

Poinciana
Community Development District

Agenda Package

September 17, 2025

AGENDA

Poinciana

Community Development District

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

September 10, 2025

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, September 17, 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 August 20, 2025 Board of Supervisors Meeting
5. Review and Discussion of Proposed Fishing Policies
 - A. Proposed Fishing Policies
 - B. Proposed Fishing Location Map
6. Consideration of Aerator Project Proposals
 - A. Electrical Powered Aerators
 - B. Solar Powered Aerators
7. Consideration of Proposal for Grass Carp Stocking from Solitude
8. Consideration of Proposal for Barrier Screens from Solitude
9. Consideration of Work Authorization for Fiscal Year 2026 District Management and Field Management Services
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation on Poinciana CDD Stormwater System
 - 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
- 12. Other Business
- 13. General Audience Comments
- 14. Next Meeting Date- October 15, 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, **August 20, 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
Rick McKelvey
Anita Nelson
Robert Zimbardi

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Jay Lazarovich
Joel Blanco
Cherrief Jackson
Stephen Amrhein
Residents

District Manager
District Counsel
Field Services
Clarke Midge Control
SOLitude

The following is a summary of the discussions and actions taken at the August 20, 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. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Public Comment Period on Agenda Items**

Ms. Adams opened the public comment period. The following residents addressed the Board:

- Ms. Nancy Mason of 573 Villa Park Road voiced concern about Pond C-12, due to amount of plant growth, which extended 10 to 15 feet out. According to Next-door, other residents had the same concern about the level of pond maintenance. When she spoke to Mr. Blanco, he indicated that the plant growth had been treated.
- Mr. Harold Barrett of 245 Grand Canal Drive lived behind Pond A-9 and had similar maintenance issues. It used to be clear, but it now had slime.
- Mr. Jim Jeffries of 346 New River Drive voiced concern about midge control and questioned whether action would be taken regarding Pond B-16.
- Ms. Nancy Harvey of 337 Grand Canal Drive had the same pond maintenance concerns. She lived in the community for 20 years and have never seen anything like this.
- Ms. Rose Kerr of 389 Sorrento Road noted that her pond was finally in good shape but wanted to see if Mr. Blanco could address the tunnels, as both sides were painted. They stripped the middle of the tunnel, but not going both ways. *Mr. Blanco would discuss this later in the meeting.*
- Ms. Maureen Myers of 1385 Lombardi Court indicated that her pond, E-6, was neglected by the developer. There were cattails and weeds. It was sprayed, but now it was brown and voiced concern that the decomposing, decaying material would collapse into the pond.
- Mr. Jim Wallace of 365 Acadia Drive started contacting Mr. Blanco at the end of May regarding his pond and how terrible it looked. He was told by someone in Mr. Blanco's office that within a week, there would be a boat, and the pond would be treated, but he was still waiting. Somone on Next-door also complained and was told the same thing. The ponds were getting worse. If Mr. Blanco could not do the job, they needed to get someone else.

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

FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 16, 2025,
Board of Supervisors Meeting**

Mr. Cameron presented the minutes of the July 16, 2025, Board of Supervisors meeting, which were included in the agenda package. Corrections were provided by Ms. Nelson, which were incorporated.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Minutes of the July 16, 2025, Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS**Consideration of Annual Contract
Renewal with Clarke**

Ms. Adams reported that in the process of working on the Fiscal Year 2026 budget, Mr. Blanco was in communication with each of the vendors, asking if they could hold their prices for the upcoming fiscal year. Ultimately all the vendors requested increases, citing increased costs for labor and chemicals. The first agreement for consideration was the Midge Management Agreement with Clarke Midge Control (Clarke), a draft of which was included in the agenda package. Ms. Cherrief Jackson of Clarke was present to answer any questions. Any approval was subject to District Counsel preparing a form of agreement, including protections for the District. Mr. Blanco indicated that the scope of services for Clarke, was the same as the prior year, with the general service, larvae midge control and adult midge control and program payment plan, showing the increase per month. Ms. Adams noted that Pond B-16 was not scheduled for larvae treatment but questioned whether it could be treated with an adulticide. Ms. Jackson indicated that they only treated it when there were complaints. One phone call was received regarding Pond B-16 in March and in May and was not aware that it was a consistent problem, as only 12 requests were received this year in total but could have someone come out and look at it. Ms. Nelson questioned who answered the phone calls. Ms. Jackson explained that the phone call goes into their operations office. Ms. Nelson pointed out that residents were told to call GMS. Ms. Jackson preferred that residents call GMS, so GMS had a record of the call. Mr. Blanco indicated that the call was placed on the Customer Complaint Log.

Mr. Zimbardi felt that their basic problem was that residents did not know who to call and suggested sending out an e-blast every month for the next six months, on what to do if there were issues with a pond. A Resident recalled that there was a list of numbers to call in

Reflections this month. Mr. Zimbardi wanted more exposure than that. Mr. Cameron questioned the ponds that were listed in the agreement. Ms. Jackson indicated that these were the ponds that received a larvicide every month. Mr. Cameron asked if it was the same list as before. Ms. Jackson confirmed that Ponds P-1 and P-1F were added, but it had not changed since last year. Mr. Cameron requested that Pond B-16 be added to receive early treatment instead of responding to problems but wondered how to take ponds off the list. Ms. Jackson did not recommend adding to it, based on having one call here and there. Mr. Cameron pointed out in the proposal for larvae control, at least 26 ponds were listed and questioned what ‘at least’ meant and if they had a system where they periodically looked at all the ponds, rather than waiting for complaints. Ms. Jackson explained that midge hatch offs were random. If they checked all 150 ponds once a year, they may have no problems at the time, it would be pointless, but they could do it. However, the plan was to check on ponds that they received complaints on, because there were some ponds that never had issues and one that would have hatch offs in March, April and May, which was their indicator to do something. Therefore, in the best interest of the CDD and the customer, they probably should not add it, because it had a hatch off one time. Mr. Blanco was informed once they get a record of consistent calls of a specific pond that had midge outbreaks, this was an indication that the pond needed to be added to the larvicide and adulticide list.

Ms. Nelson pointed out that the issue was that people did not know who to call and asked if there was a water test that they could do, to tell if a pond needed to be treated for midges. Ms. Jackson indicated that it was not an exact science to tell if there was there a midge outbreak or if a pond had midges. She would have to dig around the soil, to see if she could find the bloodworms, as there were different types of midges. However, she could tell if a pond was conducive to midges, based on the nutrients. The original ponds were based on a full study that took place 20 years ago, but over time, as some continued to be a problem, they added a few over the years and were happy to add additional ponds, based on good faith. Mr. Zimbardi felt that it needed to be based on the list of calls that come in. Ms. Nelson questioned the cost to add Pond D-16. Ms. Jackson indicated it was per acre. Ms. Nelson pointed out that even though the budget has been approved, money was available. Ms. Adams confirmed that not only did the budget include the contract increase with Clarke, but there were some contingency funds. Mr. Jim Jeffries asked if it was too late to treat Pond B-16. Ms. Jackson confirmed it was not too late to treat this pond and would inform her team to treat it. Mr. Jeffries requested that they treat it

carefully, because when they sprayed, it went away from the houses. Ms. Jackson would see if they were using the same technician. Ms. Nelson understood what Mr. Jeffries was going through, as she had the same issue on her pond. Mr. Jeffries appreciated the Board addressing it. Ms. Jackson would let her team know to come by and spray it and then she would find out the cost to include Pond B-16 regularly. Mr. Jeffries asked if Pond B-16 was a pond that could have Gambusia fish. Mr. Blanco must check on the last time that they stocked this pond and if there were enough littorals to make a habitat for it. Ms. Adams would get clarification from Board Members on the type of monthly communication. Mr. Zimbardi would like to see Clarke's call logs on a quarterly basis. Ms. Jackson would provide them. Mr. Cameron asked if Clarke was requesting a 2.8% increase or \$5,000 and if it was within the budget that the Board already approved. Ms. Adams replied affirmatively.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor renewing the annual contract with Clarke Midge Control in the amount of \$181,719.98, subject to District Counsel preparing a form of agreement, including protections for the District was approved.
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SIXTH ORDER OF BUSINESS

Consideration of Annual Contract Renewal with Floralawn

Ms. Adams recalled that Floralawn maintains certain CDD property, primarily around the perimeter of the pond. They requested a 1.5% price increase from \$192,974.40 to \$195,869.02 for Fiscal Year 2026. Mr. Zimbardi asked how Floralawn was doing. Ms. Nelson noticed that they were doing a good job on the big park area on Shorehaven. Mr. McKelvey indicated there were issues earlier, but they were able to work them out. Mr. Zimbardi was concerned about the trimmer who trimmed into the pond rather than away from the pond. Ms. Adams pointed out that Mr. Blanco would inform them. Mr. Cameron recalled that two and a half months ago, there were a series of meetings between the developer, HOA, CDD, Floralawn, Juniper and the golf course, to determine who was supposed to mow what. Most of the problems were between the developer and the golf course, as Floralawn used to do everything, including the out of bounds area of the golf course, but once everything changed over, the golf course was no longer doing the out of bounds areas and the developer had not contracted with Floralawn to do developer owned lands. The meetings were productive, and the issue got better, but it was noticeable where

CDD property ended and HOA property started, as the HOA contract specified a length of 4.5 to 5 inches, but the CDD contract specified 3 to 4 inches. This was something that the HOA should address, to make it more consistent. Mr. Blanco indicated that he was overseeing the missed areas and buffer zones, pointing out the areas to Floralawn and they were positive and responsive.

Mr. Cameron pointed out that an additional problem was that Floralawn was only contracted to do club properties, but there were many parcels in Solivita that were owned by the developer, that were not on the golf course or part of the club. That has now been resolved. Ms. Adams noted any contract more than \$195,000 required a public bid process and this contract now met that threshold. Mr. Cameron recalled that they had a sealed bid process last year under a five-year contract with annual renewals.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the Agreement with Floralawn for Landscape Services in the amount of \$195,869.02, subject to District Counsel preparing a form of agreement, including protections for the District was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Annual Contract Renewal with SOLitude

Ms. Adams presented an agreement from SOLitude for pond maintenance services from October 1, 2025, to September 30, 2026, in the amount of \$153,864, which was included in the agenda package. Mr. Stephen Amrhein of SOLitude was present to answer any questions. The proposed pricing included an increase, which was planned in the budget. In addition to covering the scope of this agreement, there were contingency funds, if ponds needed treatment outside of the scope. Ms. Nelson questioned what SOLitude does versus what Clarke does. Mr. Amrhein explained that SOLitude looks at weeds, algae and vegetation growth. They could help support Clarke's efforts to control the midge population by providing Gambusia fish and aeration, to disrupt the midge cycles. Ms. Adams explained that according to the scope, SOLitude was responsible for aquatic weed control, shoreline weed control, algae control and trash removal. Mr. Blanco oversees this agreement, communicates any issues with algae blooms or other invasive plants and the information is provided by SOLitude for treatment. Ms. Nelson pointed

out that calls should go to Iman in Mr. Blanco's office. Ms. Adams confirmed that they received phone calls and emails, which were forwarded to Mr. Blanco for appropriate action.

Mr. Zimbardi asked if SOLitude does an independent review of the ponds or waits for a complaint. Mr. Amrhein stated it depends on the scenario. Mr. Zimbardi was more concerned about aquatic weed issues. Mr. Blanco pointed out that according to the aquatic treatment log, all ponds were reviewed by SOLitude within a month. He would review problematic ponds and provide any updates and coordinate with the Operations Manager for a technician to treat the ponds. Mr. Zimbardi voiced concern about the number of complaints. Mr. Blanco was aware of the condition of some of the Grand Canal ponds and noted it in previous reports. There was always one pond throughout the year, such as Pond E-3 with duckweed and this year the Grand Canal with clover weeds, hydrilla, algae and floating heart. Mr. McKelvey pointed out that Mr. Blanco was onsite once a week but could not inspect 87 ponds and asked if he had a system to ensure that he inspected all the ponds. Mr. Blanco would give more attention to problematic ponds, such as the Grand Canal pond, which he has been onsite every single week for the past two months, gauging the effectiveness of the treatment. He was on Pond C-20 on Acadia Drive, this morning and had been monitoring it for a month or two, as well as any pond that residents reached out to him about. He would also reach out to the SOLitude Operations Technician, who was onsite multiple times per week, to review any type of treatment that was needed and determine if it was treatable. Mr. McKelvey requested that Mr. Blanco be their eyes, as the Operations Technician could not make it to all 87 ponds.

Ms. Nelson asked if the condition of the pond had to do with the age of the pond. Mr. Amrhein indicated that it had to do with the bottom of the pond and mud. The pond had a digestive system, filtering out the junk that had been there forever. This was where they used TryMarine and aeration. A basic treatment plan was one thing, but there were other things that they could do, if they see an issue. If there was a continuous problem, it should be over a year and not a month, because some things could be solved monthly, but if it was a yearly issue, they needed to determine if there was nutrient loading runoff or muck or if it was shallow. Ms. Nelson recalled that there was discussion about whether there needed to be a 20-year action plan, to keep the ponds in good shape. Mr. Amrhein pointed out it was hard to say going out that far, which was why he recommended TryMarine versus dredging, as TryMarine was less expensive. Once they get the ecosystem cleaned out, the price would come down. Long-term, it was a good plan,

but not in the short-term. Mr. McKelvey questioned the experience that SOLitude had with grass carp to control weeds and algae. Mr. Amrhein stated they were good solutions to clean up a pond, but sometimes they did not do much. It was hit or miss. Mr. Zimbardi voiced concern about other fish eating the grass carp. Mr. Amrhein indicated that bass were predatory fish and would eat everything. Mr. Cameron questioned the cause of the surface condition that everyone was seeing. Mr. Amrhein stated it would vary from pond to pond. They would see what they could do to remedy it. Mr. Cameron requested that someone report at the next meeting about it. Ms. Nelson questioned what lake dye was used for, as it was applied on an as needed basis. Mr. Amrhein indicated it was only necessary for shallow ponds, but would check with operations, as most of the CDD ponds had good depth. Mr. Cameron questioned the amount of the increase in the contract. Mr. Amrhein confirmed that it was \$1,000.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the renewal of the Agreement with SOLitude for pond maintenance services from October 1, 2025, to September 30, 2026, in the amount of \$153,864, subject to District Counsel preparing a form of agreement, including protections for the District was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Aerator Project Proposals****A. Electrical Powered Aerators****B. Solar Powered Aerators**

Mr. Blanco presented proposals for solar powered aerators which he recently received from SOLitude. Mr. Amrhein confirmed that the cost for a solar powered aerator was \$57,602, which was significantly more than an electrically powered aerator. Mr. McKelvey asked if the cost was including installation. Mr. Amrhein confirmed that it was with everything installed. Mr. Cameron requested deferring this matter until the Board had something to look at. Ms. Nelson asked if SOLitude could maintain the aerator. Mr. Amrhein confirmed that they would just need to change out the filter and clean out the box. Ms. Nelson questioned the purpose of the aerator. Mr. Amrhein explained that there were many benefits to aeration, such as dissolved oxygen levels, completely eradicating the growth of anaerobic algae. It would disrupt the surface tension of the water and reduce midges and mosquitoes. It should reduce it somewhat, so it could be digested. Ms. Nelson asked if they could use TryMarine and the aerator in the same pond. Mr. Amrhein confirmed that they work better together. Mr. McKelvey questioned how the effectiveness of the solar one compared to the electrically powered one. Mr. Amrhein indicated that the electrical power one would be stronger and better, but it was comparable. Mr. Cameron requested a proposal with the details.

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

Mr. Lazarovich had no updates for the Board.

B. Engineer

Mr. Cameron reported that Ms. Leo was at a conference.

C. District Manager

Ms. Adams recalled that Mr. Zimbardi requested monthly communication, which was included in *Out and About* and questioned whether the Board wanted to see an independent Poinciana CDD notice provided to the HOA for distribution each month via electronic mail, reminding citizens in the community who to call if they had an issue with the Poinciana stormwater ponds, as well as a hyperlink to the website, a map and helpful information about the

ponds and who to call. Ms. Nelson felt it was important to include it. Mr. McKelvey wanted to see it included for perpetuity. Ms. Adams would include it on the Action Items list. She had been in contact with Mr. McKelvey regarding the proposed Fishing Policies and at last month's meeting, District Counsel shared some updates, which were circulated to the Board. A comment was received from Mr. Cameron regarding clarifying information about the level of permission that people had, to fish behind people's homes and based on those comments, there was a revised draft of the Fishing Policies, with all the changes from District Counsel, as well as some minor formatting and grammar changes. However, there was a concern last month, that people were saying they had permission to walk behind someone's home, without in fact having permission and proposed the following clarifying language: *"Access to residents' backyards via maintenance easement, was prohibited, unless the person fishing had explicit and verifiable permission from the impertinent private property owner."* Mr. Zimbardi questioned how it would be verifiable. Ms. Adams indicated verifiable meant someone could contact the property owner to verify it.

Mr. McKelvey questioned what recourse he had if someone was behind his house and they did not have permission. Ms. Adams stated in most cases people would call security. Ms. Nelson pointed out that the roving security guard should be able to respond, although they may not be able to do anything. Ms. Adams indicated that they could provide a copy of the report to the District, and the District could send a letter to the violator, if the Board adopted a policy, but if someone was trespassing on private property, the property owner could contact the police. Mr. McKelvey pointed out on the east side of Solivita Boulevard, just north of Tapatio Lane, the lake could be accessed from Solivita Boulevard, but someone could walk on CDD property behind people's homes. Technically they were crossing someone's private property, but they were behind somebody's house, which they could not do without permission. Ms. Adams stated that was a policy issue that was up to the Board, but security could facilitate communication. Ms. Nelson recalled that they were going to designate certain areas. Ms. Adams stated once the document was cleaned up and vetted, it would be provided to the District's insurance provider for additional review, before being on the agenda, along with the proposed locations, for the Board to either adopt the policy or work on them further. Thus far, the Board had taken the steps to review the proposed policy, get feedback from District Counsel and the District Engineer and Mr. McKelvey met with the Wildlife and Solivita Fishing Clubs, to get feedback and as a result,

these policies were refined. Mr. McKelvey pointed out that the Board just received the policies this morning for review and provided any additional comments and this was more of a status update on where they were and to get feedback on the proposed language. Mr. Zimbardi questioned what Poinciana West was doing about this matter. Ms. Adams confirmed that they were not taking any action. Ms. Nelson was happy that this Board was at least addressing it. Mr. McKelvey pointed out it was a long process, but they were getting there slowly but surely. Ms. Adams appreciated all Mr. McKelvey's work into this matter.

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: Ongoing. No updates currently.
2. Monitor Polk County Road Design for Impact to PCDD Tunnels: The District Engineer was in regular communication with Polk County about any nearby road improvements and impact to the CDD tunnels.
3. Review of Wetlands Owned by Developer and HOA: There was some communication from the developer regarding the last conveyance application. They have not submitted an application, but they did request an application packet.
4. Pond Water Quality Improvements: Mr. McKelvey was working with the Field Services Manager. The Board reviewed several options, to address midge management, deter invasive and aquatic undesirable algae, having the most interest in the aerators.
5. Educate Residents Regarding Beneficial Pond Vegetation and Best Maintenance Practices: Mr. McKelvey coordinated Earth Day presentations and outreach to the Solivita Landscape Committee, as well as some website initiatives that were implemented in July.

Mr. McKelvey indicated there was contact information on the Poinciana CDD website, as well as pictures of the ponds.

6. Eminent Domain Cypress Parkway: No updates.

7. Stormwater Maintenance: At last month's meeting, the Board approved two different proposals for routine maintenance of the stormwater system. It was separated into work to be done immediately and work that needed to be completed during the dry season. When it was dry enough to complete the work, this item would be removed from the Action Items List.

