

*Poinciana*  
*Community Development District*

*Agenda Package*

*May 20, 2026*

# AGENDA

# *Poinciana*

## *Community Development District*

---

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

Wednesday  
May 20, 2026  
12:00 PM

The Gator Room  
385 Village Drive  
Poinciana, Florida

### **Zoom Information for Members of the Public:**

**Link: <https://zoom.us/j/88297815550>**

**Dial-in Number: (646) 876-9923**

**Meeting ID: 882 9781 5550**

### **Board of Supervisors Meeting**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the April 15, 2026 Board of Supervisors Meeting
5. Discussion of Request for Proposals for Pond Maintenance
6. Discussion of Licensing Agreement with Taylor Morrison for Tunnel Striping
7. Review of Engagement Letter for Eminent Domain Representation
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Review of Toho Water Authority Discharge Report
  - C. District Manager
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Presentation of Registered Voters – 5,239
  - D. Field Manager
    - i. Field Manager's Report
    - ii. Pond Maintenance Report
    - iii. Midge Management Report
    - iv. Customer Complaint Log
9. Supervisor's Requests
10. Other Business
11. General Audience Comments
12. **BUDGET ADOPTION HEARING: June 17, 2026, The Gator Room**
13. Adjournment

# MINUTES

**MINUTES OF MEETING  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **April 15, 2026**, at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Jon Cameron	Chairman
Rick McKelvey	Vice Chairman
Tony Reed	Assistant Secretary
Anita Nelson	Assistant Secretary
Robert Zimbardi	Assistant Secretary (arrived during Tenth Order of Business)

Also present were:

Tricia Adams	District Manager
Jay Lazarovich	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Residents	

*The following is a summary of the discussions and actions taken at the April 15, 2026, 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 12:00 p.m. Four Supervisors were present and a quorum was established. Mr. Zimbardi joined the meeting during the Tenth Order of Business.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 18, 2026, Board of Supervisors Meeting**

Mr. Cameron noted that under the Eighth Order of Business, “*Mr. Davidson*” should be “*Mr. John Bowman.*”

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the Minutes of the March 18, 2026, Board of Supervisors Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02 Relating to 2026 General Election and Notice**

Ms. Adams presented Resolution 2026-02, memorializing that Seat 1, Seat 2, and Seat 3, were scheduled for the General Election in November of 2026. The District’s general election would be conducted in conjunction with the Polk County Supervisor of Elections. The qualifying period was from Noon on June 8, 2026, through Noon on June 12, 2026. Ms. Adams reviewed the qualifying requirements and notice provisions contained within the resolution.

Mr. Reed MOVED to adopt Resolution 2026-02 Requesting that the Polk County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period and Ms. Nelson seconded the motion.

Mr. Cameron noted that the CDD was responsible for the proportionate cost of the election and questioned whether the CDD paid in the past. Ms. Adams confirmed that the CDD had not been billed in the past.

On VOICE VOTE with all in favor Resolution 2026-02 Requesting that the Polk County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Preferred Fishing Location and Sign Installation**

Mr. Blanco presented a proposal from GMS for the installation of 11 alligator warning signs and 21 Fishing Policy signs in the amount of \$4,356.81.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the proposal from GMS for the installation of 11 alligator warning signs and 21 Fishing Policy signs in the amount of \$4,356.81 was approved.

**SEVENTH ORDER OF BUSINESS**

**Review of Notice to 923 Umbria Drive Regarding Improper Dumping into Stormwater Pond**

Mr. Cameron reported concerns regarding improper disposal of materials into a stormwater pond. Staff presented correspondence issued to the property owner regarding the matter. The Board and District Engineer discussed the importance of protecting the District’s stormwater system and environmental permitting compliance. Staff will continue monitoring the matter.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for the Removal of Fire Flags and Installation of Littoral Plantings on Pond D8**

Mr. Blanco presented a proposal from Solitude for the removal of Fire Flags from Pond D9 and installation of littoral plantings on Pond D8 in the amount of \$7,330. The Board discussed ongoing littoral planting and aquatic maintenance efforts, including midge management concerns and vendor coordination.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the proposal from Solitude for the removal of Fire Flags on Pond D9 and installation of littoral plantings on Pond D8 in the amount of \$7,330 was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for the Installation of Additional Littoral Plantings on Ponds B1, A9 and C4**

Mr. Blanco presented a proposal from Solitude for the installation of additional littoral plantings on Ponds B1, A9 and C4 in the amount of \$5,600. Mr. Blanco reviewed the scope of the proposed littoral planting improvements and associated stabilization efforts.

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the proposal from Solitude for the installation of additional littoral plantings on Ponds B1, A9 and C4 in the amount of \$5,600 was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for One Time Service of Landscaping Bed on CDD Owned Corner of Via Toledo Court**

*\*Mr. Zimbardi joined the meeting.*

Mr. Blanco presented proposals related to maintenance of landscaping improvements located on the CDD-owned corner of Via Toledo Court. The Board discussed maintenance responsibilities, associated costs, and potential coordination with the HOA regarding future maintenance obligations. Following discussion, the Board deferred action and directed staff to continue monitoring the area and evaluate future maintenance options.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Ongoing Service of Landscaping Bed on CDD Owned Corner of Via Toledo Court**

This item was deferred.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich reported that Taylor Morrison received the revised License Agreement, but there were no updates since then and would follow up. Mr. Lazarovich provided a legislative update regarding proposed wetlands legislation.

**B. Engineer**

Mr. Reed recalled an open item from a prior meeting to understand the water quality of the reclaimed water system. Ms. Leo was supposed to investigate the nutrients. Ms. Leo would reach out to TOHO.

**C. District Manager**

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package. Many of these items were already discussed. Mr. Reed requested that the nutrient load from Toho for the reclaimed water system, be added to the Action Items List.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register for March 10, 2026, through April 4, 2026, totaling \$210,521.35.

On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the Check Register for March 10, 2026, through April 4, 2026, in the amount of \$210,521.35 was approved.
--

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026, which were included in the agenda package.

