OB-01	3-13	CAP		CAP		
OB-05	3-7				INSPECTED	
OB-06	3-7				INSPECTED	
OB-11	3-13				INSPECTED	
OB-15	3-13				INSPECTED	
OB-16	3-13				INSPECTED	
OF-07	3-24				INSPECTED	
OA-01	3-13		EC			
OA-02	3-13		EC			
OA-03	3-13		EC			
OA-04	3-13		EC			
OA-05	3-13		EC			
OA-06	3-13		EC			
OA-07	3-13		EC			

OA-08	3-13		EC			
OA-09	3-10				INSPECTED	
OA-10A	3-10				INSPECTED	
OA-10B	3-10				INSPECTED	
OA-11	3-10				INSPECTED	
OA-12	3-10				INSPECTED	
OA-13	3-10				INSPECTED	
OA-20	3-13		EC			
OA-21	3-13		EC			
OA-22	3-13		EC			
OO-POLK	Club Pond					
OE-01	3-7		EC			
OE-02	3-7		EC			
OE-03	3-7				INSPECTED	
OE-05	3-7				INSPECTED	
OE-06	3-7				INSPECTED	
OE-08	3-7				INSPECTED	
OE-11	3-7				INSPECTED	
OE-15	3-7				INSPECTED	
OE-18	3-7				INSPECTED	
OE-19	GOLF COURSE POND				INSPECTED	
OE-21	3-7				INSPECTED	
OE-31	3-7				INSPECTED	
P-1	3-24				INSPECTED	
P-2	3-24				INSPECTED	
P-3	3-24				INSPECTED	
P-4	3-24				INSPECTED	
P-5	3-24				INSPECTED	
P-6	3-24	CAPT	EC			
P-8	3-24				INPECTECED	
P-9	3-24				INPECTECED	
P-10	3-24				INPECTECED	
P-11	3-24				INPECTECED	
P-13	3-24				INPECTECED	
P-14	3-24				INPECTECED	
P-15	3-24				INPECTECED	
5A-P-16	3-24				INPECTECED	
5C-P-16	3-24				INPECTECED	
OS-3	3-24				INPECTECED	
5E-W-C-3	3-7				INPECTECED	
P-1F	3-3				INPECTECED	
Canal 1	3-10				INPECTECED	
GRASS MIX KE AN=AQUANEAT EC=ECOMAZAPYR						

ALGAE AND HY	CAP=CAPTAIN	XRT TRI=ALLIGARE	TRIBUNE			
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SECTION 2



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, April 7, 2025
6:34:11 AM

Poinciana Community Development Dist (S07800)

Filter Date between 03/01/2025 and 03/31/2025

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Treated Ponds
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		03/03/2025	03/04/2025	14.85	acr	7,12,13,14,15,16,17,19,20,P1,2,4,6,11,22,P3,P10
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		03/04/2025	03/04/2025	9.69	acr	1,3,5,18,21,23
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		03/27/2025	03/27/2025	14.85	acr	2,4,6,7,8,9,10,11,12,13,14,15,16,17,19,20,22,P3,P10,P1
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		03/27/2025	03/27/2025	9.69	acr	1,3,5,18,21,23
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		03/28/2025	03/28/2025	0.41	acr	6
						49.50		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/06/2025	03/06/2025	11.60	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/07/2025	03/07/2025	18.90	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/11/2025	03/11/2025	13.52	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/13/2025	03/13/2025	11.50	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/20/2025	03/20/2025	16.10	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/21/2025	03/21/2025	11.60	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/24/2025	03/24/2025	10.95	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/28/2025	03/28/2025	16.20	mi	
						110.37		

SECTION 3

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
3/13	Tim Wilson	2825 Palm Tree Dr		C2	Algae bloom in pond; requesting treatment	Joel	Requested boat treatment with aquatics vendor and periodic monitoring.	
3/13/25	Dirk Fields	3455 Fallbrook Dr		P2	Question about mulch replacement			Ongoing
3/19/25	Lori Stopka	161 Vestrella Dr.		P4	Requesting update	Joel/HOA	Recommended that new residents reach out to HOA.	03/13/25
4/1/25	Scott Hersh	157 Sorrento Rd.		E2	Algae bloom in pond; requesting clean up and update	Joel	Provided resident update of additional treatments.	03/19/25
4/2/25	Bruce Perlmutter			PB1	Algae bloom in pond	Joel	Scheduled review of the pond.	04/07/25
4/7/25	Scott Hersh	157 Sorrento Rd		E2	Requesting update on pond cleanup	Joel	Requested boat treatment with aquatics vendor and periodic monitoring.	Ongoing
4/8/25	Amelia Borgese	145 Sorrento Rd		E2	Algae bloom in pond; requesting treatment	Joel	Requested boat treatment with the aquatics vendor.	04/07/25
						Joel	Provided the same update as Mr. Hersh.	04/08/25

SECTION XI

SECTION A

*Item will be
provided under
separate cover.*