8. Landscape Maintenance Confirmation: An update was provided by Mr. Cameron.

Ms. Nelson appreciated Mr. Blanco working with the Director of Golf and new Golf Manager. He did a very good job.

ii. Approval of Check Register

Ms. Adams presented the Check Register for July 7, 2025, through August 10, 2025, totaling \$157,153.60, which was included in the agenda package, along with the detailed invoices and Check Run Summary. There were checks from the General Fund, payroll and a transfer from the Money Market account to the Truist account.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the July 7, 2025, through August 10, 2025, in the amount of \$157,153.60 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2025, which was included in the agenda package. The District was in a favorable cash position, and the Board did a good job controlling expenses. The transfer out to the Capital Reserve Fund did occur. For debt service, this was the first time that the actuals populated for the principal and interest payments due on May 1st. The District was fully collected on its assessments. There was nothing to bring to the Board's attention and no Board action was required. Mr. Cameron asked if there were any further expenditures for this fiscal year. Ms. Adams confirmed there would be expenditures for July, August and September. Mr. Cameron meant for the bond. Ms. Adams explained that the special call was not budgeted, but when property owners pay off their debt in lump sum, instead of making a payment on their Tax Bill, monies are set aside. Some of those payments may come in this fiscal year, but the Trustee only did special calls at certain times of the year with no special calls expected for the remainder of this fiscal year.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the July financial statements were approved.

D. Field Manager's Report

Mr. Blanco presented the Field Manager's Report, which was included in the agenda package. Field staff was made aware of a developing area of erosion at the stormwater inlet on Balboa Drive and Bell Tower Crossing and a proposal was provided to remedy that. However, upon inspection, there was a deep erosion present towards the back right side of that stormwater inlet and further inspection revealed cracks towards the inside of that drain that appear wet with moisture. Field staff reached out to a vendor, but since it's something of a delicate repair, as some of that is underneath some sidewalk, it was better to address it as soon as possible, instead of waiting for a week or so from a vendor. Therefore, GMS would address it. The area was sectioned off with stakes, caution tape and cones, so no one walked over it. Ms. Adams presented Proposal #409 dated August 19, 2027, in the amount of \$2,142.43 for the labor, mobilization and equipment. Mr. McKelvey appreciated staff getting this taken care of right away. Mr. Blanco recalled that a similar repair was made on Largo Drive in 2023. The only difference was this one was close to a sidewalk, and they did not want the sidewalk to collapse. Since this item was not on the agenda published on the website seven days in advance of the meeting, Ms. Adams opened the floor to public comments. There were no public comments. Mr. Cameron was in favor of handling this repair as soon as possible, as it was next to a sidewalk and someone could fall in.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor proposal #409 for the repair of a sidewalk in the amount of \$2,142.43 was approved.

Mr. Blanco reported that field staff coordinated pressure washing of the Bella Viana and Venezia Tunnels. The Bella Viana tunnel was completed on Wednesday, August 13th and the Venezia tunnel was completed on Thursday, August 14th. The tunnels were reviewed on Friday, August 15th and found to be free of spider nests and marks. The tunnel striping crew arrived late in the afternoon and completed the tunnel striping on the same day, and the tunnels were reviewed on Monday, August 18th. There were four areas where there was still some

thermoplastic from the previous job and Mr. Blanco contacted the Account Manager to see why the area was not prepped prior to the striping. He received an email about the ramps, as the CDD owned one side of the ramp. It was not addressed, because when they did the thermoplastic, they only did the middle part, but he could get a proposal to do that side of the ramp and for the HOA to consider the other side, for uniformity. Mr. Cameron pointed out that the developer owned the Solivita side and the CDD owned the Bella Viana side. The developer paid CDD fees, and it was striped before. Ms. Adams did not know if there needed to be an agreement for the CDD to do work on private property. Mr. Lazarovich offered to prepare a form of agreement with the developer and bring back to the Board at the next meeting. Mr. Zimbardi asked if an outside contractor did the work. Mr. Blanco confirmed that All Asphalt did the work. Mr. Cameron was disappointed in their workmanship. Mr. Cameron noticed that some lighting was out in the tunnels and there were cracked light covers; one on the Bella Viana side that was not working and three on the Solivita side and requested that Mr. Blanco check the covers of those lights.

There was Board consensus for Mr. Blanco to obtain a proposal for dotted striping on both sides of the ramp. Ms. Adams noted if they could mobilize the contractor with the Chairman's approval and the form of agreement, could be brought back to the Board to ratify. Mr. Cameron would send an email to the developer about it. Field staff continued to review the landscaping throughout the District. The Venezia cart path tract, entrance and exit, have been consistently mowed. A swale area on the backside of Via Monte Napoleone has been string trimmed consistently along the adjacent dry pond. An improvement was required for areas further out of the pond bank and stopping by the golf cart path. The Umbria Drive back swale area has been requested to be consistently trimmed. A buffer tract on Vineyard Drive was found to be overgrown and at the time of inspection, was requested to be mowed. A bank on Pond E-3 on Amalfi Lane, had ruts and wet areas, due to an irrigation break, which was reported to Juniper. Mr. Blanco would be monitoring that track and following up with Juniper, once the irrigation was repaired. Common area gaps in between the Grand Canal ponds, have been consistently mowed.

- i. Pond Maintenance Report**
- ii. Midge Management Report**
- iii. Customer Complaint Log**

Mr. Blanco presented the Pond Maintenance and Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Field staff conducted to review the ponds throughout the District. They appear fuller than last month, due to the influx of rain received. Ponds PA-9 and A-10 have continued to experience aggressive weeds, which was noted at the last meeting. When Mr. Blanco was in contact with the technician regarding these ponds, there was a concoction of different types of weeds plus algae that they commonly get on these ponds; baby tears, floating hearts and hydrilla. A bulk treatment was completed yesterday, and further review would be conducted and monitored to see if another treatment was needed. Ponds A-3 and A-4 improved since last month's field report. There has been a reduction of algae. Pond P-8 was serviced for present algae and shoreline weeds and was maintained with the landscaping. They would be monitoring it, because once all the rain gets into the pond, it would choke out the weeds. Field staff has continued to monitor both ponds stocked with freshwater clams, to gauge its effectiveness and results. Pond PC-2 has continued to present better results than P-16. Pond PC-2 has been clearer than P-16, which remained static, but it was slightly better than it was before regarding algae. Mr. Zimbardi requested that Mr. Blanco identify each pond in the pictures. Ms. Nelson received a call from a friend who lived on Catania Lane, at the front of Solivita. In the past, the stuff on one side of the cart path was always maintained by the golf course, but in the past two months, it had not been maintained, and she was told that it was the CDD's responsibility. Ms. Adams would look on the Property Appraiser website after the meeting, to see who owned it and confer with Ms. Nelson.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Cameron noted three wooden bridges on the Cypress course that were over CDD ponds, placed there by the developer of the golf course, that were in bad shape. He met with the developer and provided pictures. They were going to have an engineer look at them by the end of this month and decide what to do with them. The one over by Holes 13 and 12, had boards sticking up. Ms. Adams asked if they were part of the golf cart path. Mr. Cameron confirmed that they go over the CDD ponds and were part of the golf cart path. The edge of the path was eroding away on one of them at the retaining wall. Regarding pond health and pond drainage, there were some issues in Poinciana West about a pond and with hurricane season coming up, questioned whether ponds in Poinciana had adequate drainage. Mr. Blanco would reach out to

the Operations Technician to see if there was anything alarming and provide that information to the Board, so that they could have an action plan. Ms. Adams pointed out if the drain inlet that is part of the right-of-way, is backing up and not emptying out following heavy rainfall, they should be aware of that right away, as it could indicate a downstream problem. Ms. Nelson noted if a drain or culvert outside of Solivita was blocked, it could make everything back up. Ms. Adams indicated they were not in those circumstances right now, but if a drain inlet was backed up, it was something that the CDD needed to look at.

ELEVENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS**General Audience Comments**

Ms. Adams opened the Public Comment Period. The following residents addressed the Board:

- Ms. Nancy Mason of 573 Villa Park Road asked if the public use of the easement areas around the ponds, were not accessible to people except for the homeowner that adjoins that easement area. *Mr. McKelvey indicated if the homeowner had company over or knew the fisherman, the homeowner could give them permission to fish behind their house.* Ms. Mason wanted to ensure if the Board mandates it, they inform the HOA.
- Ms. Maureen Myers of 1385 Lombardi Court reported weeds on the retaining wall on Lombardi that Juniper was not maintaining but asked if Floralawn was doing the perimeter of their pond. *Mr. Blanco explained that the tract around the pond, was the responsibility of Floralawn, but the weeds that grow towards the edge on the other side of the fence, was the responsibility of Juniper.* Ms. Myers witnessed Floralawn throwing clippings into the lake and noted that her neighborhood was not listed on the pond information list and suggested that there be a link from the HOA website to the CDD website with pond information.
- Ms. Linda Chulski of 1125 Via Galuppi Street indicated that the Board spent a great deal of time talking about adding ponds to the contract, but there was no discussion about removing ponds from the contract and asked if there were

defined parameters on when the ponds could be removed. If it was based on square footage, they should be able to remove some and include some for the same cost. *Ms. Nelson confirmed that this was for the midge contract. Ms. Jackson did not recommend taking anything off because it was a layered approach, to keep the midges down. The Board had the same concerns.*

- Ms. Irene Croce only lived in the community for two months and questioned the number of her pond. *Mr. Cameron indicated she lived on Pond B-5. She was happy the Board was discussing fishing, as someone was driving on her pond bank with a golf cart. Ms. Nelson pointed out these were stormwater ponds and no fishing was allowed, but the HOA and the builder allowed fishing. Ms. Croce indicated when Floralawn was moving, they fly through and leave chunks of grass. Mr. Blanco requested pictures. Ms. Croce pointed out that the littorals were getting bigger and looked like they were taking over the entire pond. Mr. Blanco explained that the littorals create a barrier around the actual bank of the pond. They were good for the water quality and wildlife. They never grow higher than 3 feet. Ms. Croce indicated that kids were fishing on her pond. Mr. McKelvey pointed out that they were coming from outside of the community, as the gate was left open. Ms. Nelson advised her to call security.*
- Ms. Rose Kerr of 389 Sorrento Road pointed out that she lived in the community for 20 years and the way to get things accomplished was to bring it to the Board's attention. They have not had a midge problem, but today, there was a swarm of midges. *Mr. Blanco indicated that her pond, E-3, was on the list for regular treatment of larvicide.*

Mr. Zimbardi requested that staff bring maps to the next meeting, to hand out to residents.

THIRTEENTH ORDER OF BUSINESS

**Next Meeting Date – September 17, 2025,
12:00 P.M.; The Gator Room**

The next meeting was scheduled for September 17, 2025, at 12:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

REVISED DRAFT 09.17.2025

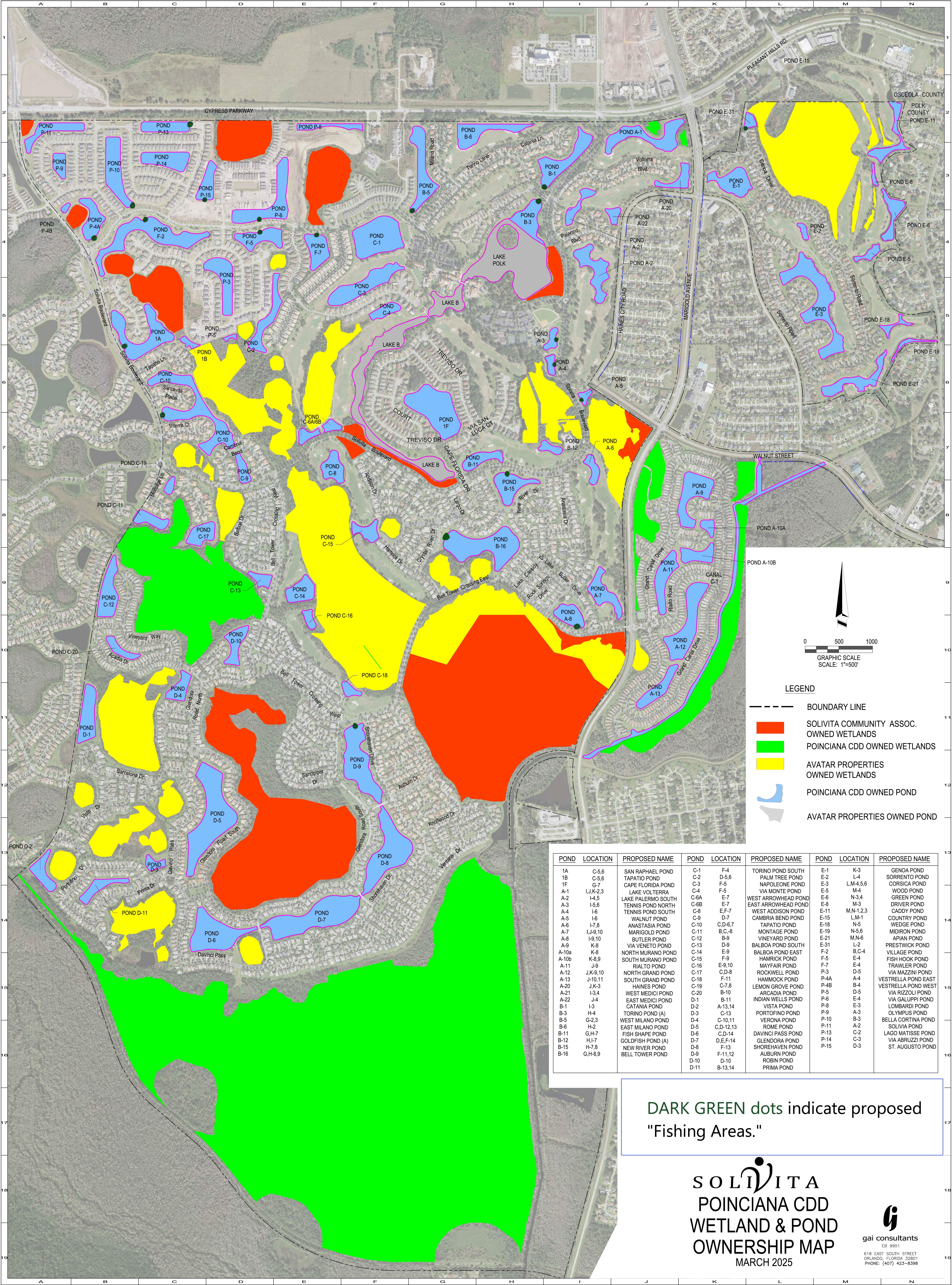
Poinciana Community Development District Fishing and Stormwater Pond Policies

1. Recreational fishing is allowed **AT YOUR OWN RISK**. The District is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the Ponds or other property within the District. Fishing is permitted only from the banks of designated areas of Poinciana Community Development District (PCDD) stormwater ponds. Refer to the map on the PCDD website for the location of those designated areas. Fishing is permitted only at designated areas from Dawn to Dusk. Entering into or wading in the ponds is prohibited.
2. 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 serious threat to personal safety. Do not feed or approach alligators or any other wildlife. Wildlife may neither be removed from or released into the PCDD stormwater system. Anyone concerned about a nuisance alligator is encouraged to call Florida Fish and Wildlife Conservation Commission's toll-free Nuisance Alligator Hotline at 866-FWCGATOR (866-392-4286).
3. 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, contact with the ponds may be hazardous to your health and fishing is permitted strictly on a catch and release basis to reduce health risks from consuming fish.
4. Anglers must properly dispose of all trash, especially fishing lines. Loose fishing lines and other debris can endanger birds and other wildlife.
5. Boating on any pond, canal, or culvert for any purpose other than maintenance or repair authorized by PCDD is **STRICTLY PROHIBITED**
6. Alteration of the pond banks, including adding or removing plantings and vegetation, for any purpose is **STRICTLY PROHIBITED**. Anglers understand and agree that the stormwater ponds may have steep banks and are not designed for recreational uses; entry into and near the banks of the ponds may be dangerous and could result in serious bodily harm.

7. Use of golf carts on any pond bank or adjacent landscape buffer, or on any PCDD property that is otherwise adjacent to any pond bank, canal, or culvert, for any purpose is STRICTLY PROHIBITED
8. Residential/private property shall not be utilized or walked over to gain access to fishing areas unless the person fishing has explicit and verifiable permission from the private property owner. 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 unless the person fishing has explicit and verifiable permission from the appurtenant private property owner. Other than the banks of the specifically designated fishing areas, access to stormwater ponds is restricted, and any proposed fishing behind private residences requires prior permission from the resident. Fishing on or accessing private property without prior permission may result in a trespass warrant issued by local law enforcement and other penalties. Residents have a reasonable expectation of privacy and security so anglers should use common sense and respect when fishing on PCDD property, so as not to trouble or inconvenience homeowners or other recreational users.
9. While in designated fishing areas and while fishing, minors are required to be supervised by an adult to ensure safety and compliance with fishing policies. No pets may be brought into the designated fishing areas.
10. Parking on any grassy or landscaped area near the ponds is prohibited
11. 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.

Any stormwater pond maintenance any or other PCDD issues should be reported to the District Manager's office at (407) 841-5524 ext. 147.

SECTION B

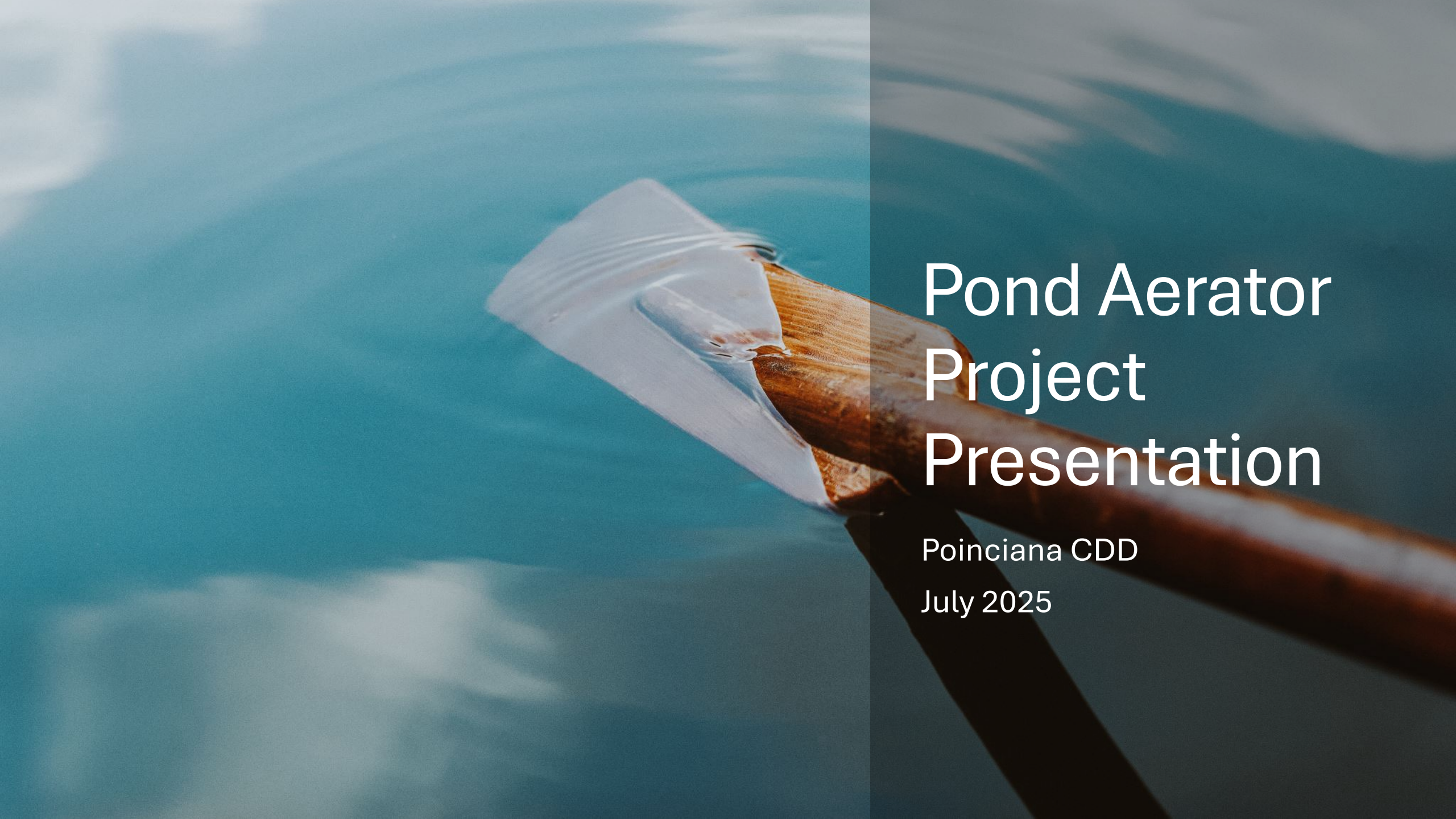


DARK GREEN dots indicate proposed "Fishing Areas."