**D. Field Manager**

**i. Field Manager's Report**

**ii. Pond Maintenance Report**

Mr. Blanco presented the Field Manager's Report and Pond Maintenance Report, which were included in the agenda package. Staff provided updates regarding landscape maintenance items, pond bank stabilization efforts, tree maintenance, erosion concerns, and ongoing coordination with vendors. The Board discussed aquatic maintenance vendor responsiveness and

directed staff to evaluate future service options, including soliciting competitive proposals for aquatic maintenance services.

**iii. Midge Management Report**

**iv. Customer Complaint Log**

Mr. Blanco presented the Midge Management Report and Customer Complaint Log, which were included in the agenda package. Mr. Cameron pointed out that most complaints were midge complaints.

**THIRTEENTH ORDER OF BUSINESS                      Supervisor’s Requests**

Board members discussed updates regarding pond dye testing, aquatic treatment effectiveness, and midge management operations. Staff provided updates regarding ongoing coordination with the District’s aquatic and midge management vendors. The Board also discussed resident communications related to fogging services and private property treatment options.

**FOURTEENTH ORDER OF BUSINESS                      Other Business**

There being no public comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS                      General Audience Comments**

Ms. Moran of 417 Grand Canal Drive addressed the Board regarding pond bank conditions, drainage concerns, algae conditions, and landscaping maintenance adjacent to certain ponds. Staff and the District Engineer provided updates regarding ongoing monitoring efforts, planned littoral plantings, and coordination with vendors regarding maintenance concerns.

Mr. Cap Doorn, a Board Member of the Poinciana West CDD who lived at 1855 Pelican Hill Way, provided audience comments and included discussion regarding environmental concerns affecting stormwater ponds, midge management practices, fishing policies, and coordination with the Fishing Club. Staff and Board members responded to resident questions and provided clarification regarding District policies and operational practices.

**SIXTEENTH ORDER OF BUSINESS                      Next Meeting Date – May 20, 2026, 12:00 P.M.; The Gator Room**

Mr. Cameron stated that the next meeting was scheduled for May 20, 2026, at 12:00 p.m. at this location.

**SEVENTEENTH 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

# Stormwater Pond Aquatic Maintenance Scope of Services

## Florida Communities CDDs

### Purpose

The purpose of this scope is to establish a comprehensive aquatic maintenance program for stormwater ponds, lakes, wetlands, littoral shelves, control structures, and associated water management features located within Florida communities. The objective is to maintain proper aquatic health, preserve stormwater function, promote aesthetic appearance, control invasive vegetation and algae, minimize nuisance conditions, and assist the Owner in maintaining compliance with applicable permits and regulatory requirements.

---

## 1. GENERAL SERVICES

The Contractor shall provide all labor, supervision, equipment, boats, herbicides, algaecides, biological agents, tools, transportation, and incidentals necessary to perform routine aquatic maintenance services.

Services shall include, but are not limited to:

- Aquatic vegetation management
- Algae and nuisance weed control
- Littoral shelf management
- Invasive and exotic species control
- Trash and debris removal from pond surfaces
- Water quality observations
- Monthly inspections and reporting
- Treatment documentation
- Regulatory-compliant herbicide applications
- Emergency response services as requested

## **2. SERVICE FREQUENCY**

The Contractor shall inspect and service all (86) water bodies on a regular recurring basis. Each pond should be treated and/or inspected each month.

### **Standard Frequency**

- Minimum of (4) service visit per month year-round

### **Enhanced Frequency (Optional)**

- Two (8) or more visits per month during high-growth seasons (typically April–October)

Frequency may be adjusted based on:

- Seasonal growth conditions
- Rainfall
- Nutrient loading
- Algae blooms
- Resident complaints
- Regulatory concerns
- Mosquito activity
- Water level fluctuations

## **3. AQUATIC VEGETATION MANAGEMENT**

The Contractor shall monitor and control nuisance aquatic vegetation to maintain functional and aesthetically acceptable water bodies.

### **Target Vegetation Includes**

- Duckweed
- Watermeal
- Hydrilla
- Torpedo grass
- Cattails
- Primrose willow
- Water lettuce
- Water hyacinth
- Alligator weed
- Pickerelweed (when invasive/spreading excessively)
- Filamentous algae
- Chara
- Lyngbya and cyanobacteria mats

- Floating vegetation
- Submerged vegetation
- Emergent vegetation
- Exotic and invasive species

### **Control Methods**

- EPA and Florida-approved herbicides/algaecides
- Mechanical trimming when appropriate
- Biological control recommendations
- Selective spot treatments
- Preventative maintenance applications

The Contractor shall use best management practices to avoid:

- Fish kills
- Oxygen depletion
- Overspray
- Damage to desirable vegetation
- Erosion caused by vegetation removal

## **4. ALGAE CONTROL**

The Contractor shall monitor and treat all forms of nuisance algae.

### **Includes**

- Filamentous algae
- Planktonic algae
- Surface mats
- Cyanobacteria blooms

Treatments may include:

- Copper-based algaecides
- Peroxide-based treatments
- Biological enzymes
- Dye recommendations
- Nutrient reduction recommendations

Applications shall be performed in a manner that minimizes dissolved oxygen depletion and stress to aquatic life.

## **5. LITTORAL SHELF AND BENEFICIAL PLANT MANAGEMENT**

Where littoral shelves or beneficial aquatic vegetation exist, the Contractor shall manage vegetation to maintain the intended design function while preserving appearance and access. Vegetation coverage shall not exceed 70% of the bank area, with approximately 30% remaining free of vegetation to provide open gaps between planted areas. Beneficial vegetation shall not extend continuously to the shoreline bank and shall maintain a minimum 2-foot buffer between the high-water bank mark and the edge of the vegetation.

### **Services Include**

- Control of invasive vegetation in adherence to the 3 ft. allowable grass buffer
- Maintenance of beneficial native plantings
- Monitoring erosion concerns

## **6. WATER QUALITY OBSERVATIONS**

The Contractor shall visually monitor pond conditions during each visit.

### **Observations Include**

- Water clarity
- Odors
- Fish stress or mortality
- Excessive nutrient conditions
- Surface scum
- Erosion concerns visible from shoreline
- Abnormal water levels
- Evidence of illicit discharge
- Storm damage
- Mosquito breeding concerns

The Contractor shall notify management of significant issues requiring attention.