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 VI



Pond Aerator Project Presentation

Poinciana CDD

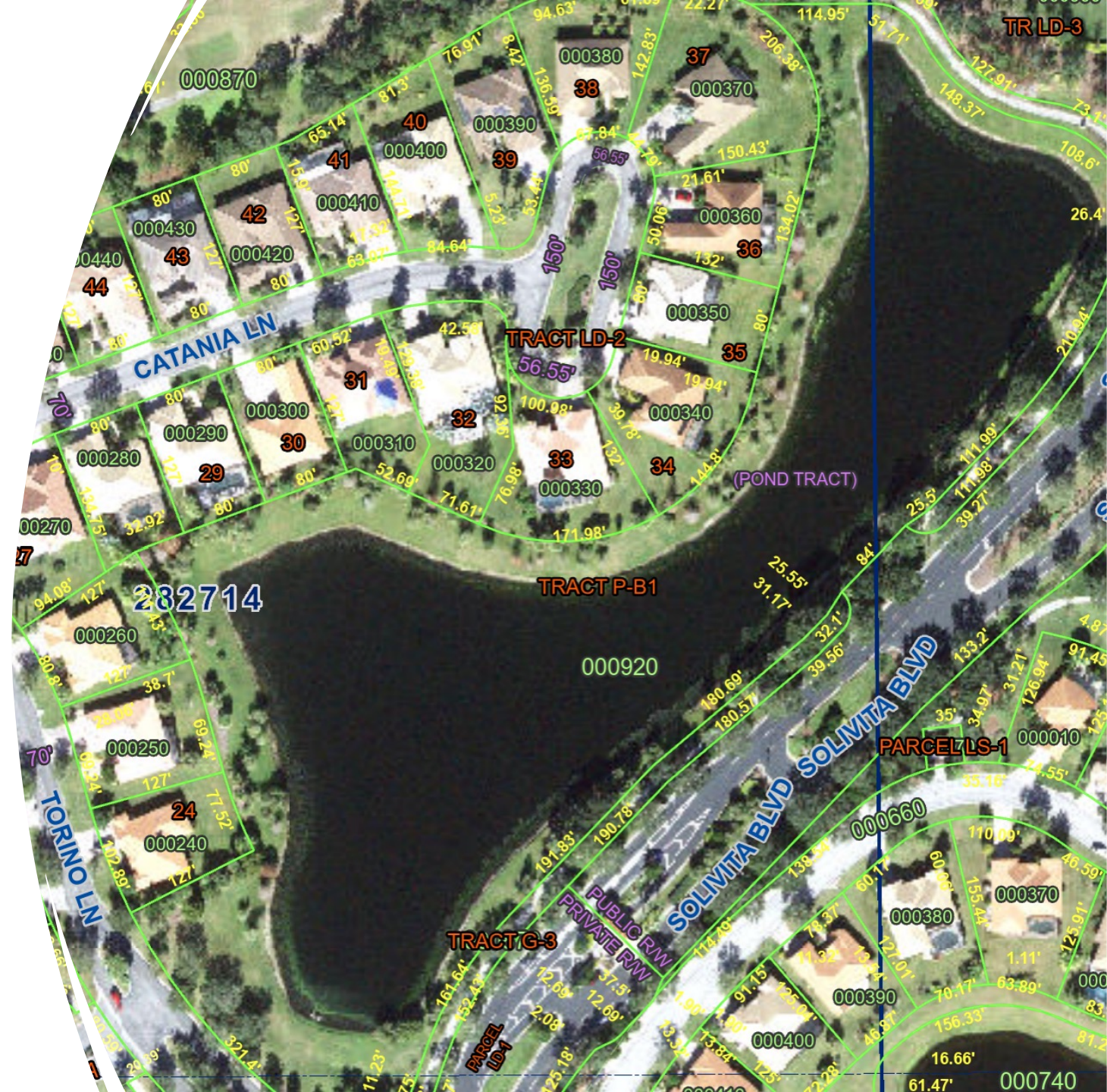
July 2025

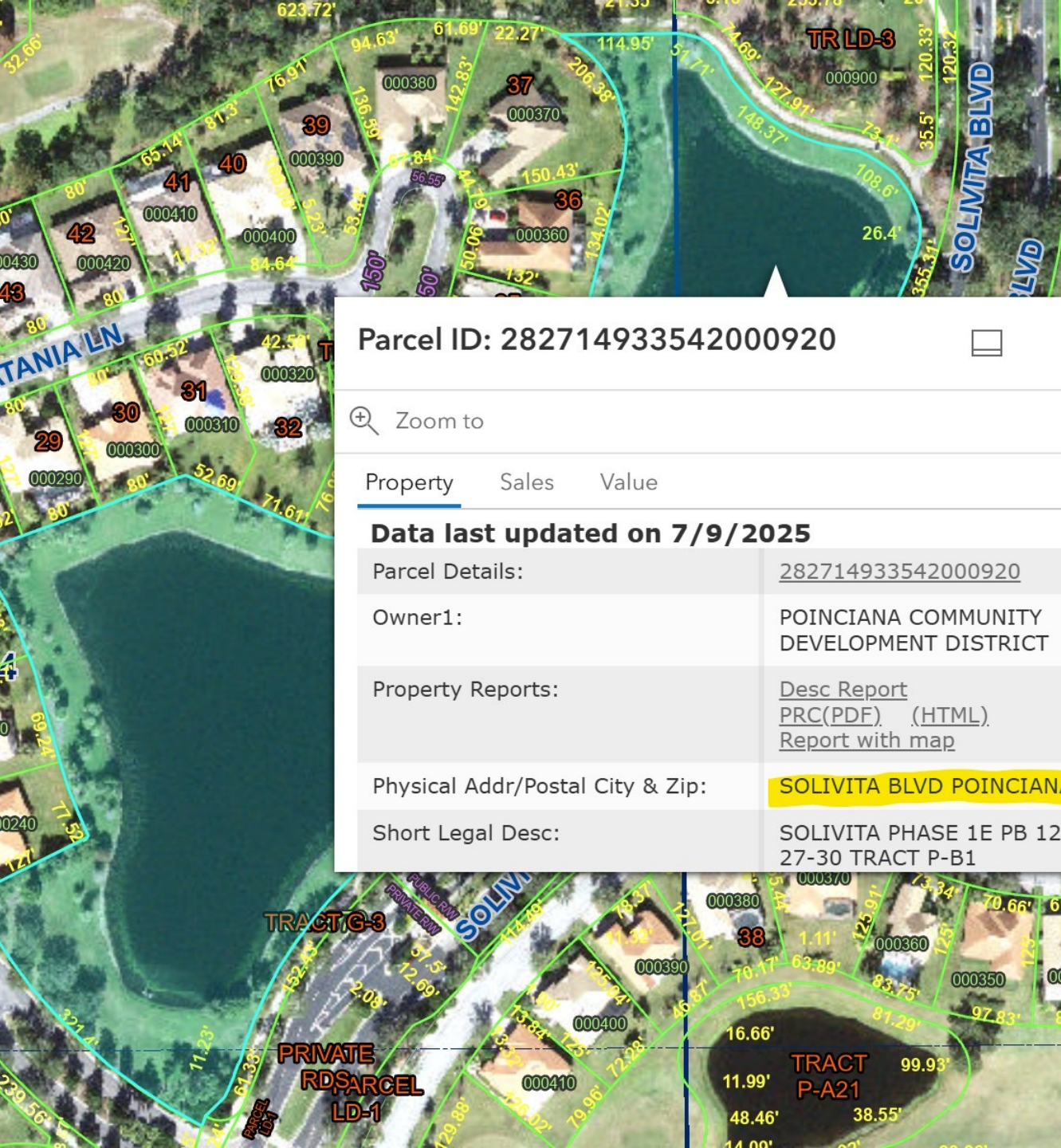
Pilot Pond: B-1

- During the early months of the spring season, Pond B-1 experienced a large amount of filamentous algae bloom, mostly throughout the perimeter of the pond with smaller portions in the middle.



Aerial View of Pond B-1





Parcel ID: 282714933542000920

Zoom to

Property

Sales

Value

Data last updated on 7/9/2025

Parcel Details:

[282714933542000920](#)

Owner1:

POINCIANA COMMUNITY
DEVELOPMENT DISTRICT

Property Reports:

[Desc Report](#)
[PRC\(PDF\)](#) [\(HTML\)](#)
[Report with map](#)

Physical Addr/Postal City & Zip:

SOLIVITA BLVD POINCIANA

Short Legal Desc:

SOLIVITA PHASE 1E PB 128
27-30 TRACT P-B1

Electric Powered Aerators: Establishing a Physical Address

- Duke Energy requires a physical address for any meter and pedestal installation.
- Establishing a physical address would require contacting Polk County Permit Department, complete the electrical permit application, and pay the fee for physical address.
- (Note: Current address reads “Solivita Blvd.” for B-1)



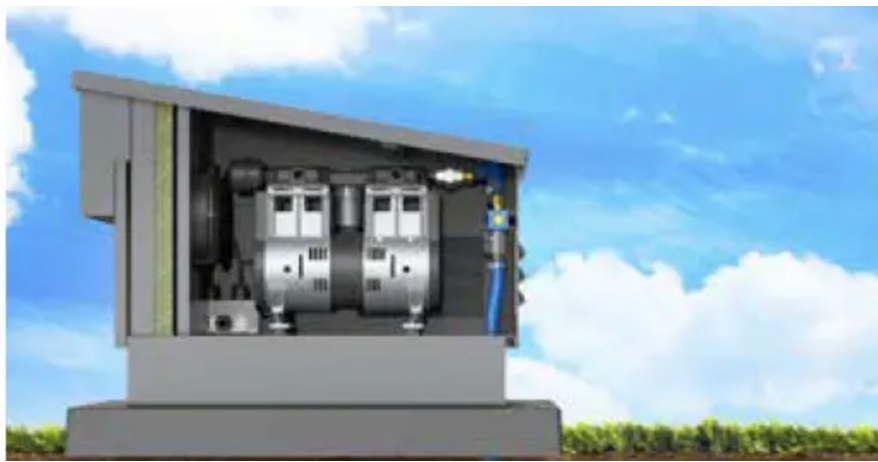
Installation of Meter & Pedestal

- Once the physical address has been established, Duke Energy would be able to schedule an engineer to locate power source to tie proposed meter to.
- We consulted with a Duke engineer; the nearest power source is a transformer further into the main entrance on Solivita Blvd., towards the NE portion of the pond.
- Meter and pedestal would be installed on the NE portion of the pond tract and prepped for Electrician to tie meter to the aerator cabinet location.



Completing Meter Installation and Wire Tie In

- After meter and pedestal has been installed and power establish for use, an electrician would be needed to install the meter can, breaker panel with 120-amp breakers and run wiring that ties the meter to the aerator cabinet.
- Approximate linear feet from the proposed meter location to the proposed aerator cabinet location is 345 ft.



Aerator Installation

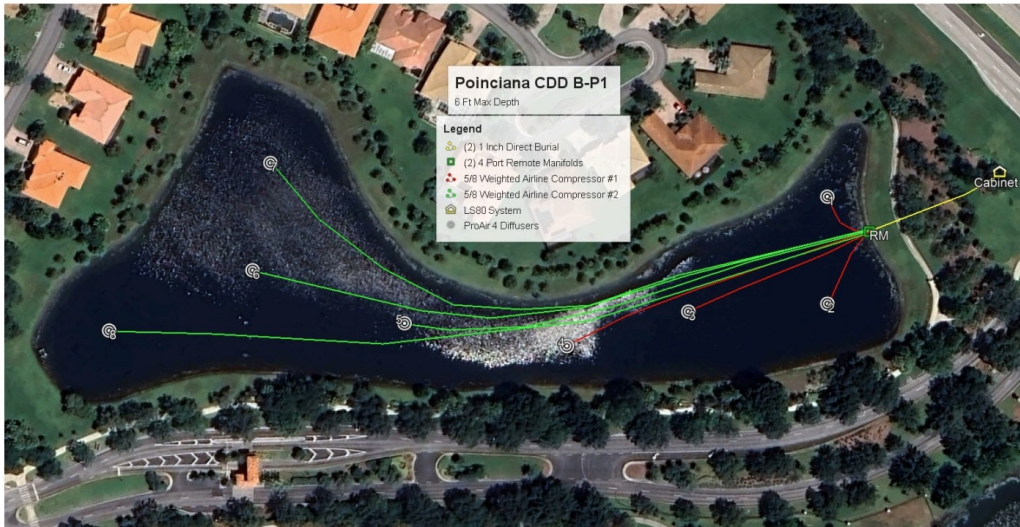
Install Aerator Cabinet by Pond's Edge onto a leveled surface.

Trenching 8" deep towards the backside for the manifold flex tube runs and airline connections.

Connect airlines to the compressor manifold and backfill the airline trench.

Connect the weighted airline for the diffusers and start placing the diffusers in their proposed locations and start system.

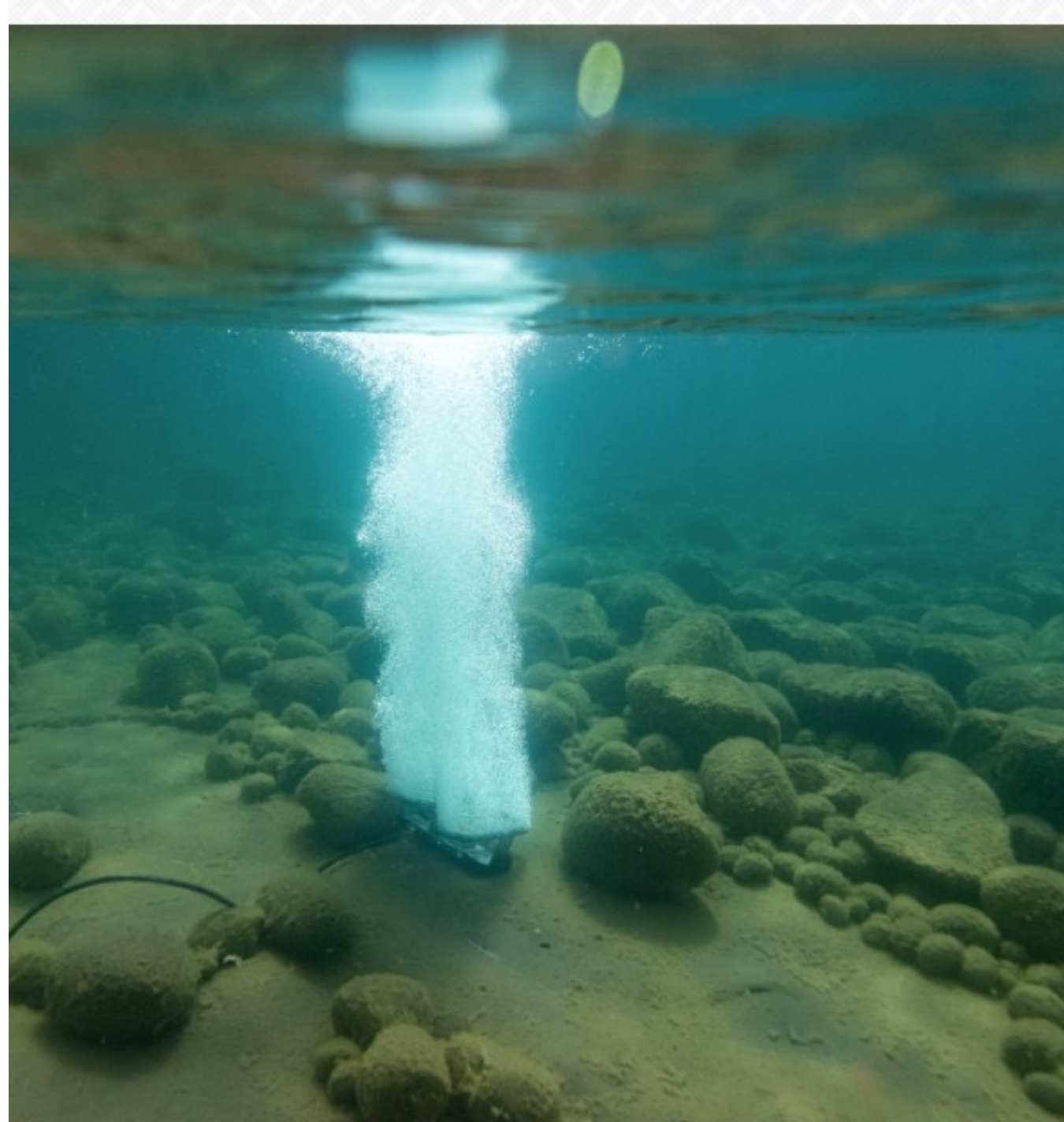
Proposed Aerator Model



- Airmax LakeSeries LS80 Aeration System with 8 diffuser aerators placed throughout for maximal coverage.
- Heavy-duty, commercial grade system runs cool and less noisy than other models.
- The thick fiber filter cleans the air before it enters the cabinet with sealed vents to keep reptiles from entering.
- Warranty for this system:
 - Diffusers: Lifetime
 - Cabinet: Lifetime
 - Exhaust fans: 3 years
 - SureSink Tubing: 15 years
 - Compressor
 - Motor: 3 years
 - Pistons: 2 years

Total Costs for the Project

- Aerator & Diffuser—including installation: \$22,866 (for 8 Diffusers) (Solitude) and \$20,909.56 (for 8 Diffusers) (Lake Doctors)
- Quarterly Maintenance: \$200 per quarter (Solitude) and \$275 per quarter (Lake Doctors)
- Meter Can, Breaker Panel, Breakers, and Wiring: Approx. \$10,000
- Establishment of Power including pedestal installation: Approx. \$12,000
- Establishing Physical Address: \$85 for permit fee
- **Total:** Approx. \$44,951 (with Solitude) & Approx. \$42,994.56 (with Lake Doctors)
- **Annual Total** for Quarterly Maintenance: \$800 (with Solitude) & \$1,100 (with Lake Doctors)
- **Approx. Electrical Costs:** \$600 per month (for 8 diffusers) with \$7,200 annually.



Solar Powered Aerators: Installation



- Select location for the mounting system that is free of tree limbs and shrubbery and install main post.
- Trench from mount to ponds edge for each airline diffuser and install airlines while backfilling trench after installation.
- Install mounting system to post, install and secure solar panels.
- Install control panel towards the back of the post with connections to both panels and airline.

Solar Powered Aerators: Installation Cont'd

- Connect diffusers to airline and start system.
- Stage diffusers throughout the pond.



Fig. 6

Cost Comparison of Electric Power and Solar Power Aerators

Electric Power Initial Cost:

- Aerator & Diffuser: \$22,866
- Meter Can, Breaker Panel, Breakers, and Wiring: Approx. \$10,000
- Establishment of Power including pedestal installation: Approx. \$12,000
- Establishing Physical Address: \$85 for permit fee

Electric Power Recurring Cost:

- Annual Total for Quarterly Maintenance: \$800 (with Solitude)
- Approx. Annual Electrical Costs: \$7,200

Solar Power Initial Cost:

- \$57,602—Aerator, Diffuser, Mounting Bracket, and Solar Panels

Solar Power Recurring Cost:

- Annual Total for Quarterly Maintenance: \$800 (with Solitude)

SECTION A

SERVICES AGREEMENT

PROPERTY NAME: **PCDD**
CUSTOMER NAME: **PCDD**
SERVICE DESCRIPTION: **AirMax Aeration (8 head)**
EFFECTIVE DATE: **June 27, 2025**
SUBMITTED TO: **Joel Blanco**
SUBMITTED BY: **Stephen AmRhein**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. **TERMINATION.** In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. **RESERVED.**



8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.



15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.



21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

PCDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



AERATION SYSTEM INSTALLATION

Aeration System Install:

1. Company will install the following submersed air diffused aeration system:
Airmax LS80 Submersed Aeration System (115V)
 Includes: SilentAir™ Compressor with SmartStart™ Technology
Junction/Valve Box with Lid (12" x 17" x 6") without holes
4 Port Remote Manifold
 Pressure Relief Valve
 Pressure Gauge
 Airflow Manifold Assembly
 Enhanced Cooling System
 Dual Air Filters
 Weather Proof / Sound Reducing Cabinet
Eight (8) ProAir 4 Weighted Bottom Diffusers
4,000 ft. Easy Set underwater self-weighted air delivery tubing
 (5/8" OD)
 All labor and parts necessary for proper installation
2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units** customer must provide suitable 115V or 230V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Manufacturer Warranty:

1. Manufacturer warrants the compressor and electrical components for **three (3) years** from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants Diffusers and Airline for **five (5) years** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants the Cabinet for **ten (10) years** from the date of installation against any defects in materials and workmanship.
4. The manufacturer's warranty warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SOLitude Lake Management Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
 - a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.



4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SÖLitude Lake Management.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$22,866.00**. Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

SERVICES AGREEMENT

PROPERTY NAME: **PCDD**
CUSTOMER NAME: **PCDD**
SERVICE DESCRIPTION: **Quarterly Aeration Maintenance**
EFFECTIVE DATE: **July 1, 2025 through June 30, 2026**
SUBMITTED TO: **Joel Blanco**
SUBMITTED BY: **Stephen AmRhein**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 1 year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. Notwithstanding the foregoing, SOLitude reserves the right to annually increase the amount charged for the Services beyond the escalation percentage stated herein. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.



6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude



in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

***SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202***

Please Mail All Notices and Agreements to:

***SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451***

PCDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Customer's Address for Notice Purposes:



SCHEDULE A – SCOPE OF SERVICES

QUARTERLY FOUNTAIN/AERATION MANAGEMENT SERVICES

A SOLitude Fountain and Aeration Specialist will visit the site, inspect, and clean the one aeration system one time per quarter.

Submersed Air Diffuser Aeration System Maintenance:

1. Company will service the Diffused Aeration System(s) as follows:
 - Compressor will be tested to ensure proper operation.
 - Cabinet Cooling Exhaust Fan will be checked to ensure proper operation.
 - Compressor Carbon Vanes and Seals will be changed annually or as necessary.
 - Compressor Air Filter/Muffler Assembly will be checked, cleaned, and replaced as necessary.
 - Diffuser air stones and/or membranes will be cleaned and replaced as necessary.
2. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
3. All replacement parts required for proper maintenance of the aeration systems will be billed as an additional charge.
4. Any significant problems / malfunctions that are discovered during the maintenance service which are no longer under warranty, which are not part of routine maintenance, and that will require additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
5. All aerator work will be performed by factory certified service and repair technicians.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are



consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$800.00**

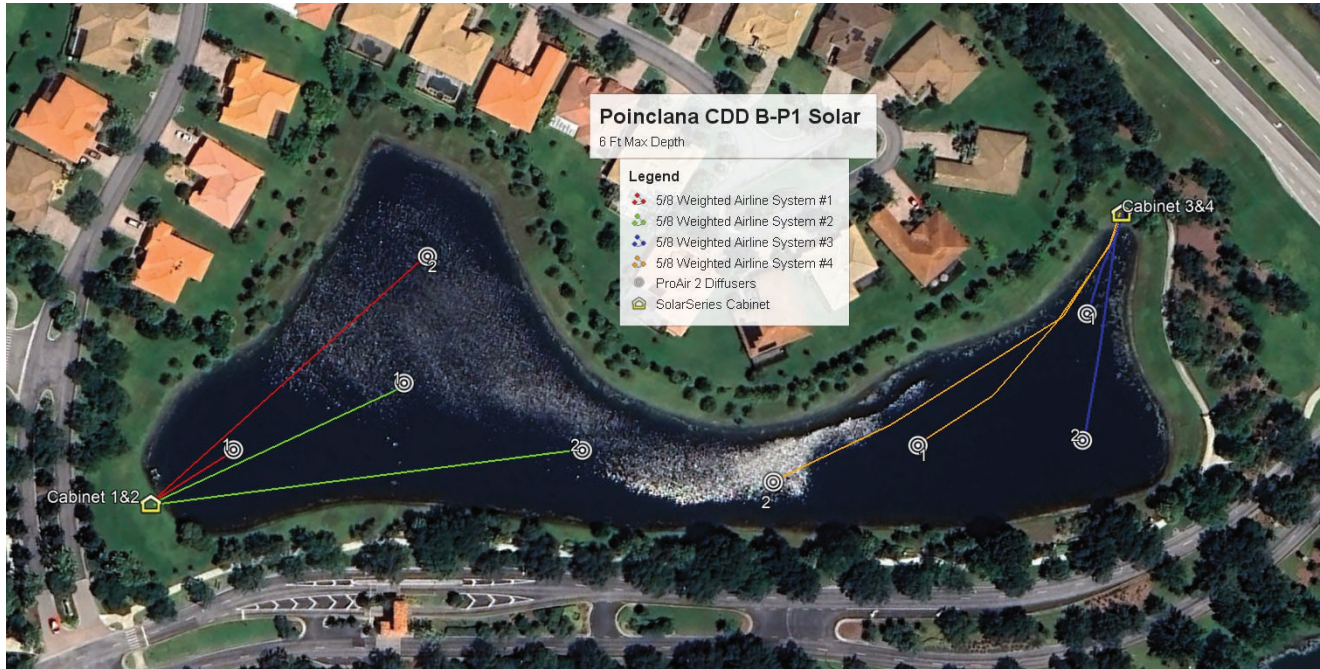
Invoice Amount: **\$200.00**

Invoice Frequency: **Quarterly**

SECTION B



Customer Information			
Customer Number	104172	Site Address	Volterra Blvd, Kissimmee, FL
Customer Name	SOLITUDE LAKE MANAGEMENT	Date Created	2025-08-20
Site Name	Poinciana CDD B-P1 Solar	Design Tech	cscweihofer



Pond Information

System Specifications	
Surface Acres:	5.00
Average Depth (ft):	4.00
Acre Feet:	20.00
Perimeter:	2780.00
Deepest Diffuser Depth (ft):	6.00

Results for Aeration	
Total Volume (Gal):	6516576.00
Calc. Site Turnovers / 24 hours:	2.58

All Airmax Aeration Systems are ETL Listed
and Proudly Made in the USA



Recommended Aeration System(s)



System 1 of 4

Airmax® SolarSeries™ Aeration System – Battery Backup

Compressor 1 of 1			Calculated PSI: 2.76		
Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir2	None	0	5/8 inch	100
2	ProAir2	None	0	5/8 inch	380
Remote Manifold Size			Remote Manifold Length		
None			0.00		
	Direct Burial		Weighted Airline		
	5/8 inch	1 inch	3/8 inch	5/8 inch	1 inch
Total Airline (feet)	0	0	0	480	0

All Airmax Aeration Systems are ETL Listed
and Proudly Made in the USA



Recommended Aeration System(s) cont.



System 2 of 4

Airmax® SolarSeries™ Aeration System – Battery Backup

Compressor 1 of 1			Calculated PSI: 2.79		
Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir2	None	0	5/8 inch	285
2	ProAir2	None	0	5/8 inch	450
Remote Manifold Size			Remote Manifold Length		
None			0.00		
	Direct Burial		Weighted Airline		
	5/8 inch	1 inch	3/8 inch	5/8 inch	1 inch
Total Airline (feet)	0	0	0	735	0

All Airmax Aeration Systems are ETL Listed
and Proudly Made in the USA



Recommended Aeration System(s) cont.



System 3 of 4

Airmax® SolarSeries™ Aeration System – Battery Backup

Compressor 1 of 1			Calculated PSI: 2.70		
Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir2	None	0	5/8 inch	115
2	ProAir2	None	0	5/8 inch	245
Remote Manifold Size			Remote Manifold Length		
None			0.00		
	Direct Burial		Weighted Airline		
	5/8 inch	1 inch	3/8 inch	5/8 inch	1 inch
Total Airline (feet)	0	0	0	360	0

All Airmax Aeration Systems are ETL Listed
and Proudly Made in the USA



Recommended Aeration System(s) cont.



System 4 of 4

Airmax® SolarSeries™ Aeration System – Battery Backup

Compressor 1 of 1			Calculated PSI: 2.80		
Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir2	None	0	5/8 inch	325
2	ProAir2	None	0	5/8 inch	470
Remote Manifold Size			Remote Manifold Length		
None			0.00		
	Direct Burial		Weighted Airline		
	5/8 inch	1 inch	3/8 inch	5/8 inch	1 inch
Total Airline (feet)	0	0	0	795	0

Total Airline Lengths for All Systems

Direct Burial Line 5/8 inch	Direct Burial Line 1 inch	Length Remote Airline
0 feet	0 feet	0 feet
Weighted Airline 3/8 inch	Weighted Airline 5/8 inch	Weighted Airline 1 inch
0 feet	2370 feet	0 feet

Definitions

Surface Acres:	The total surface acres of the entire water way.
Acre Feet:	A unit of volume equal to the volume of water in one acre in surface area and one foot of depth.
Total Volume:	The volume of the entire water way in U.S. Gallons.
Perimeter:	The distance in feet along the entire shoreline around the water way.
Complete Site Turnover / Day:	The number of times per day the full volume of the water way is moved from the bottom to the surface.
Estimated System PSI:	The estimated pressure of the system, when installed, calculated in pounds per square inch(PSI).

For questions or information regarding your recommended Airmax Aeration System please contact the following Certified Airmax Distributor:



217 Apollo Beach Boulevard, Apollo Beach, FL 33572

407.520.1185

<https://www.solitudelakemanagement.com/>

stephen.amrhein@solitudelake.com



Joel Blanco <jblanco@gmscfl.com>

Poinclana CDD B-P1 Solar Calculations

Stephen Amrhein <stephen.amrhein@solitudelake.com>
To: Joel Blanco <jblanco@gmscfl.com>

Wed, Aug 20, 2025 at 10:56 AM

57602.00

I need to verify that quick math but it should be right

Stephen Amrhein

Business Development Consultant

[Click to book a meeting with me on my calendar directly](#)



M: 407.520.1185 | P: 888.480.5253



[Quoted text hidden]

SECTION VII

*Item will be
provided under
separate cover.*

SECTION VIII

*Item will be
provided under
separate cover.*

SECTION IX



WORK AUTHORIZATION FOR FISCAL YEAR 2026 DISTRICT MANAGEMENT SERVICES

This Work Authorization is issued pursuant to the Management Agreement between Poinciana Community Development District ("District") and Governmental Management Services-Central Florida, LLC ("Manager" or "GMS"), dated December 13, 2017, as amended. In accordance with Section 7 (Amendments and Changes) and the Agreement’s provisions regarding annual fee adjustments as approved in the District’s adopted budget, this Work Authorization expands the District Management Services to include Fiscal Year 2026 District Management Services as detailed below.

This Work Authorization shall become effective as of October 1st, 2025, and shall remain in effect until terminated or otherwise modified pursuant to the terms of the Management Agreement and all duly adopted budget adjustments.

EXHIBIT A – FEE SCHEDULE:

Services Descriptions	FY '25 Adopted Budget	FY '26 Adopted Budget	GMS Variance
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year	\$45,423	\$46,786	\$1,363 3.0%
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,250	\$5,408	\$158 3.0%
Information Technology Fees & Annual Website Maintenance Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$2,167	\$2,232	\$65 3.0%
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds)	\$0	\$0	\$0 0.0%
Field Operations Management - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$11,140	\$11,474	\$334 3.0%
Totals	\$63,980	\$65,900	\$1,920 3.0%

ORLANDO
219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE
475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA
4530 Eagle Falls Pl
Tampa, FL 33619
(813) 344-4844

PALM COAST
393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE
1001 Bradford Way
Kingston, TN 37763
(865) 717-7700



EXHIBIT B – MISCELLANEOUS FEES SCHEDULE:

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots - Prepaid Estoppel Letter – Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 17,500 \$ 15,000 \$ 17,500 \$ 6,000 \$ 100 \$ 250 \$ 299 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour
Facility Maintenance and Repair Services GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager	\$55.00/Hour + Expenses

**Governmental Management
Services-Central Florida, LLC.**

**Poinciana Community
Development District**

George Flint
Senior Vice-President

Chair/Vice-Chair, Board of Supervisors

Signature Date

Signature Date



GOVERNMENTAL MANAGEMENT SERVICES

COMPANY PROFILE

[29 PAGES TO FOLLOW]

District Management Services Company Profile Prepared For The Poinciana Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-CENTRAL FLORIDA, LLC



DISTRICT
MANAGEMENT
SERVICES

www.govmgtsvc.com

Submitted
September 17th, 2025

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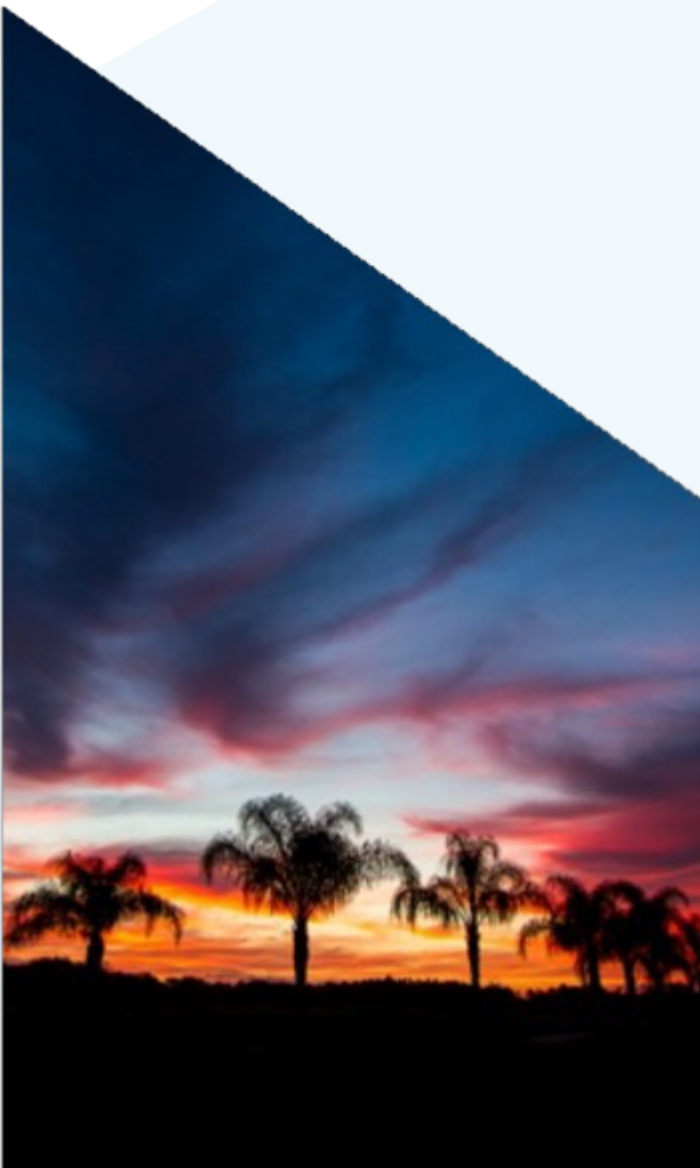
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COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 person years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 275 Community Development Districts across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.



GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

6200 Lee Vista Blvd
Ste. 300
Orlando, FL 32822

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices
throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING
OFFICER

HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE

RIVERSIDE (NF)
ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATI POWERS
VICE PRESIDENT

CENTRAL FLORIDA
GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- CHRISTIAN BIROL
- CHRISTIAN DELLINGER
- JAY SORIANO
- JAMES SCHIESZER
- RICHARD GRAY

AMENITIES

- ALISON MOSSING
- TIMI WRIGHT
- NATALIE CLEM
- KAYLA RINKER
- ANDREW BEVIS
- & 18 OTHERS

ACCOUNTING

- PATI POWERS, VICE PRESIDENT
- TIZIANA CESSNA
- SHARRON RINKUS
- ASHLEY COOPER
- JENNIFER WASSERMAN, CPA
- & 2 OTHERS

DISTRICT MANAGEMENT

- PAUL WINKELJOHN
- JULIANNA DUQUE
- ANDREW GILL
- JULIO PADILLA
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING

- KATIE COSTA, DIRECTOR
- TERESA VECARRA
- ROSA ARALJO
- JESSICA CLOUTIER
- NANCY SOLER
- ZUNYI YAN
- CAROL WRIGHT
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURNS, MANAGING PARTNER
- JASON SHOME
- TRICIA ADAMS
- JEREMY LEBRUN
- ROB SZOZDA

ACCOUNTING

- OKSANA KUZMUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

DISTRICT MANAGEMENT

- MATTHEW BAGETTI
- CORBIN DENAGY
- MARILEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- SAVANNA SZOZDA
- ALEXANDRA WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD MCGRATH
- BRIAN YOUNG

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSNA
- JOSEPH SOMMERS
- & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 – 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ASSESSMENT ADMINISTRATION

- RICHARD HANS, VP
- DARRIN MOSSING JR.
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER MCCONNELL
- LATOYA FLOWERS
- ELLEN ACOSTA
- REGINE LUCAS
- & 2 OTHERS

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.
- MICHAEL CORTESE

ADMINISTRATION

- STACIE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

ASSESSMENT ADMINISTRATION

- SHERYL FILKUS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING JR.
- MICHAEL CORTESE
- BRADFORD NELSON

ADMINISTRATION

- NICOLE VIERITO
- REBECCA SANTOS
- SUSAN YOUNG
- DORIS SANTOS

FIELD OPERATIONS

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PEMIGOS
- & 11 OTHERS

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- CLAYTON SMITH
- MICK SHEPPARD

AMENITIES

- BRIAN YOUNG
- & 14 OTHERS

MAINTENANCE

- ANGEL GUZMAN
- JULIO COLON
- ABNER DEJESUS
- JOSE SOTO
- & 3 OTHERS

INFORMATION TECHNOLOGY

- DAN BRADLEY

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

MAINTENANCE

- GARRETT DUBOIS
- STEVEN WENZT
- JEFF BACHELOR
- & 3 OTHERS

MAINTENANCE

- GARRETT DUBOIS
- STEVEN WENZT
- JEFF BACHELOR
- & 3 OTHERS



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

36+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

GEORGE FLINT

MANAGING PARTNER

Mr. Flint is a shareholder in GMS and oversees all aspects of the Central Florida office. Mr. Flint manages numerous special districts in the Central Florida region. George graduated from Princeton University with a Bachelor's Degree in Politics/Economics and holds a Master's in Public Administration from Florida State University with a focus of public budgeting and financial management. He has an extensive background in the public and private sectors. Prior to opening the GMS Central Florida office in 2005, he served as an Assistant County Administrator, Budget Officer, Water and Sewer Authority Executive Director, and Management Consultant/Regional Manager for an environmental engineering firm.

EDUCATION

University of Central Florida, Bachelor of Liberal Studies

EXPERIENCE

- 18+ Years
- \$300M+ Bond Issuance In The Last 5 Years
- Corporate Operations & District Management

EDUCATION

B.A., Politics/
Economics,
Princeton
University, 1990

MPA, Public
Budgeting and
Financial
Management,
Florida State
University, 1994

EXPERIENCE

- 30+ Years District Management

JILL BURNS

MANAGING PARTNER

Jill Burns has a Bachelor's Degree in Liberal Studies from the University of Central Florida. She has over sixteen years of experience in the establishing, financing, and managing of special districts across the state of Florida. Jill is dedicated to working with residents, developers, and the boards of supervisors in order to bring the highest level of service to each District she manages. Ms. Burns has been responsible for overseeing and managing over 30 CDDs across Florida including Districts in Manatee, Sarasota, Polk, St. Johns, Duval, Nassau, Flagler, Volusia, Alachua, and Orange Counties.

EDUCATION

Bachelor of Public
Administration, FIU

Master of Public
Administration, Univ.
of Central Florida

EXPERIENCE

25+ Years

- District Management
- Assessment
Administration

JASON SHOWE

SR. DISTRICT MANAGER

Mr. Showe has a Bachelor's Degree in Public Administration from Florida International University and a Master's Degree in Public Administration from the University of Central Florida. He has over twenty-five years of experience in customer service, budgeting, revenue coordination, training, and program analysis in government agencies throughout the state of Florida. Additionally, he obtained the Certified Public Manager Certification through Florida State University and is designated as a Competent Speaker and a Competent Leader through Toastmasters International. He is involved in all facets of District Management including Field Management, Budgeting, and the Assessment Administration. He provides the highest level of service to the clients of GMS.