## **7. TRASH AND DEBRIS REMOVAL**

The Contractor shall remove readily accessible floating trash and debris by the shoreline observed during routine service visits.

### **Includes**

- Bottles
- Cans

- Small branches
- Surface litter
- Minor vegetative debris

### **Excludes**

- Major tree removal
- Hazardous materials
- Shopping carts
- Large debris
- Construction debris
- Submerged objects requiring specialized equipment

The Contractor shall report excluded items to the CDD field manager.

## **8. INSPECTION OF STORMWATER COMPONENTS**

As part of routine observations, the Contractor shall visually inspect accessible stormwater structures adjacent to ponds.

### **Includes Visual Observation Of**

- Inlets
- Outfalls
- Control structures
- Weirs
- Skimmers
- Erosion around structures
- Obvious blockages

This inspection is visual only and does not constitute engineering evaluation or structural certification.

## **9. REPORTING REQUIREMENTS**

The Contractor shall provide regular service documentation.

### **Monthly Reports Shall Include**

- Date of service
- Technician name
- (10) Highlighted ponds serviced
- Treatment locations

- Products applied
- Quantities applied
- Current pond conditions
- Recommendations
- Progress photos

Reports should identify:

- Areas requiring monitoring
- Significant algae outbreaks
- Erosion concerns observed
- Regulatory concerns observed
- Recommended corrective actions

## **10. HERBICIDE APPLICATION REQUIREMENTS**

All applications shall comply with:

- EPA labeling requirements
- Florida Department of Agriculture regulations
- Florida Fish and Wildlife Conservation Commission guidance
- OSHA requirements
- Manufacturer recommendations

### **Applicator Requirements**

- Licensed aquatic applicators
- Proper insurance coverage
- SDS documentation available upon request

Contractor shall maintain all required certifications during the contract term.

## **11. OWNER RESPONSIBILITIES**

The Owner shall:

- Provide access to all ponds
- Maintain legal easements/access routes
- Notify residents of restrictions if required
- Provide pond inventory/maps if available

## **12. EXCLUSIONS**

Unless specifically included in writing, the following are excluded:

- Dredging
- Sediment removal
- Bank reconstruction
- Fish stocking
- Wetland mitigation
- Permitting
- Large debris removal
- Hurricane cleanup
- Structural repairs
- Nutrient source correction
- Grading or earthwork
- Pipe cleaning
- Water testing/lab analysis

These services may be quoted separately.

### **13. EMERGENCY RESPONSE**

The Contractor may provide emergency response services for:

- Fish kills
- Severe algae blooms
- Chemical spills
- Storm-related impacts
- Flooding concerns
- Vegetation overgrowth obstructing drainage before a major storm event

Emergency services are outside routine maintenance and may incur additional charges.

### **14. PERFORMANCE STANDARDS**

The Contractor shall use commercially reasonable efforts to maintain ponds in a functional and aesthetically acceptable condition; however, aquatic systems are biological environments subject to weather, nutrient loading, wildlife activity, runoff, temperature fluctuations, and other factors outside Contractor control. The primary purpose of these ponds is stormwater management.

The Contractor does not guarantee:

- Completely algae-free water
- Elimination of all vegetation
- Water clarity

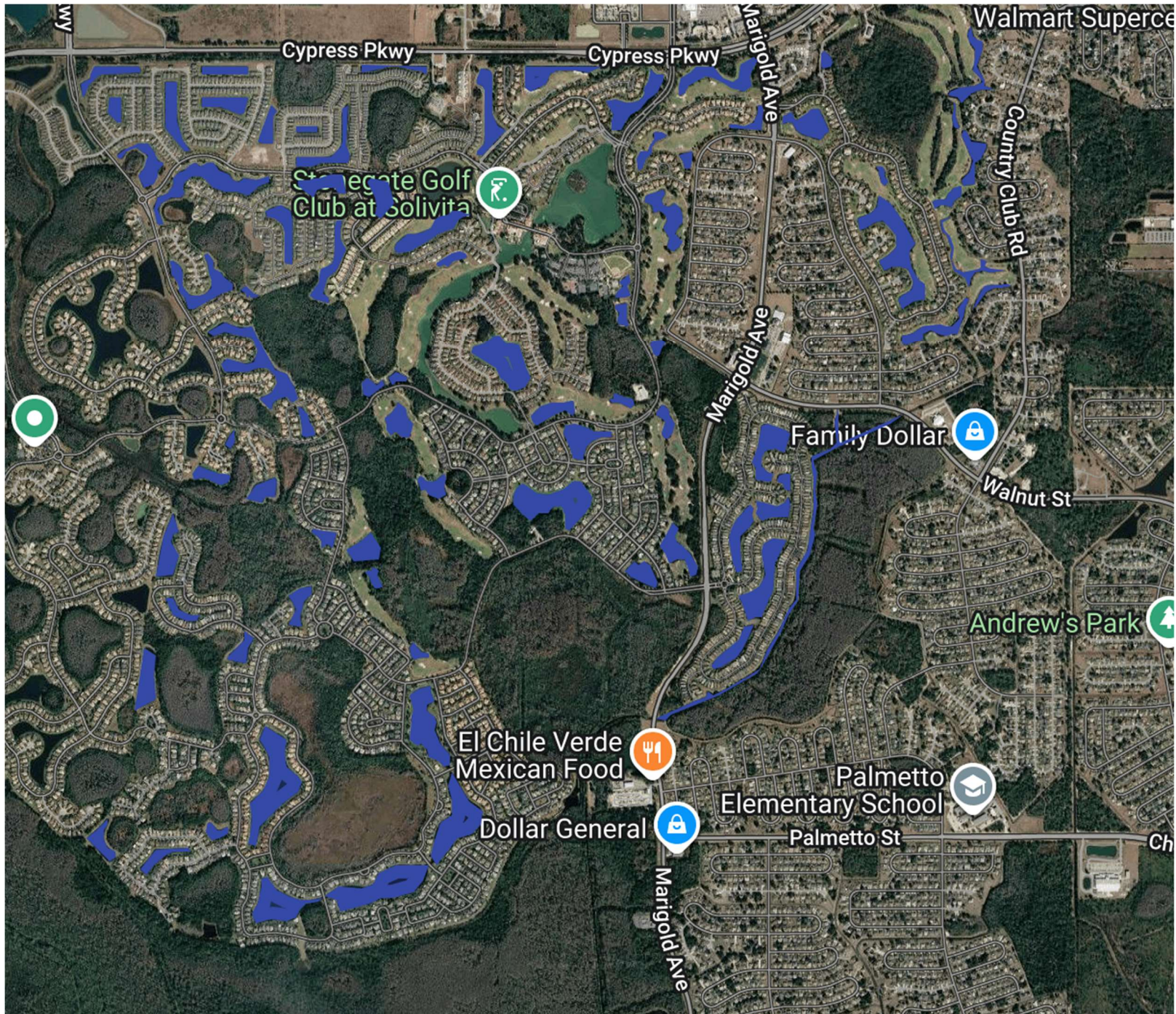
- Mosquito elimination
- Fish survival
- Regulatory compliance caused by offsite factors
- Prevention of future aquatic outbreaks