TRICIA ADAMS

DISTRICT MANAGER

Ms. Adams has a Bachelor's Degree in Management and Marketing, as well as a graduate degree in Public Administration. During graduate coursework, she researched emerging issues related to Community Development Districts in Florida. For over 15 years, Ms. Adams has had the opportunity to work with Districts that own and operate exceptional aquatic facilities, clubhouses, restaurants, and wellness centers. She has recently assisted a District acquiring top-tier golf club facilities and on-boarded golf management services.

EDUCATION

B.A., Marketing and
Management
Graduate Degree in
Public Administration

EXPERIENCE

15+Years

- District Management
- Amenity
Management

EDUCATION

Bachelor of Arts, History
& Education,
Univ. of North Florida

Masters in Educational
Leadership,
Univ. of Central Florida

EXPERIENCE

- Public Education
Principal

JEREMY LEBRUN

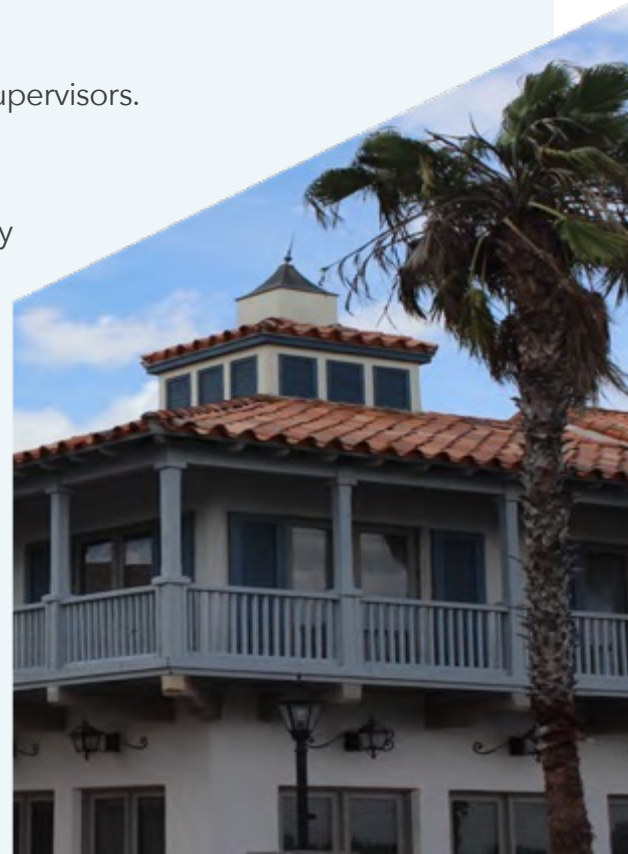
DISTRICT MANAGER

Mr. Lebrun joined the GMS organization in early 2022. He has a passion for customer service and consultancy. His background as a public-school principal for many years serves him well to offer excellent customer service to a varied constituency in the Community Development District business.

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record and conduct all regularly scheduled Board of Supervisors' Meetings including landowners meetings, continued meetings and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve annual budget, annual audit, and monthly disbursements.
- Review annual insurance policy to ensure District maintains proper insurance coverage.

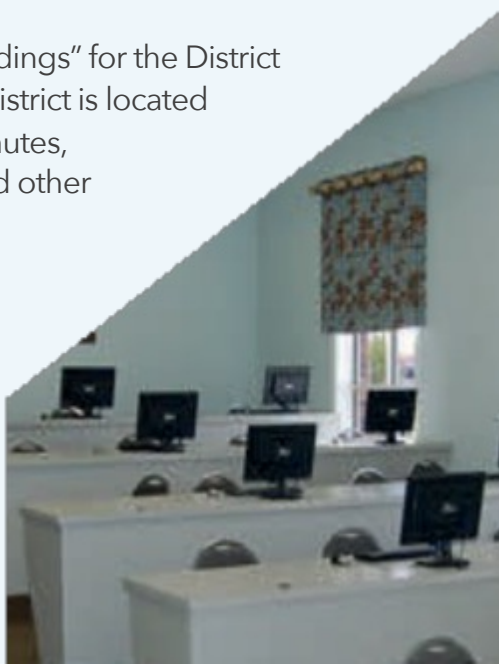


ADMINISTRATIVE SERVICES

Stacie Vanderbilt, Samantha Ham, and the rest of our GMS administration support team will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. Ms. Vanderbilt has 17+ years of GMS experience and has a Bachelor's of Science in Business Administration. Ms. Ham has a Bachelor's of Science in Animal Nutrition from the Ohio State University. Our GMS administrative services department has an excellent reputation in the industry for providing timely, accurate and professional administrative services to our Community Development District clients.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
 - Publish and circulate annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions and other required records.
 - Transmit Registered Agent information to DCA and local governing authorities.
 - File Ordinance or Rule establishing the District to DCA.



ACCOUNTING & FINANCIAL SERVICES

Katie Costa leads our accounting and financial reporting department. She has over 12 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Costa and her teams provide financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a dual major Bachelors of Science Degree in Accounting and Finance from the University Of Central Florida. Ms. Costa and her team currently provide services as District Accountants to 100+ Community Development Districts in the state of Florida.

EDUCATION

B.S. Dual Major
Accounting & Finance
University of Central
Florida

EXPERIENCE

12+ Years
• Accounting
• Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate government agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to over 30 Districts throughout Central Florida under the direction of **Clayton Smith** and **Alan Scheerer**. Our field/operations managers also oversee maintenance projects and the teams providing maintenance services. **Mr. Scheerer** currently provides operations/field management for 17 CDDs and has over 25 years of business experience including 15 years as a chief engineer for several resorts and hotels in the Central Florida Area. **Mr. Smith** has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested

PREVENTATIVE REPAIR & MAINTENANCE SERVICES

GMS has an in-house preventative repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr. and **Michael Cortese** perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the Tampa and Central Florida Divisions.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients and other CDD industry stakeholders have come to recognize and appreciate the quality of the services that we provide. GMS encourages its prospective clients to contact our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Mark Greenstein

Chair, Reunion East CDD
7423 Gathering Court
Reunion, FL 34747
(407) 744-8344

gmark10@msn.com

G. Melvin Mills, Jr.

Chair, Baytree CDD
8200 Compton Way
Melbourne, FL 32940
(321) 253-4613

gmmills@cfl.rr.com

Brian (Ken) Brown

Seat 4, Remington CDD
212 Cornwall Court
Kissimmee, FL 34744
(407) 873-2817

brown_bk@hotmail.com

Sara Hurst

Chair, Falcon Trace CDD
1549 Nestlewood Trail
Orlando, FL 32837
(407) 812-7304

sara.hurst@disney.com

Graham Staley

Chair, Reunion West CDD
1113 Grand Traverse Parkway
Reunion, FL 34747
(407) 465-0126

gdstaley@gmail.com

Greg Jones

Chair, Towne Park CDD
6311 Dolostone Drive
Lakeland, FL 33811
(813) 690-5654

gjgardengrove@gmail.com

Woody Hutton

Chair, Deer Island CDD
30131 Palm Else Court
Deer Island, FL 32778
(859) 421-1661

woodyhutton@gmail.com

GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2025-08-25	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Academical Village	Broward	✓	✓	✓		✓
3	Acree	Duval	✓	✓	✓		
4	Amelia Concourse	Nassau	✓	✓	✓		✓
5	Amelia Walk	Nassau	✓	✓	✓		✓
6	Anabelle Island	Clay	✓	✓	✓		✓
7	Armstrong	Clay	✓	✓	✓		
8	Astoria	Polk	✓	✓	✓		✓
9	Auburn Lakes	Brevard	✓	✓	✓		
10	Bahia Mar	Broward	✓	✓	✓		
11	Ballentrae Hillsborough(Billing ne	Hillsborough	✓	✓	✓		✓
12	Bannon Lakes	St. Johns	✓	✓	✓		
13	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
14	Bartram Park	Duval	✓	✓	✓		
15	Bartram Springs	Duval	✓	✓	✓		
16	Bauer Drive	Miami-Dade	✓	✓	✓		
17	Bay Laurel Center	Marion	✓	✓	✓	✓	
18	Baytree	Brevard	✓	✓	✓		✓
19	Baywinds	Miami-Dade	✓	✓	✓		✓
20	Beacon Tradeport	Miami-Dade	✓	✓	✓		
21	Bella Collina	Lake	✓	✓	✓	✓	✓
22	Bella Tara	Osceola	✓	✓	✓		
23	Bellagio	Miami-Dade	✓	✓	✓		
24	Belmont	Hillsborough	✓	✓	✓		✓
25	Bent Creek	St. Lucie	✓	✓	✓		
26	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
27	Bonita Village	Lee	✓	✓	✓		
28	Bonnet Creek	Orange	✓	✓	✓		✓
29	Botaniko	Broward	✓	✓	✓		
30	Bradbury	Polk	✓	✓	✓		✓
31	Brandy Creek	St. Johns	✓	✓	✓		
32	Bridgewalk	Osceola	✓	✓	✓		✓
33	Bridgewater	Polk	✓	✓	✓		✓
34	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
35	Campo Bello	Miami-Dade	✓	✓	✓		
36	Candler Hills East	Marion	✓	✓	✓		
37	Canopy	Leon	✓	✓	✓		
38	Capital Region	Leon	✓	✓	✓		
39	Central Lake	Lake	✓	✓	✓	✓	
40	Centre Lake	Miami-Dade	✓	✓	✓		✓
41	ChampionsGate	Osceola	✓	✓	✓		
42	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
43	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
44	Chapel Creek	Pasco	✓	✓	✓		✓
45	Cheswick South	Clay	✓	✓	✓		

CLIENT LISTING

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GMS Client #	GMS Client Name As of 2025-08-25	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	City of Coral Gables**	Miami-Dade	✓	✓			
47	Coastal Ridge	Duval	✓	✓	✓		
48	Coconut Cay	Miami-Dade	✓	✓	✓		✓
49	Cocoplum Lights	Miami-Dade	✓	✓			
50	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
51	Copper Creek	St. Lucie	✓	✓	✓		✓
52	Copper Oaks	Lee	✓	✓	✓		
53	Coquina Shores	Flagler	✓	✓	✓		
54	Coral Bay	Broward	✓	✓	✓		✓
55	Coral Keys Homes	Miami-Dade	✓	✓	✓		
56	Cordova Palms	St. Johns	✓	✓	✓		✓
57	County Road 33	Polk	✓	✓	✓		
58	Creek Preserve	Hillsborough	✓	✓	✓		✓
59	Creekside	St. Lucie	✓	✓	✓		
60	Crossings	Osceola	✓	✓	✓		✓
61	Crossroads Village Center	Polk	✓	✓	✓		
62	Crosswinds East	Polk	✓	✓	✓		✓
63	Crosswinds West	Polk	✓	✓	✓		
64	Crystal Cay	Miami-Dade	✓	✓	✓		
65	Cypress Bluff	Duval	✓	✓	✓		
66	Cypress Cove	Broward	✓	✓	✓		✓
67	Cypress Park Estates	Polk	✓	✓	✓		✓
68	Cypress Ridge	Hillsborough	✓	✓	✓		✓
69	Darby	Duval	✓	✓	✓		
70	Davenport Road South	Polk	✓	✓	✓		✓
71	Davis Reserve	Polk	✓	✓	✓		✓
72	Deer Island	Lake	✓	✓	✓		✓
73	Deer Run	Flagler	✓	✓	✓		✓
74	Dewey Robbins	Lake	✓	✓	✓		
75	Double Branch	Clay	✓	✓	✓		
76	Dowden West	Orange	✓	✓	✓		✓
77	Downtown Doral	Miami-Dade	✓	✓	✓		
78	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
79	Dunes	Flagler	✓	✓	✓		
80	Dupree Lakes	Pasco	✓	✓	✓		✓
81	Durbin Crossings	St. Johns	✓	✓	✓		
82	Eagle Hammock	Polk	✓	✓	✓		✓
83	Eagle Trace	Polk	✓	✓	✓		
84	East 547	Polk	✓	✓	✓		✓
85	Eden Hills	Polk	✓	✓	✓		✓
86	Elevation Pointe	Orange	✓	✓	✓		
87	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
88	Epcore	Miami-Dade	✓	✓	✓		
89	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
90	Eureka Grove	Miami-Dade	✓	✓	✓		

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91	Falcon Trace	Orange	✓	✓	✓		✓
92	Forest Brooke	Hillsborough	✓	✓	✓		✓
93	Founders Ridge	Lake	✓	✓	✓		
94	Fronterra (Starts Oct 1)	Collier	✓	✓	✓		
95	Gardens at Hammock Beach	Flagler	✓	✓	✓		
96	GIR East	Osceola	✓	✓	✓		
97	Golden Gem	Lake	✓	✓	✓		
98	Grand Oaks	St. Johns	✓	✓	✓		
99	Grande Pines	Orange	✓	✓	✓		✓
100	Green Corridor	Multiple	✓	✓			
101	Griffin Lakes	Broward	✓	✓	✓		✓
102	Hamilton Bluff	Polk	✓	✓	✓		
103	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
104	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
105	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
106	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
107	Hammock Reserve	Polk	✓	✓	✓		✓
108	Hartford Terrace	Polk	✓	✓	✓		✓
109	Hemingway Point	Broward	✓	✓	✓		✓
110	Heritage Park	St. Johns	✓	✓	✓		✓
111	Heron Isles	Nassau	✓	✓	✓		
112	Hickory Tree	Osceola	✓	✓	✓		
113	Hicks Ditch	Lake	✓	✓	✓		
114	Highland Meadows	Polk	✓	✓	✓		✓
115	Highland Meadows West	Polk	✓	✓	✓		✓
116	Holly Hill Road East	Polk	✓	✓	✓		✓
117	Hollywood Beach 1	Broward	✓	✓	✓		
118	Horseshoe Creek	Polk	✓	✓	✓		
119	Hunt Club Grove	Polk	✓	✓	✓		✓
120	Indigo	Volusia	✓	✓	✓		
121	Indigo East	Marion	✓	✓	✓		
122	Islands of Doral III	Miami-Dade	✓	✓	✓		
123	Isle of Bartram Park	St. Johns	✓	✓	✓		
124	Jennings Farms HOA	Clay	✓				
125	Kepler Road	Volusia	✓	✓	✓		
126	Kingman Gate	Miami-Dade	✓	✓	✓		✓
127	Kings Bay Security Guard Station	Miami-Dade	✓	✓			
128	Knightsbridge	Osceola	✓	✓	✓		✓
129	Lake Ashton	Polk	✓	✓	✓		
130	Lake Ashton II	Polk	✓	✓	✓		
131	Lake Deer	Polk	✓	✓	✓		✓
132	Lake Emma	Lake	✓	✓	✓		✓
133	Lake Harris	Lake	✓	✓	✓		✓
134	Lake Lizzie	Osceola	✓	✓	✓		✓
135	Lake Mattie Preserve	Polk	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2025-08-25	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
137	LakeShore Ranch	Pasco	✓	✓	✓		✓
138	Lakeside Plantation	Sarasota	✓	✓	✓		
139	Landings	Flagler	✓	✓	✓		
140	Landings At Miami Beach	Miami-Dade	✓	✓	✓		
141	Lawson Dunes	Polk	✓	✓	✓		✓
142	Live Oak Lake	Osceola	✓	✓	✓		✓
143	Lucaya	Lee	✓	✓	✓		
144	Lucerne Park	Polk	✓	✓	✓		✓
145	Mainstreet at Coconut Street	Miami-Dade	✓	✓	✓		
146	Majorca Isles	Miami-Dade	✓	✓	✓		
147	Mayfair	Brevard	✓	✓	✓		
148	McJunkin At Parkland	Broward	✓	✓	✓		
149	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
150	Mediterranea	Palm Beach	✓	✓	✓		
151	Metropica	Broward	✓	✓	✓		
152	Middle Village	Clay	✓	✓	✓		
153	Mirada (Lee)	Lee	✓	✓	✓		
154	Mirada (Pasco)	Pasco	✓	✓	✓		✓
155	Narcoossee	Orange	✓	✓	✓		✓
156	Newtown Road	Miami-Dade	✓	✓	✓		
157	North Boulevard	Polk	✓	✓	✓		✓
158	North Dade	Miami-Dade	✓	✓	✓		
159	North Powerline Road	Polk	✓	✓	✓		✓
160	North Springs	Broward		✓	✓	✓	
161	Northern Riverwalk	Palm Beach	✓	✓	✓		
162	Oakridge	Broward	✓	✓	✓		
163	Ocean Gate	Miami-Dade	✓	✓	✓		
164	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
165	Old Hickory	Osceola	✓	✓	✓		✓
166	Orchid Grove	Broward	✓	✓	✓		✓
167	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
168	OTC	Duval	✓	✓	✓		
169	Palm Coast Park	Flagler	✓	✓	✓		
170	Palm Glades	Miami-Dade	✓	✓	✓		✓
171	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
172	Park Creek	Hillsborough	✓	✓	✓		✓
173	Parkside Trails	Lake	✓	✓	✓		
174	Peace Creek	Polk	✓	✓	✓		✓
175	Peace Creek Village	Polk	✓	✓	✓		✓
176	Pine Air Lakes	Collier	✓	✓	✓		✓
177	Pine Bay Estates Security Roving &	Miami-Dade	✓	✓			
178	Pine Isles	Miami-Dade	✓	✓	✓		
179	Pine Ridge Plantation	Clay	✓	✓	✓		
180	Poinciana	Polk	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2025-08-25	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Poinciana West	Polk	✓	✓	✓		✓
182	Pollard Road	Polk	✓	✓	✓		
183	Portofino Isles	St. Lucie	✓	✓	✓		
184	Portofino Landings	St. Lucie	✓	✓	✓		✓
185	Portofino Shores	St. Lucie	✓	✓	✓		✓
186	Portofino Springs	Lee	✓	✓	✓		
187	Portofino Vineyards	Lee	✓	✓	✓		
188	Portofino Vista	Osceola	✓	✓	✓		
189	Preston Cove	Osceola	✓	✓	✓		✓
190	Princeton Commons	Miami-Dade	✓	✓	✓		
191	Quail Roost	Miami-Dade	✓	✓	✓		✓
192	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
193	Randal Park	Orange	✓	✓	✓		✓
194	Randal Park POA *	Orange	✓	✓			
195	Randal Park THOA *	Orange	✓	✓			
196	Randal Walk HOA-	Orange	✓	✓			
197	Remington	Osceola	✓	✓	✓		✓
198	Reserve	St. Lucie	✓	✓	✓	✓	
199	Reserve II	St. Lucie	✓	✓	✓		
200	Residences at Tohoqua Community	Osceola	✓	✓			
201	Reunion East	Osceola	✓	✓	✓		✓
202	Reunion West	Osceola	✓	✓	✓		✓
203	Rhodine Road North	Hillsborough	✓	✓	✓		✓
204	Ridges at Apopka	Orange	✓	✓	✓		✓
205	Ridgewood Trails	Clay	✓	✓	✓		
206	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
207	Riverbend	Hillsborough	✓	✓	✓		
208	Rivercrest	Hillsborough	✓	✓	✓		✓
209	Rivers Edge	St. Johns	✓	✓	✓		
210	Rivers Edge II	St. Johns	✓	✓	✓		
211	Rivers Edge III	St. Johns	✓	✓	✓		
212	Riverwalk	Orange	✓	✓	✓		✓
213	Rolling Hills	Clay	✓	✓	✓		
214	Rolling Oaks	Osceola	✓	✓	✓		✓
215	Sabal Palm	Broward	✓	✓	✓		✓
216	Sampson Creek	St. Johns	✓	✓	✓		
217	San Simeon	Miami-Dade	✓	✓	✓		✓
218	Sandmine Road	Polk	✓	✓	✓		✓
219	Sawyer's Landing	Miami-Dade	✓	✓	✓		
220	Scenic Highway	Polk	✓	✓	✓		✓
221	Scenic Terrace North	Polk	✓	✓	✓		✓
222	Scenic Terrace South	Polk	✓	✓	✓		✓
223	Schaller Preserve	Polk	✓	✓	✓		
224	Seaton Creek Reserve	Duval	✓	✓	✓		✓
225	Sedona Point	Miami-Dade	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2025-08-25	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Seminole Palms of Flager*	Flagler	✓	✓			
227	Shingle Creek	Osceola	✓	✓	✓		✓
228	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
229	Shotgun Road	Broward	✓	✓	✓		
230	Siena North	Miami-Dade	✓	✓	✓		
231	Silver Palms	Miami-Dade	✓	✓	✓		
232	Six Mile	Clay	✓	✓	✓		✓
233	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
234	Solterra	Miami-Dade	✓	✓	✓		
235	South Village	Clay	✓	✓	✓		
236	South-Dade Venture	Miami-Dade	✓	✓	✓		
237	St. Augustine Lakes	St. Johns	✓	✓	✓		
238	Stillwater	St. Johns	✓	✓	✓		
239	Stoneybrook South	Osceola	✓	✓	✓		✓
240	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
241	Stoneybrook West	Orange	✓	✓	✓		✓
242	Storey Creek	Osceola	✓	✓	✓		✓
243	Storey Drive	Orange	✓	✓	✓		✓
244	Storey Park	Orange	✓	✓	✓		✓
245	Summit View	Pasco	✓	✓	✓		✓
246	Summit View II	Pasco	✓	✓	✓		
247	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
248	Talis Park	Collier	✓	✓	✓		✓
249	Tapestry	Osceola	✓	✓	✓		✓
250	Terra Bella	Pasco	✓	✓	✓		✓
251	Tesoro	St. Lucie	✓	✓	✓		✓
252	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
253	TIFA	Brevard	✓	✓	✓		
254	Tison's Landing	Duval	✓	✓	✓		
255	Tohoqua	Osceola	✓	✓	✓		✓
256	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
257	Tohoqua Master Association *	Osceola	✓	✓			
258	Tohoqua Reserve *	Osceola	✓	✓			
259	Tolomato	St. Johns	✓	✓	✓		
260	Towne Park	Polk	✓	✓	✓		✓
261	Townhomes at Tohoqua *	Osceola	✓	✓			
262	Tranquility	Brevard	✓	✓	✓		
263	Turnbull Creek	St. Johns	✓	✓	✓		
264	Turtle Run	Broward	✓	✓	✓		✓
265	Valencia Water Control District	Orange	✓	✓	✓		
266	Veranda Landing	St. Lucie	✓	✓	✓		
267	Verano #1	St. Lucie	✓	✓	✓		
268	Verano #2	St. Lucie	✓	✓	✓		✓
269	Verano #3	St. Lucie	✓	✓	✓		✓
270	Verano #4	St. Lucie	✓	✓	✓		