## **15. OPTIONAL ADDITIONAL SERVICES**

Optional services may include:

- Water quality sampling
- Nutrient analysis
- Shoreline restoration
- Pond mapping
- Bathymetric surveys
- Wetland maintenance
- Biological augmentation programs
- Native planting enhancements
- Erosion repair coordination
- Storm preparation inspections

These Services may be quoted separately upon request.



# SECTION VI

## LICENSE AND MAINTENANCE AGREEMENT

**THIS LICENSE AND MAINTENANCE AGREEMENT** (this “**Agreement**”) is made on this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **AVATAR PROPERTIES INC.**, a Florida corporation, whose address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 (the “**Licensor**”).

### RECITALS

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

**WHEREAS**, the District is the owner of certain parcels of real property identified in **Exhibit “A”** attached hereto (together, the “**District Property**”);

**WHEREAS**, the Licensor is the owner of certain parcels of real property identified in **Exhibit “B”** attached hereto (together, the “**License Area**”);

**WHEREAS**, the License Area contains certain private improvements, including a paved ramp into the Bella Viana Tunnel and certain ramp lighting all within or abutting the License Area (the “**Improvements**”), and such Improvements require certain maintenance as set forth herein;

**WHEREAS**, the Licensor is the current developer of certain property within the District and owns and maintains certain real property within the District, including the License Area;

**WHEREAS**, the District has entered into a contract with a vendor to handle certain striping maintenance of the District Property, including the Bella Viana Tunnel, and has offered to repair and maintain the Improvements within the License Area, and the parties desire to memorialize and provide legal access for the District to maintain the Improvements that are within the License Area subject to the terms herein; and

**WHEREAS**, the District and Licensor agree that it is in their mutual best interests to enter into this Agreement regarding the District’s access to the License Area and the clear delineation of the maintenance of the Improvements within the License Area by the District.

**NOW THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibit attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. Recitals. The recitals above are true and correct and are hereby incorporated by this reference.

2. Granting of License. Subject to the terms and conditions of this Agreement, the Licensor hereby grants to the District (and for the purposes of this Agreement, including its agents, assigns and contractors) a non-exclusive license to access the License Area during the Term (as defined herein) for the purpose of maintaining, repairing and replacing the Improvements within the License Area (the “**License**”).

3. Term of Use of the License Area. The License under this Agreement shall be for a period of one (1) year beginning on the Effective Date (the “**Term**”); provided that the Term of the License shall be automatically renewed for additional one (1) year periods upon the expiration of the immediately prior one (1) year Term, unless either party provides the other party written notice of its intent not to renew at least ninety (90) days prior to the applicable renewal date. In addition, if either party defaults under this Agreement and such default is not cured within sixty (60) days after the date on which the non-defaulting party delivers written notice of default to the defaulting party, then the non-defaulting party shall have the right to terminate this Agreement by written notice to the defaulting party.

4. Indemnification.

(A) Licensor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Licensor’s breach of any term or provision of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of Licensor, their agents, employees, guests, invitees or contractors, related to this Agreement. This provision survives the termination of this Agreement.

(B) In consideration of Licensor’s grant of the License herein, and to the extent permitted by law, and specifically subject to the maximum liability limitations set forth in §768.28, Fla. Stat., the District by its acceptance hereof agrees to indemnify Licensor and hold them harmless from any and all actions, causes of action, claims, demands, liabilities, judgments, costs, expenses whatsoever to the extent of personal injury or property damage arising directly or indirectly out of the exercise of the rights and privileges granted herein, except such loss or damage as may result from the negligence or willful acts or omissions of the Licensor or its agents, contractors, employees, tenants, tenants’ agents, or invitees.

5. Maintenance and Obligation.

A. The District agrees to maintain and repair the paving and lighting of the Improvements within the License Area in a good working condition, in a lien free fashion and otherwise to the same condition as the District’s Property, pursuant to the terms of this Agreement.

Notwithstanding anything to the contrary in this Agreement, the District shall not be responsible for repair or maintenance of ramp walls or the concrete flooring within the License Area. The District shall ensure that no lien is filed or recorded against the License Area due to any work the District performs or causes to be performed in the License Agreement. If any such lien is filed or recorded, the District shall cause such lien to be released of record within thirty (30) days of its filing or recording.

B. The Licensor shall reimburse the District for the costs the District actually incurs in the repairs and/or maintenance of the Improvements in the License Area pursuant to this Agreement; provided that the District shall provide Licensor with receipts and other written evidence for such costs and the District shall be solely responsible for any costs incurred solely resulting from the District's negligence, intentional misconduct or breach of this Agreement.

6. Insurance. Through the Term of this Agreement, as may be extended pursuant to the terms herein, the District, and its contractors (and their subcontractors, employees, and materialmen) accessing or using the License Area on behalf of the District, shall at all times maintain general public liability insurance to afford protection against claims for personal injury, property damage arising directly or indirectly out of the exercise of the rights and privileges granted herein. Licensor shall, at Licensor's sole expense, maintain comprehensive general public liability insurance to afford protection against claims for personal injury, property damage arising directly or indirectly out of the use of the License Area..

7. Waiver. Licensor waives and releases all claims against the District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to persons or damage to property sustained by Licensor or by an occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area, or from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, contractors and servants or of any other person, in any such case except to the extent that the claims arise out of or relate to the gross negligence or willful misconduct of the District, or any breach of this Agreement by the District.

8. Governing Law, Venue and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida. The venue for any litigation arising under this Agreement shall be in the Circuit Court of Polk County, Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensor and the District each shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area and the Improvements within the License Area. The District makes

no representation that applicable laws, ordinances, or regulations permit the maintenance of the Improvements.

9. Sovereign Immunity and Public Records.

A. Nothing contained in the Agreement shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Licensor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals and shall be fully as effective as though all signatures were originals to the same copy.

11. Notice.

Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be deemed given (a) when received by the addressee if delivered personally, by mail or courier service, or (b) the next business day if delivered by overnight delivery service. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services- Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Licensor: Avatar Properties Inc.  
2600 Lake Lucien Drive, Suite 350,  
Maitland, Florida 32751  
Attention: Brian Brunhofer

Telephone: (321) 397-7239

Copy to: Avatar Properties Inc.  
3030 Rocky Pointe Drive, Suite 710  
Tampa, FL 33607  
Attention: Shannon Sheppard  
Telephone: (727) 521-1111

Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee. For the avoidance of doubt, notice by e-mail shall not be effective under the terms of this Agreement.

12. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

13. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

14. JURY WAIVER. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA.**

*[Signatures provided on following page.]*

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT**

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

District:

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

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**                    )  
**COUNTY OF POLK**                    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as Chairman of the Board of Supervisors, of the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. Said person is  personally known to me, or  has produced a valid driver’s license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT**

Licensor:

**AVATAR PROPERTIES INC.**, a Florida corporation.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**                    )  
**COUNTY OF ORANGE**                )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as \_\_\_\_\_ of the **AVATAR PROPERTIES INC.**, a Florida corporation, on behalf of the corporation. Said person is [ ] personally known to me or [ ] has produced a Driver's License as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT “A”**

**“District Property”**

Parcel Number: 28-27-13-933513-001310

Tract LS-1, SOLIVITA PHASE VIA, according to the plat thereof, as recorded in Plat Book 131 at Pages 30 through 35, inclusive, of the Public Records of Polk County, Florida.

## EXHIBIT "B"

### **"License Area"**

Parcel Number: 28-27-13-933512-000720

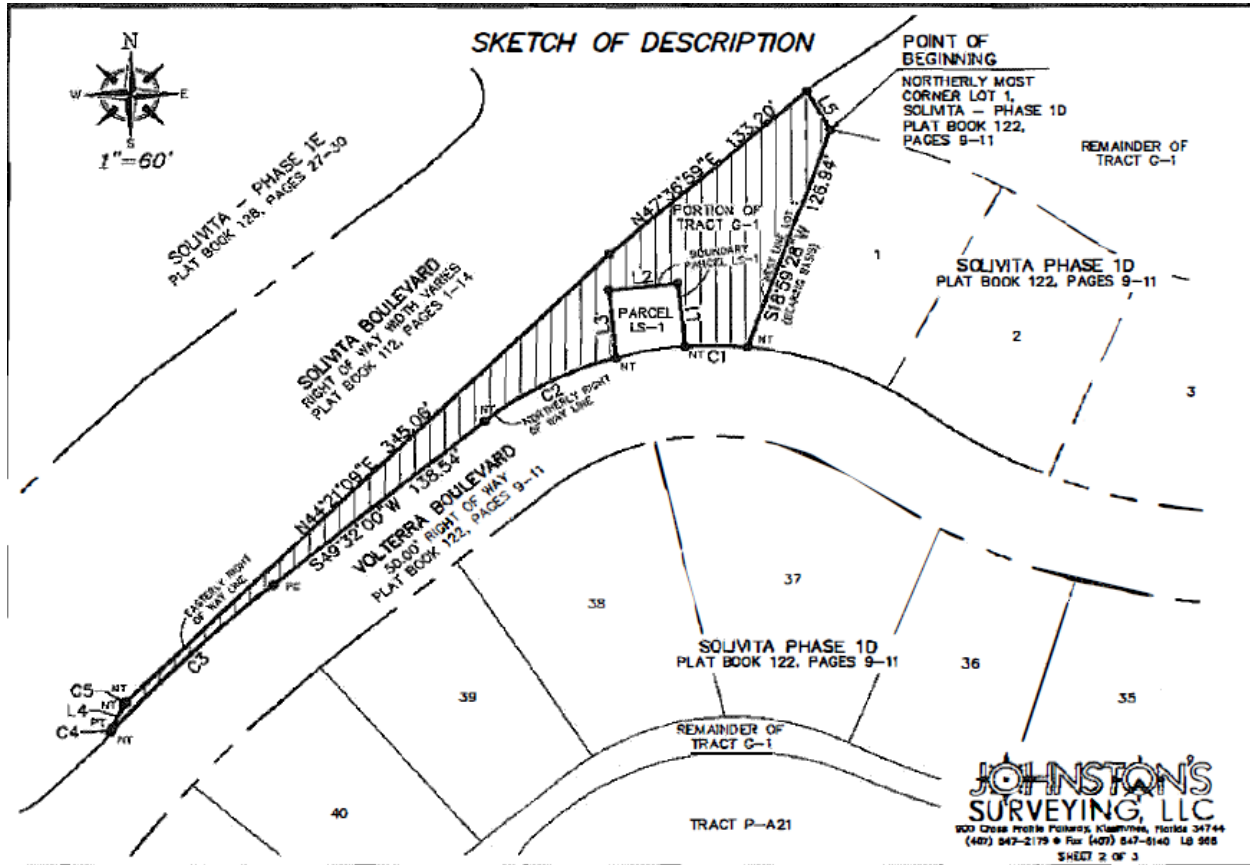
Tract G-1, SOLIVITA PHASE 1D, according to the plat thereof, as recorded in Plat Book 122 at Pages 9 through 11, inclusive, of the Public Records of Polk County, Florida; **LESS AND EXCEPT:**