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271	Verano #5	St. Lucie	✓	✓	✓		
272	Verano Center	St. Lucie	✓	✓	✓		
273	Viera East	Brevard	✓	✓	✓		
274	Villa Portofino East	Miami-Dade	✓	✓	✓		
275	Villa Portofino West	Miami-Dade	✓	✓	✓		
276	Villages of Biscayne Park**	Miami-Dade	✓	✓			
277	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
278	Villages of Westport	Duval	✓	✓	✓		
279	Villamar	Polk	✓	✓	✓		✓
280	Water Tank Road	Polk	✓	✓	✓		
281	Water's Edge	Manatee	✓	✓	✓		✓
282	Waterford Estates	Charlotte	✓	✓	✓		
283	Waterleaf	Hillsborough	✓	✓	✓		
284	Waterstone	St. Lucie	✓	✓	✓		✓
285	Weiberg Road	Polk	✓	✓	✓		
286	Wellness Ridge	Lake	✓	✓	✓		✓
287	Westside	Osceola	✓	✓	✓		✓
288	Westside Haines City	Polk	✓	✓	✓		
289	Westview North	Miami-Dade	✓	✓	✓		✓
290	Westwood OCC	Orange	✓	✓	✓		
291	White Clay	Polk	✓	✓	✓		
292	Wilford Preserve	Clay	✓	✓	✓		✓
293	Willow Creek	Brevard	✓	✓	✓		✓
294	Willow Creek II	Brevard	✓	✓	✓		
295	Willowbrook	Polk	✓	✓	✓		
296	Wind Meadows South	Polk	✓	✓	✓		✓
297	Windsor at Westside	Osceola	✓	✓	✓		✓
298	Windsor Cay	Lake	✓	✓	✓		✓
299	Windward	Osceola	✓	✓	✓		✓
300	Woodland Crossing	Sumter	✓	✓	✓		
301	Woodland Ranch Estates	Polk	✓	✓	✓		
302	Woodlands Section 9	Broward	✓	✓	✓		
303	Wynnfield Lakes	Duval	✓	✓	✓		
304	Wynnmere West	Hillsborough	✓	✓	✓		✓
305	Yarborough Lane	Polk	✓	✓	✓		
306	Zephyr Ridge	Pasco	✓	✓	✓		✓
307							
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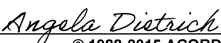
RISK MANAGEMENT

REQUIREMENTS

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
				08/25/2025	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.					
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220			CONTACT NAME: Holly Howe PHONE (A/C No. Ext): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com		
INSURED Governmental Management Services-Central Florida, LLC 1001 Bradford Way Kingston TN 37763-3146			INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		
COVERAGES			CERTIFICATE NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			REVISION NUMBER:		
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	☒ GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC		WS623406	09/02/2024	09/02/2025
					LIMITS EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/OP AGG \$ 3,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A			WC STATUTORY LIMITS ☐ OTH-FR ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder is additional insured when required by written contract.					
CERTIFICATE HOLDER			CANCELLATION		
Poinciana CDD 219 E Livingston St Orlando, FL 32801			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>		
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RISK MANAGEMENT

REQUIREMENTS

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 08/25/2025		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082		CONTACT NAME: Angela Dietrich PHONE (A/C No. Ext): 904-425-4054 E-MAIL ADDRESS: Angela@EdieWilliams.com FAX (A/C No): 904-425-4049		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		
INSURED Governmental Management Services Central FL LLC 1001 Bradford Way Kingston, TN 37763		NAIC # 25178				
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ COMBINED SINGLE LIMIT \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		K20 4805-B15-59	08/15/2025	02/15/2026	BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER			CANCELLATION			
Poinciana CDD 219 E. Livingston Street Orlando, FL 32081			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  © 1988-2015 ACORD CORPORATION. All rights reserved.			
ACORD 25 (2016/03)			The ACORD name and logo are registered marks of ACORD			
1001486 132849.12 03-16-2016						

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



**EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE**

Services Descriptions	FY '25 Adopted Budget	FY '26 Adopted Budget	GMS Variance
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year	\$45,423	\$46,786	\$1,363 3.0%
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,250	\$5,408	\$158 3.0%
Information Technology Fees & Annual Website Maintenance Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$2,167	\$2,232	\$65 3.0%
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds)	\$0	\$0	\$0 0.0%
Field Operations Management - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$11,140	\$11,474	\$334 3.0%
The GMS Proposal Compared To The Adopted Fiscal Year '26 Budget For The Poinciana Community Development District	\$63,980	\$65,900	\$1,920 3.0% Variance

**EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE**

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services ** • New Bond Issuance Cost (per bond issue) • Refinance Bond Issuance Cost (per bond issue) • Debt Service Assessment Methodology Preparation • SERC Preparation & Assistance w/ Petition • Prepaid Estoppel Letter - One Lot • Prepaid Estoppel Letter - Multiple Lots • Prepaid Estoppel Letter - Partial Payoffs • Annual Construction Accounting Fee (while active) • Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 17,500 \$ 15,000 \$ 17,500 \$ 6,000 \$ 100 \$ 250 \$ 299 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors ▪ District Manager ▪ District Accountant ▪ District Administration ▪ Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour
Facility Maintenance and Repair Services. • GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager	\$55.00/Hour + Expenses

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE **Poinciana CDD**



THANK

YOU



SERVING
FLORIDA'S
COMMUNITIES



Addresses:
219 East Livingston Street
Orlando, Florida 32801



Direct Phone Line:
(407) 841-5524 x 103



George Flint,
Senior Vice President
GFLINT@GMSFCL.COM

SECTION X

SECTION B

SECTION 1

REFLECTIONS



MANAGING FLOOD WATER

Before and After the Storm

Before and After the Storm



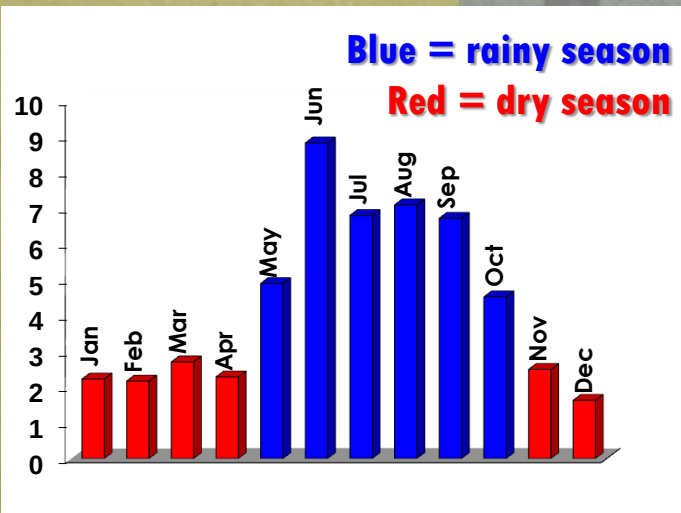
Marshes and swamps once covered our tropical-like region



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

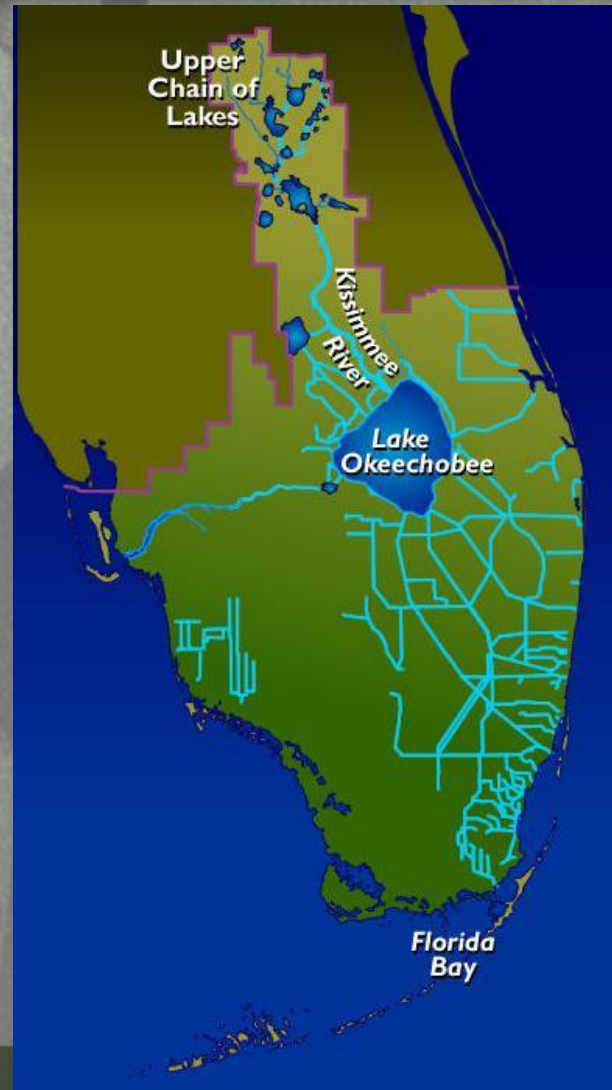


Before and After the Storm



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

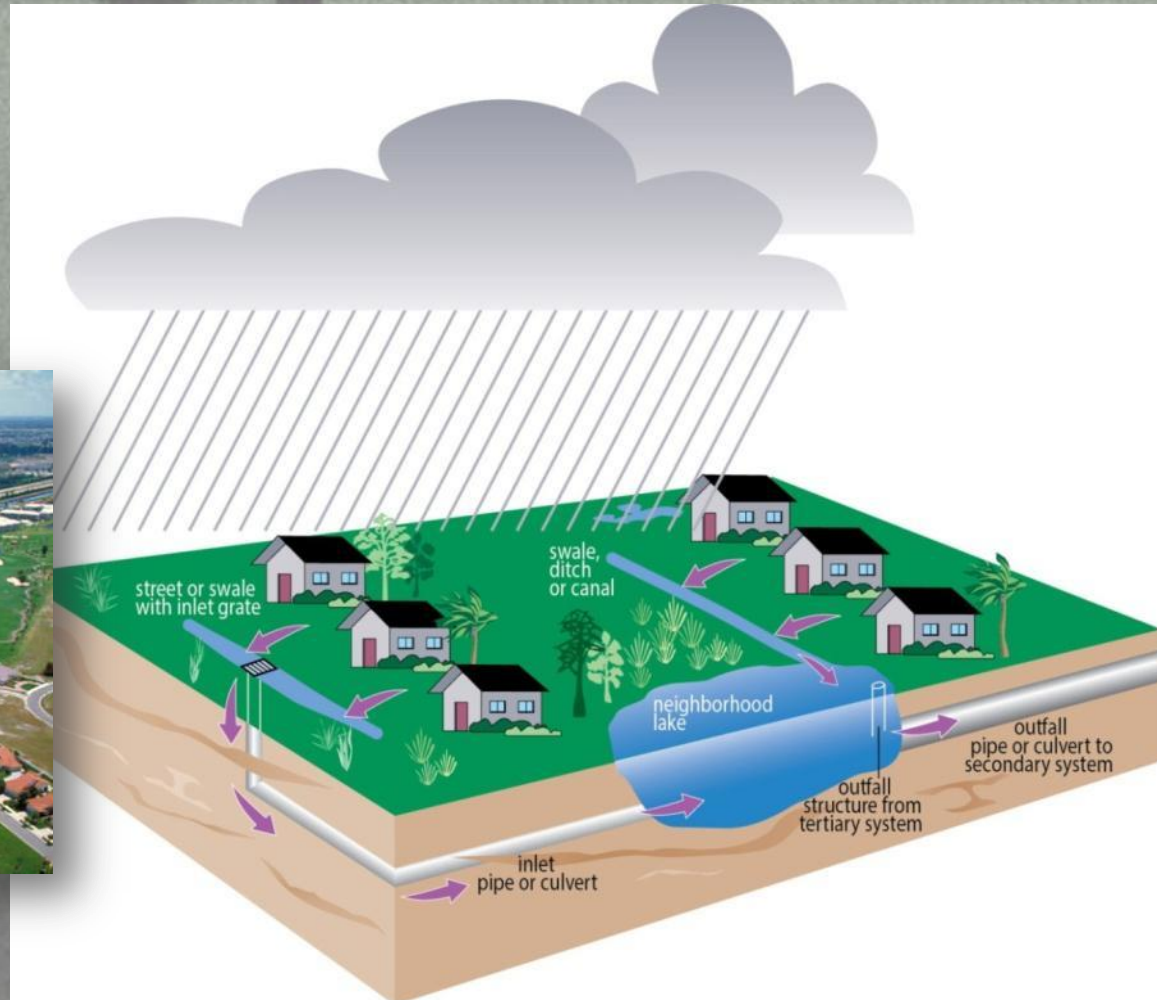


**Optimum flood control
is a three-tiered system
– functioning much like
a roadway system**

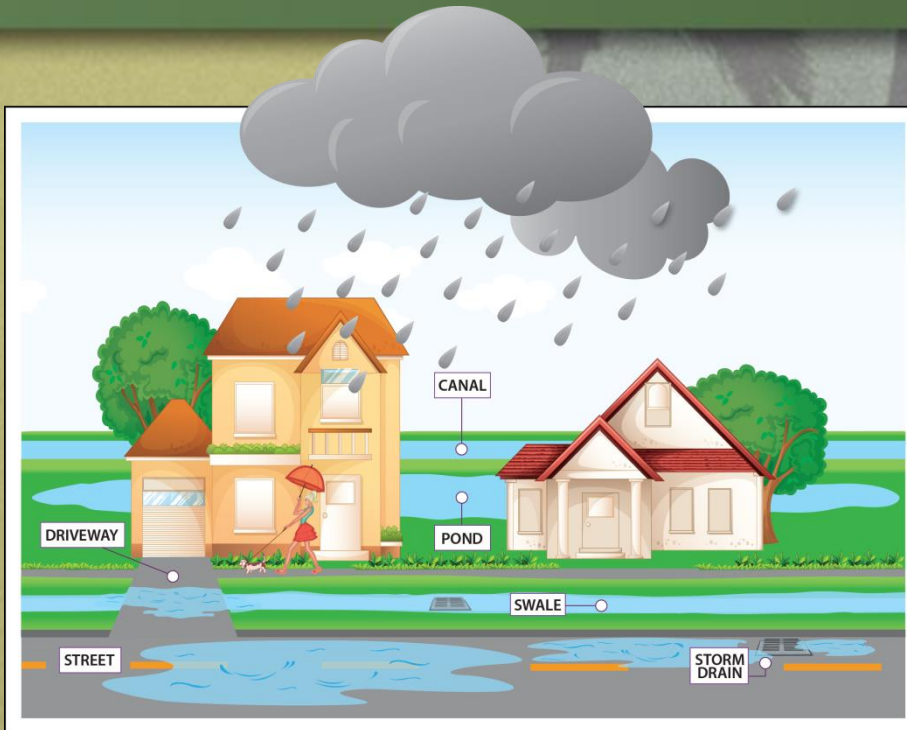


Before and After the Storm

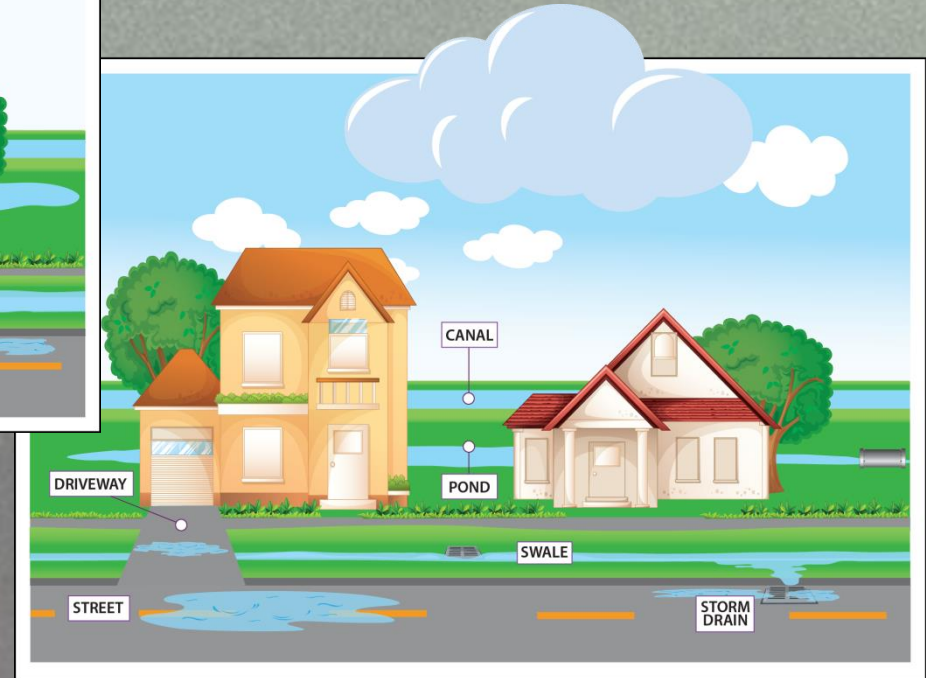
It starts in
your
community...