A parcel of land being a portion of Tract G-1, SOLIVIT A-PHASE 1 D, according to the plat thereof, as recorded in Plat Book 122, Pages 9 through 11 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Northerly most corner of Lot 1, SOLIVITA - PHASE 1D, according to the plat thereof, as recorded in Plat Book 122, Pages 9 through 11 of the Public Records of Polk County, Florida; thence S18°59'28"W, along the West line of said Lot 1, a distance of 126.94 feet to the Northerly Right of Way line of Volterra Boulevard, said point also being a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 175.00 feet and a Central Angle of 10°13'10"; thence run Westerly along said Northerly Right of Way line, a distance of 31.21 feet (Chord Bearing = N89°17'04"W, Chord = 31.17 feet) to a Point of Non Tangency, said point also being a point on Parcel LS-1, SOLIVITA-PHASE 1D; thence departing said Northerly Right of Way line, run the following three (3) courses and distances along the boundary of said Parcel LS-1: thence N05°43'26"W, a distance of 34.97 feet; thence S84°16'34"W, a distance of 35.00 feet; thence S05°43'26"E, a distance of 37.68 feet to the Northerly Right of Way line of Volterra Boulevard, said point also being a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 175.00 feet and a Central Angle of 24°33'36"; thence the following three (3) courses and distances along the Northerly Right of Way line of Volterra Blvd: thence run Southwesterly along the arc of said curve, a distance of 75.01 feet (Chord Bearing= S61°48'47"W, Chord = 74.44 feet) to a Point of Non Tangency; thence S49°32'00"W, a distance of 138.54 feet to a Point of Curvature of a Curve, Concave to the Southeast, having a Radius of 725.01 feet and a Central Angle of 09°02'52"; thence run Southwesterly along the Arc of said curve, a distance of 114.49 feet (Chord Bearing = S45°00'34"W, Chord = 114.37 feet) to a point on the Easterly Right of Way line of Solivita Boulevard, SOLIVITA - PHASE 1, according to the plat thereof, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida, said point being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 35.00 feet and a Central Angle of 03°56'06"; thence run the following five ( 5) courses and distances along said Easterly Right of Way line: thence Northeasterly along the arc of said curve, a distance of 2.40 feet (Chord Bearing = N24°31'13"E, Chord = 2.40 feet) to a Point of Tangency; thence N22°33'10"E, a distance of 13.84 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 5.00 feet and a Central Angle of 21°48'05";thence run Northeasterly along the arc of said curve, a distance of 1.90 feet (Chord Bearing = N33°27'10"E, Chord = 1.89 feet) to a Point of Non Tangency; thence N44°21'09"E, a distance of 345.06 feet; thence N47°36'59"E, a distance of 133.20 feet; thence departing said Easterly Right of Way line, run S29°19'59"E, a distance of 24.44 feet to the Point of Beginning.

Containing 12,633 square feet or 0.29 acres, more or less.

A sketch of the excepted portion of Tract G-1 is provided below for informational purposes:



## LICENSE AND MAINTENANCE AGREEMENT

**THIS LICENSE AND MAINTENANCE AGREEMENT** (this “**Agreement**”) is made on this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **AVATAR PROPERTIES INC.**, a Florida corporation, whose address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 (the “**Licensor**”).

### RECITALS

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

**WHEREAS**, the District is the owner of certain parcels of real property identified in **Exhibit “A”** attached hereto (together, the “**District Property**”);

**WHEREAS**, the Licensor is the owner of certain parcels of real property identified in **Exhibit “B”** attached hereto (together, the “**License Area**”);

**WHEREAS**, the License Area contains certain private improvements, including a paved ramp into the Bella Viana Tunnel and certain ramp lighting all within or abutting the License Area (the “**Improvements**”), and such Improvements require certain maintenance as set forth herein;

**WHEREAS**, the Licensor is the current developer of certain property within the District and owns and maintains certain real property within the District, including the License Area;

**WHEREAS**, the District has entered into a contract with a vendor to handle certain striping maintenance of the District Property, including the Bella Viana Tunnel, and has offered to repair and maintain the Improvements within the License Area, and the parties desire to memorialize and provide legal access for the District to maintain the Improvements that are within the License Area subject to the terms herein; and

**WHEREAS**, the District and Licensor agree that it is in their mutual best interests to enter into this Agreement regarding the District’s access to the License Area and the clear delineation of the maintenance of the Improvements within the License Area by the District.

**NOW THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibit attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. Recitals. The recitals above are true and correct and are hereby incorporated by this reference.

2. Granting of License. Subject to the terms and conditions of this Agreement, the Licensor hereby grants to the District (and for the purposes of this Agreement, including its agents, assigns and contractors) a non-exclusive license to access the License Area during the Term (as defined herein) for the purpose of maintaining, repairing and replacing the Improvements within the License Area (the “**License**”).

3. Term of Use of the License Area. The License under this Agreement shall be for a period of one (1) year beginning on the Effective Date (the “**Term**”); provided that the Term of the License shall be automatically renewed for additional one (1) year periods upon the expiration of the immediately prior one (1) year Term, unless either party provides the other party written notice of its intent not to renew at least ninety (90) days prior to the applicable renewal date. In addition, if either party defaults under this Agreement and such default is not cured within sixty (60) days after the date on which the non-defaulting party delivers written notice of default to the defaulting party, then the non-defaulting party shall have the right to terminate this Agreement by written notice to the defaulting party.

4. Indemnification.

(A) Licensor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all claims, penalties, fines, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, injuries (including death, physical injury, and loss or damage to property), liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Licensor’s breach of any term or provision of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of Licensor, their agents, employees, guests, invitees or contractors, related to this Agreement. This provision survives the termination of this Agreement.

~~(B) In consideration of Licensor’s grant of the License herein, and to the extent permitted by law, and specifically~~ Specifically subject to the maximum liability limitations set forth in §768.28, Fla. Stat., to the extent applicable, the District ~~by its acceptance hereof~~ agrees to indemnify ~~Licensor and hold them harmless from any and all actions, causes of action, claims, demands, liabilities, judgments, costs, expenses whatsoever to the extent of personal injury or property damage arising directly or indirectly out of the exercise of the rights and privileges granted herein, except such loss or damage as may result from the negligence or willful acts or omissions of the Licensor or its agents, contractors, employees, tenants, tenants’ agents, or invitees.~~ , save harmless and defend Licensor, its officers, directors, board members, employees, agents and assigns, from and against any and all claims, penalties, fines, forfeitures, suits, legal or administrative proceedings, demands, fines, damages, losses, injuries (including

death, physical injury, or loss or damage to property), and liabilities, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which Licensor, its officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the District's breach of any term or provision of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of the District, its agents, employees, guests, invitees or contractors, related to this Agreement. This provision survives the termination of this Agreement.

5. Maintenance and Reimbursement Obligation.

(A) ~~A-~~The District agrees to maintain and repair the paving and lighting of the Improvements within the License Area in a good working condition, in a lien free fashion and otherwise to the same condition as the District's Property, pursuant to the terms of this Agreement. Notwithstanding anything to the contrary in this Agreement, the District shall not be responsible for repair or maintenance of ramp walls or the concrete flooring within the License Area. The District shall ensure that no lien is filed or recorded against the License Area due to any work the District performs or causes to be performed in the License Agreement. If any such lien is filed or recorded, the District shall cause such lien to be released of record within thirty (30) days of its filing or recording.

(B) ~~B-~~The Licensor shall reimburse the District for the costs the District actually incurs in the repairs and/or maintenance of the Improvements in the License Area pursuant to this Agreement; provided that the District shall provide Licensor with receipts and other written evidence for such costs and the District shall be solely responsible for any costs incurred solely resulting from the District's negligence, intentional misconduct or breach of this Agreement.

6. Insurance. ~~Through the Term of this Agreement, as may be extended pursuant to the terms herein, the District, and its contractors (and their subcontractors, employees, and materialmen) accessing or using the License Area on behalf of the District, shall at all times maintain general public liability insurance to afford protection against claims for personal injury, property damage arising directly or indirectly out of the exercise of the rights and privileges granted herein. Licensor shall, at Licensor's sole expense, maintain comprehensive general public liability insurance to afford protection against claims for personal injury, property damage arising directly or indirectly out of the use of the License Area.~~The District shall procure, at no expense to Licensor, the appropriate insurance coverages and minimums as stated below. Such insurance requirements shall include General Liability Insurance coverage; Commercial or Business Comprehensive Automobile Liability coverage; Workers' Compensation Insurance in the statutory amounts and Employer's Liability Insurance. The District shall, during the term of this Agreement, maintain the following policies of insurance:

7. Waiver. ~~Licensor waives and releases all claims against the District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to persons or damage to property sustained by Licensor or by an occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter,~~

~~or thing on the License Area, or from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, contractors and servants or of any other person, in any such case except to the extent that the claims arise out of or relate to the gross negligence or willful misconduct of the District, or any breach of this Agreement by the District.~~

(a) General Liability (Bodily Injury and Property Damage) Insurance, the limits of which shall not be less than \$1,000,000 per occurrence, \$1,000,000 Products/Completed Operations aggregate, and \$1,000,000 general aggregate, in any combination of primary and excess/umbrella insurance. General Liability must cover Premises and Operations, Products and Completed Operations, Broad Form Property Damage, and Personal/Advertising Injury, with deductibles/SIRs of \$10,000 or less, and shall provide for both Ongoing and Completed Operations.

(b) Commercial or Business Comprehensive Automobile Bodily Injury and Property Damage Liability coverage in an amount of not less than \$1,000,000 combined single limit, covering any auto, hired out, owned autos and non-owned autos used in the performance of this Agreement.

(c) Workers' Compensation as required by law in all states of operation, and Employer's Liability in an amount of no less than \$1,000,000 (limit each accident)/\$1,000,000 (disease-each employee). The policy shall include a waiver of subrogation in favor of Licensor and its affiliates as specified by Licensor.

All such insurance required by this Agreement shall be with companies and on forms acceptable to Licensor and shall provide, through the use of an endorsement, that the coverage thereunder may not be cancelled or reduced unless thirty (30) days prior written notice thereof is furnished to Licensor in accordance with the policy provisions. All insurance shall be primary and non-contributory with regard to any other insurance available to Licensor. All insurance shall be written by companies with a minimum A.M. Best rating of A- or better. Any deductibles or self-insured retentions shall also be noted on the certificate. As to the District's Automobile Liability and General Liability coverages, the District (and all of the District's subconsultants) shall name Licensor as additional insureds to such insurance policies utilizing Additional Insured Endorsement ISO Form CG 20 10 11 85, or if not available, a combination of ISO Forms CG 20 10 07 04 and CG 20 37 07 04 endorsements, or equivalents acceptable to Licensor. The District for itself and on behalf of its insurers, to the full extent permitted by Law without voiding the insurance required under this Agreement, hereby waives fully for the benefit of Licensor, any rights and/or claims which might give rise to a right of subrogation in favor of any insurance carrier issuing the required insurance or any other insurance (including any first party coverage) maintained by the District. The District will obtain a waiver of any subrogation right that its insurers may acquire against the additional insureds by virtue of payment of any such loss covered by such insurance utilizing ISO Forms CG 24 04 05 09, CG 24 04 10 93 or CG 24 04 12 19. All policies shall not contain exclusions or limiting endorsements. Upon execution of this Agreement, the District shall have certificates and all required endorsements issued to Licensor evidencing that the required insurance is in effect, and shall provide renewal certificates of said coverage for the term of this Agreement. If the District fails to furnish and maintain insurance as required by this Section 7, Licensor may, but shall not be obligated to, purchase such insurance on behalf of the District, and the District shall pay the cost thereof to Licensor upon demand

therefor and shall furnish to Licensor any information needed to obtain such insurance. Insurance policies set forth herein shall be kept in full force and effect as required hereunder.

Title to any materials will not transfer to Licensor until (a) final completion of the District's obligations with respect to delivery as required by the terms of this Agreement, and (b) after acceptance by Licensor. Only after satisfaction of such conditions will the risk of loss of the materials or equipment incorporated into the work transfer to Licensor.