Before and After the Storm



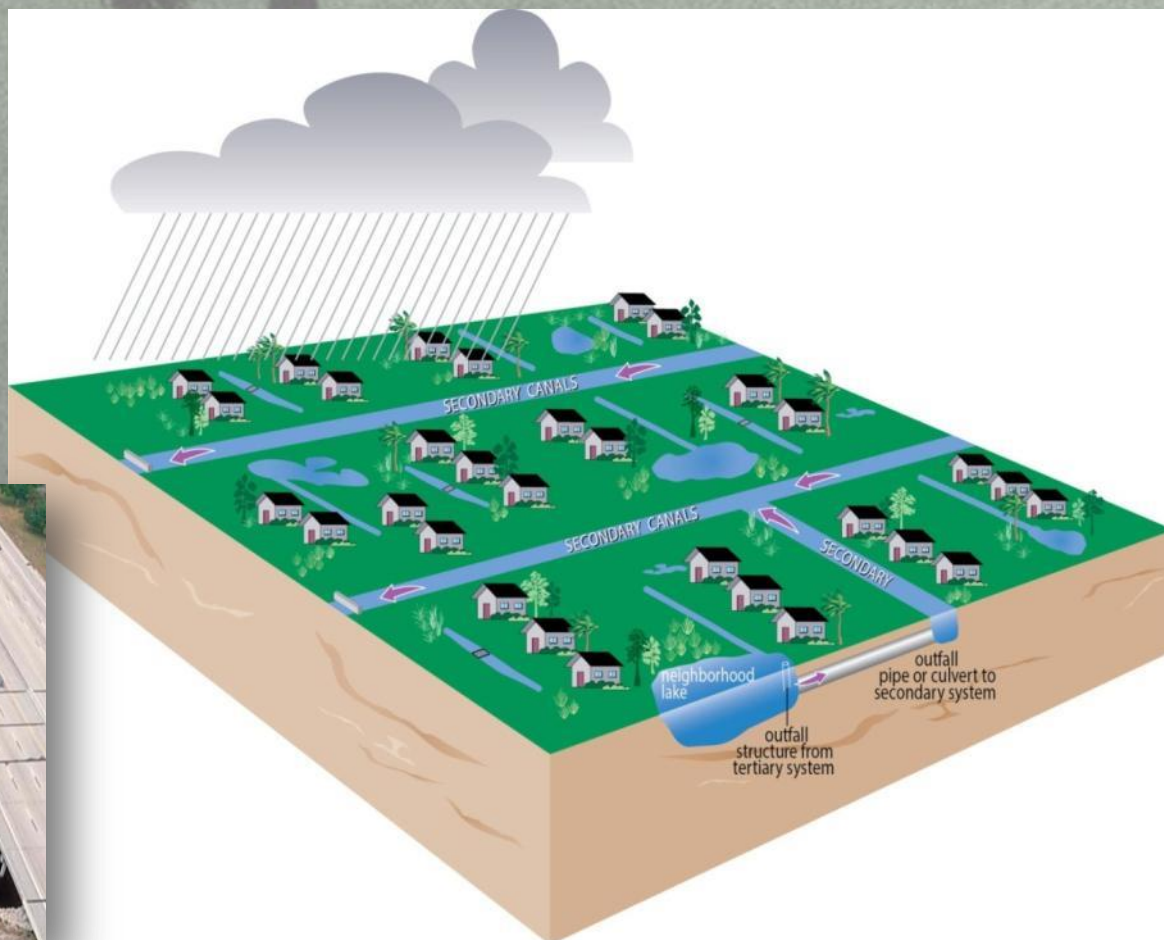
Raining vs Draining



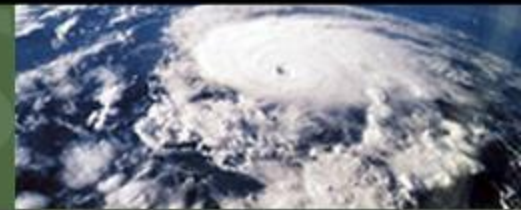
Before and After the Storm



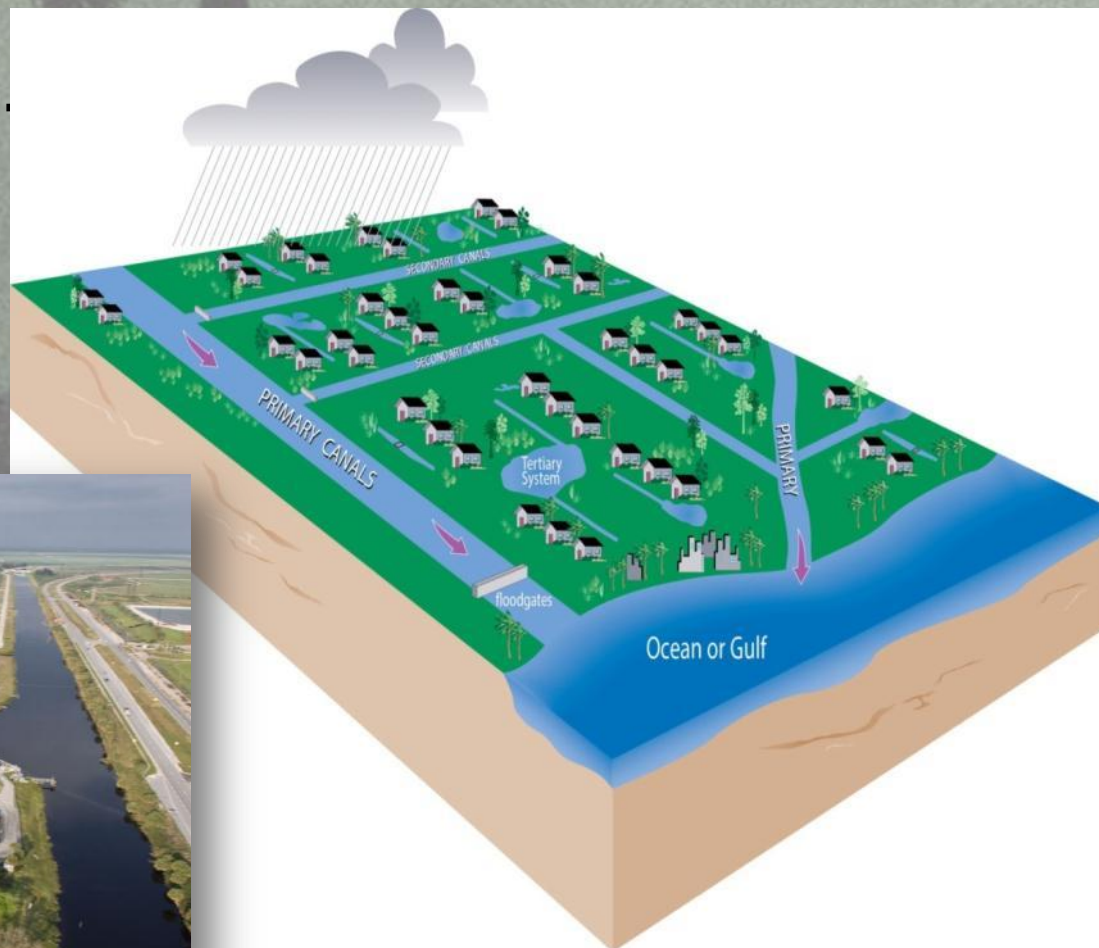
**Secondary canals
connect to farm
and
neighborhood
systems**



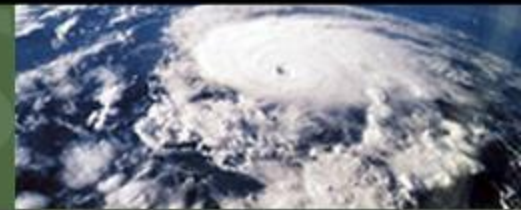
Before and After the Storm



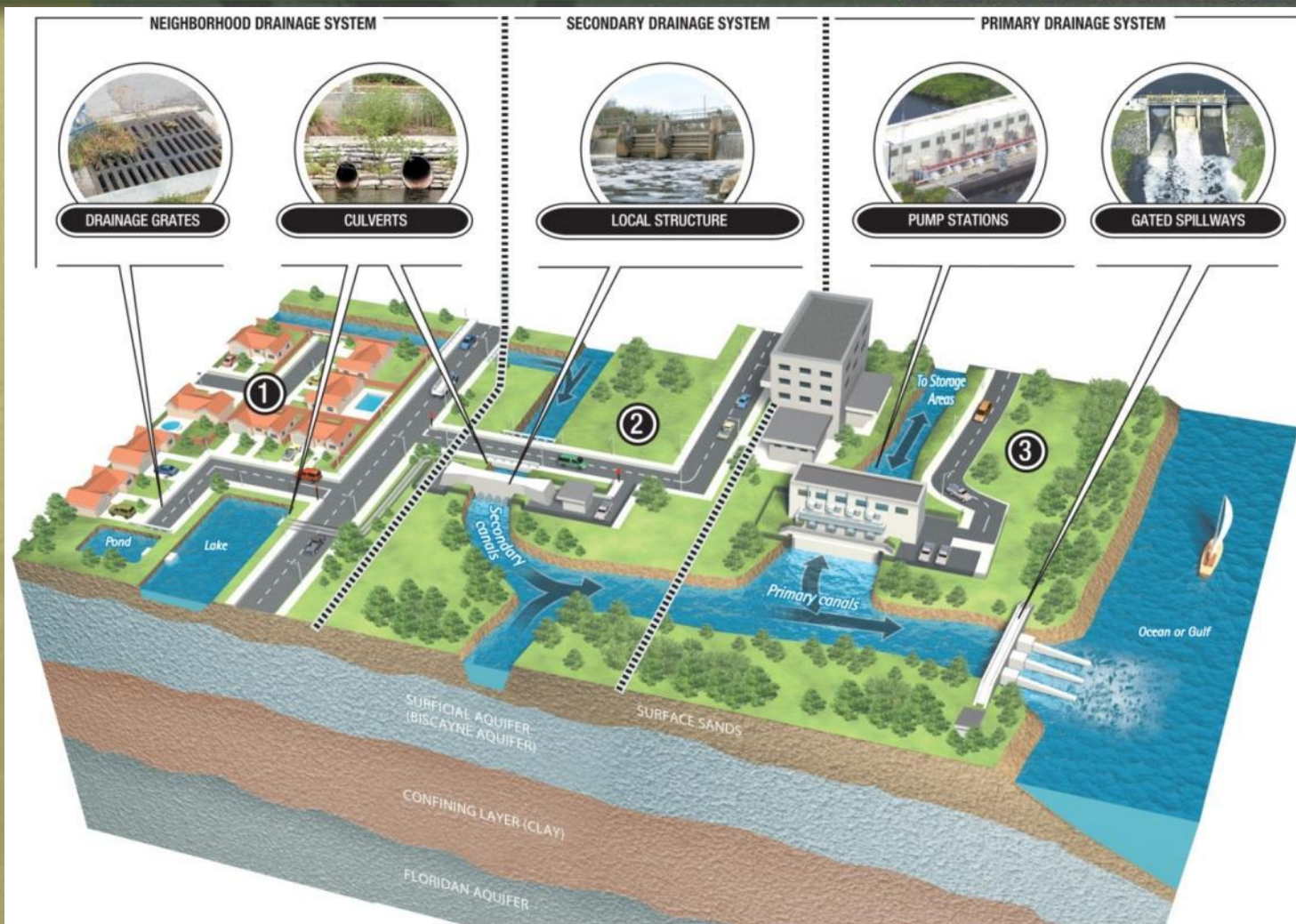
Major canals receive inflows & move water into storage or to the coast



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 ▼](#) [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 ▶](#)

Flood Awareness
Month ▶



Everglades
Water Quality ▶



Permitting
Services ▶



Restoring the
Everglades ▶

SECTION C

SECTION 1

Poinciana Community Development District
Action Items September 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. Various CFX updates sent to BOS via electronic mail when received.
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.
03.20.2024	Pond Water Quality Improvements	Field Staff/Vice Chairman McKelvey	In Process	Field staff to provide proposals for littoral plantings, gambusia/grass shrimp, aerators, bacterial agents, and other interventions. Clam stocking approved for Ponds E16 and PC2 04.16.2025. Clams installed May 2025. Aerator Project and Try Marine proposals presented 07.16.2025. Board advised Aerator project top interest and Try Marine on backburner. Aerator project to be presented with solar option at upcoming meeting.
Ongoing	Educate residents regarding beneficial pond vegetation and best maintenance practices and key CDD contact details		Ongoing	PCDD Pond Specification flyer and CDD contact details released fro electronic mail distribution 09.12.2025.
11.20.2024	Eminent Domain Cypress Parkway	District Counsel	In Process	BOS approved retention letter with Gray Robinson 11.20.2024.
07.16.2025	Stormwater Maintenance	Field Manager	In Process	BOS approved proposals #405 (resetting grate B6, trench, pipe restore topsoil sod C1, remove plastic pipe A6 and C14 immediate repairs) and #406 (MES repairs to be facilitated when water level is low).
07.16.2025	Finalize Proposed Fishing Policies	Vice Chair McKelvey	In Process	Revised draft with legal and Board comments reviewed 08.20.2025.
07.16.2025	Landscape Maintenance Confirmation	Chairman Cameron and Field Mnaager	In Process	Follow up from recent HOA/Golf/CDD/Developer Meeting regarding landscape maintenance of certain tracts/areas within Solivita.

SECTION 2

Poinciana Community Development District

Summary of Check Register

August 11, 2025 to September 8, 2025

Fund	Date	Check No.'s	Amount
General Fund	Truist	8/12/25	295
		8/19/25	296-299
		8/22/25	300
		8/27/25	301
		8/28/25	302
		9/4/25	303
		9/8/25	304-305
			\$ 119,525.41
Hancock Whitney		8/27/25	27
		8/28/25	28
			\$ 156,089.63
Payroll		<u>August 2025</u>	
	Anita L Nelson	ACH	\$ 184.70
	Jon R Cameron	ACH	\$ 184.70
	Richard B McKelvey	50229	\$ 184.70
	Robert W Zimbardi	50230	\$ 184.70
			\$ 738.80
			\$ 276,353.84

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/12/25	00001	8/01/25 297	202508 320-53800-12000		*	928.33	
			FIELD MANAGEMENT AUG 25				
		8/01/25 298	202508 310-51300-34000		*	3,785.25	
			MANAGEMENT FEES AUG 25				
		8/01/25 298	202508 310-51300-35200		*	72.25	
			WEBSITE ADMIN AUG 25				
		8/01/25 298	202508 310-51300-35100		*	108.33	
			INFORMATION TECH AUG 25				
		8/01/25 298	202508 310-51300-51000		*	.33	
			OFFICE SUPPLIES				
		8/01/25 298	202508 310-51300-42000		*	7.08	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,901.57 000295
8/19/25	00011	8/15/25 00103795	202508 320-53800-47100		*	14,702.26	
			MOSQUITO MAINT AUG 25				
				CLARKE ENVIRONMENTAL MOSQUITO			14,702.26 000296
8/19/25	00004	8/01/25 33835	202508 320-53800-46200		*	16,081.20	
			LANDSCAPE MAINT AUG 25				
				FLORALAWN 2 LLC			16,081.20 000297
8/19/25	00056	7/31/25 00072488	202507 310-51300-48000		*	657.64	
			NOT PUBLIC HEAR 6/24/25				
				GANNETT FLORIDA LOCALIQ			657.64 000298
8/19/25	00027	7/14/25 142615	202506 310-51300-31500		*	1,167.00	
			GENERAL COUNSEL JUNE 25				
		8/12/25 143012	202507 310-51300-31500		*	2,614.23	
			GENERAL COUNSEL JULY 25				
		8/12/25 143013	202507 310-51300-31500		*	78.00	
			EMINENT DOMAIN JULY 25				
				LATHAM LUNA EDEN & BEAUDINE			3,859.23 000299
8/22/25	00013	8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			CABAN CK#2136				
		8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			LIETZ CK#525				
		8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			BURKHART CK#2521				
		8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			PENDER CK#28124				
		8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			LOUNSBERRY CK#1619				
		8/22/25 08222025	202508 300-20700-10000		*	1,935.37	
			CARLANDER CK#1732				
				POINCIANA CDD			11,612.22 000300
				POIN POIN CDD			
				KCOSTA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/27/25	00044	8/01/25 PSI19018	202508 320-53800-47000	AQUATIC MAINT AUG 25	*	12,748.00	
				SOLITUDE LAKE MANAGEMENT			12,748.00 000301
8/28/25	00025	8/11/25 4652251	202508 300-20700-10000	DEBT 1% ADMIN FEE	*	13,747.33	
		8/11/25 4652252	202508 310-51300-49100	MAINT 1% ADMIN FEE	*	9,536.76	
				POLK COUNTY PROPERTY APPRAISER			23,284.09 000302
9/04/25	00004	9/01/25 34374	202509 320-53800-46200	LANDSCAPE MAINT SEPT 25	*	16,081.20	
				FLORALAWN 2 LLC			16,081.20 000303
9/08/25	00038	8/17/25 2096	202508 320-53800-49000	PRESSURE WASH TUNNELS	*	2,850.00	
				PRESSURE WASH THIS			2,850.00 000304
9/08/25	00044	9/01/25 PSI19832	202509 320-53800-47000	AQUATIC MAINT SEPT 25	*	12,748.00	
				SOLITUDE LAKE MANAGEMENT			12,748.00 000305
TOTAL FOR BANK C						119,525.41	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/27/25	00013	8/26/25 08262025	202508 300-20700-10000 FY25 ASSESSMENT TSFR DS	POINCIANA CDD	*	6,089.63	6,089.63 000027
8/28/25	00013	8/28/25 08282025	202508 300-10100-10100 TSFR FDS TO MM	POINCIANA CDD	*	150,000.00	150,000.00 000028
TOTAL FOR BANK D						156,089.63	
TOTAL FOR REGISTER						275,615.04	

POIN POIN CDD KCOSTA

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
July 31, 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
July 31, 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	\$ 203,454	\$ -	\$ -	\$ 203,454
Operating - Truist	\$ 245,702	\$ -	\$ -	\$ 245,702
Money Market - Bank United	\$ 383,315	\$ -	\$ 213,169	\$ 596,484
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 137,807	\$ -	\$ 137,807
Revenue	\$ -	\$ 502,129	\$ -	\$ 502,129
Interest	\$ -	\$ 11	\$ -	\$ 11
Principal	\$ -	\$ 122	\$ -	\$ 122
Prepayment	\$ -	\$ 3,932	\$ -	\$ 3,932
Due from General Fund	\$ -	\$ 19,837	\$ -	\$ 19,837
Total Assets	\$ 832,471	\$ 663,838	\$ 213,169	\$ 1,709,477
Liabilities:				
Accounts Payable	\$ 21,600	\$ -	\$ -	\$ 21,600
Due to Debt Service	\$ 19,837	\$ -	\$ -	\$ 19,837
Total Liabilities	\$ 41,437	\$ -	\$ -	\$ 41,437
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 213,169	\$ 213,169
Restricted for:				
Debt Service	\$ -	\$ 663,838	\$ -	\$ 663,838
Unassigned	\$ 791,034	\$ -	\$ -	\$ 791,034
Total Fund Balances	\$ 791,034	\$ 663,838	\$ 213,169	\$ 1,668,040
Total Liabilities & Fund Balance	\$ 832,471	\$ 663,838	\$ 213,169	\$ 1,709,477

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 886,925	\$ 886,925	\$ 902,033	\$ 15,108
Interest	\$ 2,373	\$ 2,373	\$ 12,516	\$ 10,143
Total Revenues	\$ 889,298	\$ 889,298	\$ 914,549	\$ 25,251
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 7,600	\$ 2,400
FICA Expense	\$ 918	\$ 765	\$ 581	\$ 184
Engineering	\$ 20,000	\$ 16,667	\$ 19,660	\$ (2,994)
Attorney	\$ 30,000	\$ 25,000	\$ 29,635	\$ (4,635)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 3,700	\$ 3,700	\$ 3,700	\$ -
Trustee Fees	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Management Fees	\$ 45,423	\$ 37,853	\$ 37,853	\$ -
Information Technology	\$ 1,300	\$ 1,083	\$ 1,083	\$ 0
Website Maintenance	\$ 867	\$ 723	\$ 723	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 2,600	\$ 2,167	\$ 1,431	\$ 735
Printing & Binding	\$ 500	\$ 417	\$ 189	\$ 228
Insurance	\$ 7,981	\$ 7,981	\$ 7,763	\$ 218
Legal Advertising	\$ 5,500	\$ 4,583	\$ 1,531	\$ 3,053
Other Current Charges	\$ 2,400	\$ 2,000	\$ 874	\$ 1,126
Office Supplies	\$ 400	\$ 333	\$ 81	\$ 252
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,564	\$ 122,779	\$ 122,129	\$ 651

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 11,140	\$ 9,283	\$ 9,283	\$ -
Property Insurance	\$ 21,500	\$ 21,500	\$ 22,169	\$ (669)
Electric	\$ 2,544	\$ 2,120	\$ 1,079	\$ 1,041
Landscape Maintenance	\$ 220,544	\$ 183,787	\$ 160,812	\$ 22,975
Landscape Improvement Areas Contingency	\$ 18,500	\$ 15,417	\$ 2,095	\$ 13,321
Aquatic Control Maintenance	\$ 159,828	\$ 133,190	\$ 127,480	\$ 5,710
Aquatic Midge Management	\$ 194,062	\$ 161,718	\$ 147,023	\$ 14,696
R&M - Plant Replacement	\$ 7,000	\$ 5,833	\$ -	\$ 5,833
Storm Structure Repairs	\$ 41,616	\$ 34,680	\$ -	\$ 34,680
Contingency	\$ 12,000	\$ 12,000	\$ 79,455	\$ (67,455)
Total Operations & Maintenance:	\$ 688,734	\$ 579,528	\$ 549,397	\$ 30,131
<u>Other Expenditures</u>				
Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Expenditures	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Expenditures	\$ 889,298	\$ 752,308	\$ 721,526	\$ 30,782
Net Change in Fund Balance	\$ -		\$ 193,023	
Fund Balance - Beginning	\$ -		\$ 598,010	
Fund Balance - Ending	\$ -		\$ 791,034	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,279,197	\$ 1,279,197	\$ 1,301,545	\$ 22,347
Assessments - Prepayments	\$ -	\$ -	\$ 3,871	\$ 3,871
Interest	\$ 15,000	\$ 15,000	\$ 32,484	\$ 17,484
Total Revenues	\$ 1,294,197	\$ 1,294,197	\$ 1,337,899	\$ 43,702
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	\$ 1,101,000	\$ 1,101,000	\$ -
Interest - 5/1	\$ 97,211	\$ 97,211	\$ 96,990	\$ 221
Total Expenditures	\$ 1,309,176	\$ 1,295,421	\$ 1,300,041	\$ (4,620)
Excess (Deficiency) of Revenues over Expenditures	\$ (14,979)		\$ 37,858	
Net Change in Fund Balance	\$ (14,979)		\$ 37,858	
Fund Balance - Beginning	\$ 478,956		\$ 625,980	
Fund Balance - Ending	\$ 463,977		\$ 663,838	

Poinciana
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 6,124	\$ 6,124
Total Revenues	\$ -	\$ -	\$ 6,124	\$ 6,124
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 6,124	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 56,124	
Fund Balance - Beginning	\$ 150,440		\$ 157,045	
Fund Balance - Ending	\$ 200,440		\$ 213,169	

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	\$ 12,200	\$ 25,761	\$ 3,949	\$ 8,924	\$ -	\$ -	\$ -	902,033
Interest	\$ 1,597	\$ 953	\$ 723	\$ 421	\$ 382	\$ 676	\$ 2,385	\$ 2,209	\$ 1,622	\$ 1,549	\$ -	\$ -	12,516
Total Revenues	\$ 1,597	\$ 234,963	\$ 553,623	\$ 33,293	\$ 31,799	\$ 12,876	\$ 28,146	\$ 6,158	\$ 10,546	\$ 1,549	\$ -	\$ -	914,549
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,600	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	7,600
FICA Expense	\$ 77	\$ 77	\$ -	\$ -	\$ 122	\$ -	\$ 153	\$ 77	\$ -	\$ 77	\$ -	\$ -	581
Engineering	\$ 1,440	\$ 533	\$ 2,400	\$ 1,683	\$ 885	\$ 2,875	\$ 1,751	\$ 4,531	\$ 1,688	\$ 1,875	\$ -	\$ -	19,660
Attorney	\$ 2,591	\$ 5,005	\$ 793	\$ 3,867	\$ 3,334	\$ 2,782	\$ 3,310	\$ 3,931	\$ 1,329	\$ 2,692	\$ -	\$ -	29,635
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,700
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	4,000
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Management Fees	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ 3,785	\$ -	\$ -	37,853
Information Technology	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	1,083
Website Maintenance	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	723
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 114	\$ 2	\$ 30	\$ 374	\$ 133	\$ 363	\$ 69	\$ 121	\$ 190	\$ 37	\$ -	\$ -	1,431
Printing & Binding	\$ 8	\$ -	\$ -	\$ -	\$ 2	\$ 6	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ -	189
Insurance	\$ 7,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,763
Legal Advertising	\$ -	\$ 304	\$ 270	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	1,531
Other Current Charges	\$ 125	\$ 124	\$ 88	\$ 56	\$ 58	\$ 59	\$ 59	\$ 109	\$ 113	\$ 85	\$ -	\$ -	874
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 73	\$ 0	\$ 7	\$ -	\$ -	81
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 22,508	\$ 11,010	\$ 7,547	\$ 10,244	\$ 13,802	\$ 10,051	\$ 15,307	\$ 13,807	\$ 7,285	\$ 10,569	\$ -	\$ -	122,129

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	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	- \$	- \$	9,283
Property Insurance	\$ 22,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	22,169
Electric	\$ 81	\$ 88	\$ 170	\$ 104	\$ -	\$ 208	\$ 104	\$ 105	\$ 110	\$ 107	- \$	- \$	1,079
Landscape Maintenance	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	- \$	- \$	160,812
Landscape Improvement Areas Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,095	\$ -	- \$	- \$	2,095
Aquatic Control Maintenance	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	- \$	- \$	127,480
Aquatic Midge Management	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	\$ 14,702	- \$	- \$	147,023
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Contingency	\$ 59,600	\$ 13,500	\$ 650	\$ 1,271	\$ 1,002	\$ -	\$ -	\$ 3,433	\$ -	\$ -	- \$	- \$	79,455
Total Operations & Maintenance:	\$ 126,310	\$ 58,048	\$ 45,280	\$ 45,835	\$ 45,462	\$ 44,668	\$ 44,564	\$ 47,997	\$ 46,665	\$ 44,567	- \$	- \$	549,397
<i>Other Expenditures</i>													
Transfer Out - Capital Reserve	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	50,000
Total Other Expenditures	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	50,000
Total Expenditures	\$ 198,818	\$ 69,058	\$ 52,827	\$ 56,079	\$ 59,263	\$ 54,719	\$ 59,871	\$ 61,804	\$ 53,950	\$ 55,136	- \$	- \$	721,526
Net Change in Fund Balance	\$ (197,221)	\$ 165,905	\$ 500,796	\$ (22,787)	\$ (27,464)	\$ (41,843)	\$ (31,725)	\$ (55,646)	\$ (43,405)	\$ (53,587)	- \$	- \$	193,023

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	\$ -	\$ -	\$ -	\$ 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)	\$ -	\$ 30,152.85	\$ 30,152.85
3/7/25	02/01-02/28/25	\$ 12,566.64	\$ (117.59)	\$ (248.99)	\$ -	\$ 12,200.06	\$ 12,200.06
4/11/25	03/01-03/31/25	\$ 26,170.59	\$ (2.45)	\$ (523.36)	\$ -	\$ 25,644.78	\$ 25,644.78
4/30/25	01/01-03/31/25	\$ -	\$ -	\$ -	\$ 116.45	\$ 116.45	\$ 116.45
5/9/25	04/01-04/30/25	\$ 4,029.22	\$ -	\$ (80.59)	\$ -	\$ 3,948.63	\$ 3,948.63
6/13/25	05/01-05/31/25	\$ 3,592.74	\$ -	\$ (71.86)	\$ -	\$ 3,520.88	\$ 3,520.88
6/20/25	6/2/25	\$ 5,513.02	\$ -	\$ (110.26)	\$ -	\$ 5,402.76	\$ 5,402.76
Total Collected		\$ 954,816.97	\$ (35,784.06)	\$ (18,380.69)	\$ 1,380.72	\$ 902,032.94	\$ 902,032.94
Percentage Collected							102%

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	\$ -	\$ -	\$ -	\$ 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
3/7/25	02/01-02/28/25	\$ 18,610.97	\$ (175.77)	\$ (368.70)	\$ -	\$ 18,066.50	\$ 18,066.50
4/11/25	03/01-03/31/25	\$ 39,139.72	\$ (3.74)	\$ (782.72)	\$ -	\$ 38,353.26	\$ 38,353.26
4/30/25	01/01-03/31/25	\$ -	\$ -	\$ -	\$ 167.99	\$ 167.99	\$ 167.99
5/9/25	04/01-04/30/25	\$ 6,156.66	\$ -	\$ (123.13)	\$ -	\$ 6,033.53	\$ 6,033.53
6/13/25	05/01-05/31/25	\$ 5,489.73	\$ -	\$ (109.79)	\$ -	\$ 5,379.94	\$ 5,379.94
6/20/25	6/2/25	\$ 8,423.98	\$ -	\$ (168.48)	\$ -	\$ 8,255.50	\$ 8,255.50
Total Collected		\$ 1,377,598.63	\$ (51,524.59)	\$ (26,521.46)	\$ 1,991.93	\$ 1,301,544.51	\$ 1,301,544.51
Percentage Collected							102%

SECTION D



Poinciana Community Development District



September 17th, 2025

Joel Blanco - Field Services Manager

GMS

Completed

Erosion Around Stormwater Inlet on Balboa Dr./Bell Tower Crossing

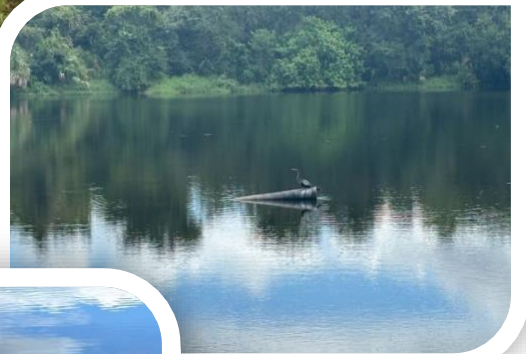
- Field Staff scheduled and completed maintenance repair at the inlet on Balboa Dr./Bell Tower Crossing.
- Maintenance staff dug out effected areas of wash out towards the backside and sides of the inlet structure.
- Staff discovered a buried irrigation head pointing towards the sidewalk. HOA was notified of the buried irrigation head and performed their own repairs including backfilling the sidewalk area.
- Staff patched exterior and interior cracks of the structure, backfilled the sides and back portion not exceeding irrigation lines, per HOA request.
- Marked cones have been removed and placed in a storage closet near Solivita.



Site Items

Maintenance Item

- Field Staff has scheduled maintenance as noted in the engineer's report on the week of Sept. 8th.
- Items include installation of a French drain on the corner of C-1, removing (2) floating corrugated pipes on A-6 and C-14, and resetting a fallen grate on B-6.
- Maintenance staff is also scheduled to replace defective light bulbs in both Venezia and the Bella Viana tunnel.
- Pictures of completed repairs will be available in next month's FMR.



Site Items

Landscape Review



- ✚ Field Staff has continued to review the landscaping throughout the district.
- ✚ The CDD owned sloped area by the retention wall on Umbria Dr. has been consistently mowed.
- ✚ Buffer tract on Vineyard Dr. that was previously reported as overgrown has been mowed consistently.
- ✚ The Venezia cart path and Venezia Way exit has been consistently mowed.
- ✚ A previously resident reported overgrown bushes on the corner of Via Toledo—P-5 has been scheduled to be trimmed.
- ✚ Overall pond bank mowing—including the recently added P8, have been consistent with banks evenly mowed.

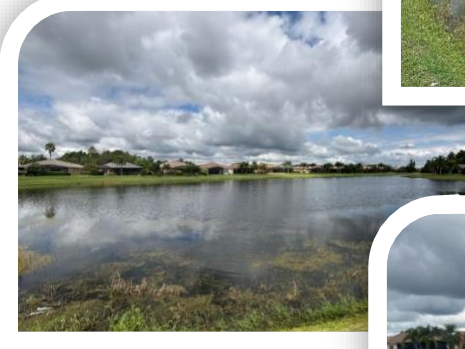
Site Items

Landscape Maintenance Review Cont'd



Site Items

Pond Review



- Field Staff has continued to review the ponds throughout the district.
- PA9 and A10—Grand Canal Ponds that were previously reported to experience aggressive weeds—baby tears, floating hearts, and hydrilla, had several boat treatments completed with the pond looking much better in appearance.
- C12 which was previously reported and experiencing aggressive hydrilla, had several boat treatments completed with the pond looking better—most hydrilla has decayed with present hydrilla brown in color.
- C20 which was also previously reported with aggressive weeds and vegetation has had several treatments completed with the pond still in progress.
- P8 has also had vegetation including cat tails sprayed with the pond in progress.
- Pictures: L to R—A9, A10, A10 (2nd view), C12, C12 (2nd view), C20, P8, D3, F2, A3, A4, A5, A6.

Site Items

Pond Review Cont'd



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

Poinciana CDD - August 2025 - Treatment Log						
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	12-11		x			
OD-02	12-11		x			
OD-03	12-11		x			
OD-04	12-11		x			
OD-05	12-11		x			
OD-06	12-11		x			
OD-07	12-11		x			
OD-08	12-11		x			
OD-09	12-11		x			
OD-10	12-11		x			
OD-11	12-11		x			
OC-01	12-27		x			
OC-02	12-27		x			
OC-03	12-27		x			
OC-06A	12-6		x			
OC-06B	12-6		x			
OC-08	12-6		x			
OC-09	12-6					
OC-10	12-6				x	
OC-11	12-6		x		x	
OC-12	12-11		x			
OC-13	12-6		x			
OC-14	12-6		x			
OC-15	12-6		x			
OC-16	12-6		x			
OC-17	12-6		x			
OC-18	12-11				x	
OC-19	12-6					
OC-20	12-11				x	
OB-01	12-27		x			
OB-05	12-27		x			
OB-06	12-27		x			
OB-11	12-5		x			
OB-15	12-5		x			
OB-16	12-5		x			
OF-07	12-27				x	
OA-01	12-12				x	
OA-02	12-12				x	
OA-03	12-5		x			
OA-04	12-5		x			
OA-05	12-5		x			
OA-06	12-5		x			
OA-07	12-5		x			
OA-08	12-5		x			
OA-09	12-5		x			
OA-10A	12-5		x			
OA-10B	12-5		x			
OA-11	12-5		x			
OA-12	12-5		x			
OA-13	12-5		x			
OA-20	12-12				x	
OA-21	12-12				x	
OA-22	12-12				x	
OO-POLK	Club Pond					

Poinciana CDD - August 2025 - Treatment Log						
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OE-01	12-12				x	
OE-02	12-12				x	
OE-03	12-12				x	
OE-05	12-12				x	
OE-06	12-12				x	
OE-08	12-12				x	
OE-11	12-12				x	
OE-15	Golf Course pond					
OE-18	12-12				x	
OE-19	12-12				x	
OE-21	12-12				x	
OE-31	12-12				x	
P-1	12-7				x	
P-2	12-7				x	
P-3	12-7				x	
P-4	12-7				x	
P-5	12-7				x	
P-6	12-27		x			Duck Weed treatment
P-8	12-27		x			
P-9	12-7		x			
P-10	12-7		x			
P-11	12-7		x			
P-13	12-7		x			
P-14	12-7				x	
P-15	12-7				x	
5A-P-16	?					
5C-P-16	?					
OS-3	?					
5E-W-C-3	?					
P-1F	12-5				x	
Canal 1	12-5				x	

SECTION 2



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Thursday, September 4, 2025
6:19:52 AM

Poinciana Community Development Dist (S07800)

Filter Date between 08/01/2025 and 08/31/2025

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treated
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		08/28/2025	08/28/2025	15.09	acr	2,4,6,7,8,9,10,11,12,13,14,15,16,17,19,20,22, p0003,p0010,p001F
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		08/28/2025	08/28/2025	9.69	acr	
						24.79		1,3,5,18,21,23
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/07/2025	08/07/2025	15.70	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/08/2025	08/08/2025	11.10	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/14/2025	08/14/2025	15.50	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/15/2025	08/15/2025	11.70	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/21/2025	08/21/2025	15.60	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/22/2025	08/22/2025	11.20	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/28/2025	08/28/2025	15.60	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/29/2025	08/29/2025	11.10	mi	
						107.50		

SECTION 3

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
7/30/2025	Nancy Harvey	337 Grand Canal Dr.		PA911	Scum/algae growth in pond	Joel	Provided same update as Ms. Beckler.	08/01/25
7/31/2025	Robert Miller	63 Knoll Wood Dr			Alligator grass growth; requesting treatment	Joel	Pond is owned by TM; provide resident with Alligator Nusiance Hotline Number.	08/01/25
8/4/2025	Ronald Kiefer	250 Acadia Dr.		PC20	Overgrown weeds in/around pond; requesting cleanup	Joel	Vendor confirmed treatment was completed for this week.	08/04/25
8/5/2025	Grant Gong	807 Via Como St.		P16	Overgrown greenery in pond	Joel	Requested treatment with the aquatics vendor.	08/05/25
8/12/2025	Bob Lorrey	500 Santavita Place		PC10	Clogged storm drains at Tapatio and Solivita Blvd	Joel	Provided update that PWCDD D.E is reviewing possible clogged in PW pond.	08/12/25
8/12/2025	Carmen Cruz	473 Grand Canal Drive		P-A 911	Sent photos of ponds; requesting clean up	Joel	Scheduled review of the pond.	08/12/25
8/12/2025	Maureen Myers	1385 Lombardi Ct		P8	Overgrown weeds/edge grasses; requesting clean up; questions about herbicide usage	Joel	Provided her response on questions on spray treatment. Scheduled review.	08/12/25
8/13/2025	Tom Kettwig	656 Portofino Dr.		PD2	Requesting treatment	Joel	Scheduled treatment with the aqautics vendor.	08/13/25
8/15/2025	Jon Cameron	698 Portofino Dr.		Bella Viana Tnl	Requesting update on pressure washing	Joel	Pressure washing completed 8/13 and 8/14	08/15/25
8/15/2025	Candace Stanford	987 Glendora Rd S			Cypress tree roots growing into property; requesting removal	Joel	Scheduling review of the tree.	08/18/25
8/15/2025	Jim Wallace	365 Acadia Dr.		PC12	High weed growth; requesting follow up	Joel	Scheduled review of the pond.	08/18/25
8/15/2025	Loretta Hayward	520 Via Veneto Ct		P-A911	Reporting scum on pond surface; requesting clean up	Joel	Provide update--vendor completed boat treatment with Field Staff to monitor.	08/18/25
8/15/2025	Jon Cameron	698 Portofino Dr.		Bella Viana Tnl	Update on condition of tunnel	Joel	Provide update--confirmation that vendor will complete stripping on Friday, the 15th.	08/15/25
8/19/2025	Barb Reinhold	3639 Via Monte Napoleone Dr.		C4	midge activity	Joel	Requested treatment with midge control vendor.	08/19/25
8/19/2025	Jan Gripp	3685 Via Monte Napoleone Dr.		C3	midge activity	Joel	Provided the same update as Ms. Reinhold.	08/19/25
8/20/2025	Jon Cameron	698 Portofino Dr.		PB5	submitted photos of pond; weeds and dirt present	Joel	Forwarded pictures to the aquatics vendor and requested treatment.	08/20/25
8/26/2025	Grant Gong	807 Via Como St.		P16	Requesting Update	Joel	Explained that the reported overgrowth were littoral plantings in bloom.	08/28/25
8/27/2025	Carol Turner	231 Treviso Dr.		P1F	Mowers causing erosion	Joel	Reviewed area, mower tracks were present due to wet banks. Will continue to monitor.	08/28/25
8/29/2025	Brian Perks	334 Acadia Dr.		PC20	Pond staging high	Joel	Pond has excessive vegetation, that is currently being treated which gives the pond an appearance of low water.	09/01/25
8/29/2025	Linda Kuhn	103 Terra Vista Ln.		N/A	Juniper blowing debris into storm drains	Joel	Sent complaint to Matt & Angel from Juniper to address with their staff.	09/01/25