87. Governing Law, Venue and Construction of Agreement.

(A.) This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida. The venue for any litigation arising under this Agreement shall be in the Circuit Court of Polk County, Florida.

(B.) If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

(C) ~~C.~~ Licensor and the District each shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area and the Improvements within the License Area. The District makes no representation that applicable laws, ordinances, or regulations permit the maintenance of the Improvements.

98. Sovereign Immunity and Public Records.

(A.) Nothing contained in the Agreement shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

(B.) Licensor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

109. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals and shall be fully as effective as though all signatures were originals to the same copy.

110. Notice.

Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be deemed given (a) when received by the addressee if delivered personally, by mail or courier service, or (b) the next business day if delivered by overnight delivery service. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services- Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Licensor: Avatar Properties Inc.  
2600 Lake Lucien Drive, Suite 350,  
Maitland, Florida 32751  
Attention: Brian Brunhofer  
Telephone: (321) 397-7239

Copy to: Avatar Properties Inc.  
3030 Rocky Pointe Drive, Suite 710  
Tampa, FL 33607  
Attention: Shannon Sheppard  
Telephone: (727) 521-1111

Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee. For the avoidance of doubt, notice by e-mail shall not be effective under the terms of this Agreement.

**1211. Modification.** No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

**1312.** Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

**1413.** JURY WAIVER. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA.**

*[Signatures provided on following page.]*

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

District:

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

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**                    )  
**COUNTY OF POLK**                    )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as Chairman of the Board of Supervisors, of the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. Said person is [ ] personally known to me, or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT**

Licensor:

**AVATAR PROPERTIES INC.**, a Florida corporation.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**                    )  
**COUNTY OF ORANGE**                )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as \_\_\_\_\_ of the **AVATAR PROPERTIES INC.**, a Florida corporation, on behalf of the corporation. Said person is [ ] personally known to me or [ ] has produced a Driver's License as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT “A”**

**“District Property”**

Parcel Number: 28-27-13-933513-001310

Tract LS-1, SOLIVITA PHASE VIA, according to the plat thereof, as recorded in Plat Book 131 at Pages 30 through 35, inclusive, of the Public Records of Polk County, Florida.

## EXHIBIT "B"

### **"License Area"**

Parcel Number: 28-27-13-933512-000720

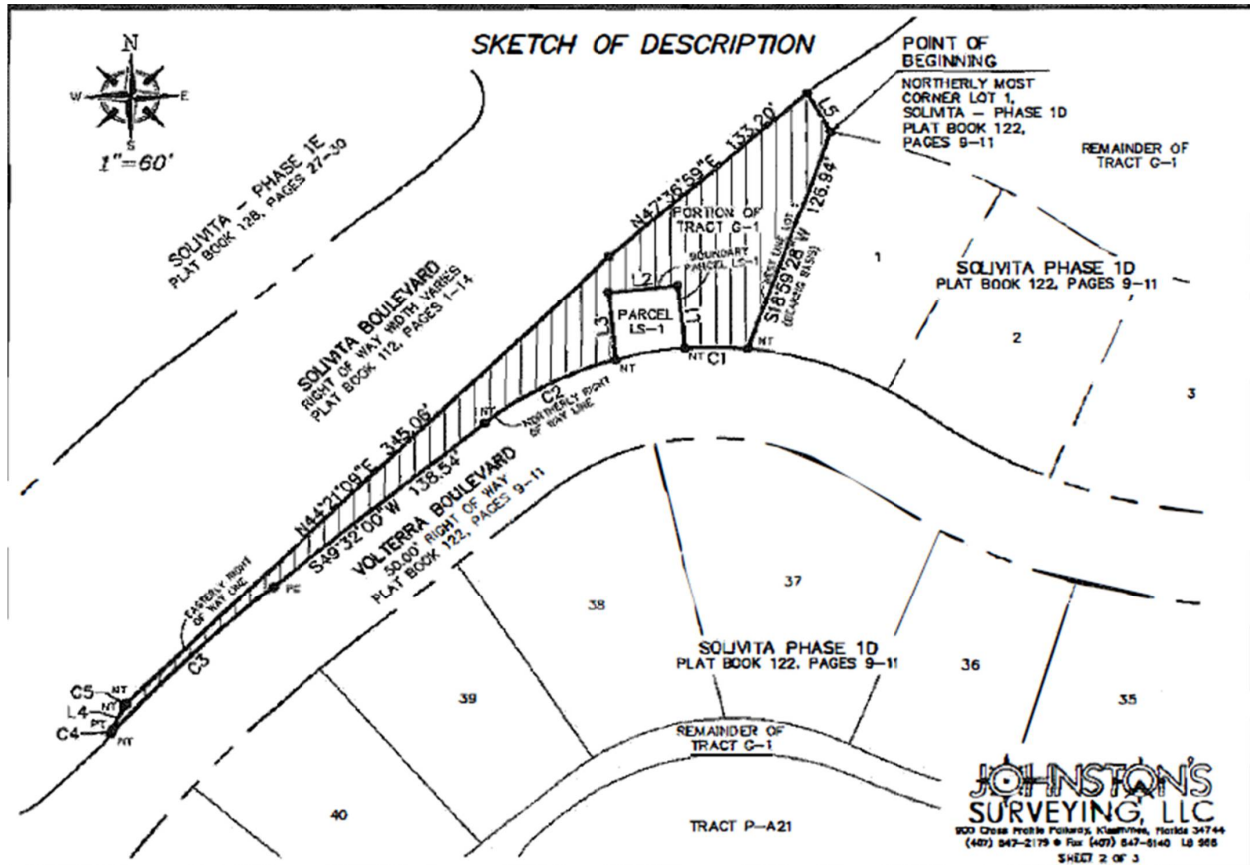
Tract G-1, SOLIVITA PHASE 1D, according to the plat thereof, as recorded in Plat Book 122 at Pages 9 through 11, inclusive, of the Public Records of Polk County, Florida; **LESS AND EXCEPT:**

A parcel of land being a portion of Tract G-1, SOLIVIT A-PHASE 1 D, according to the plat thereof, as recorded in Plat Book 122, Pages 9 through 11 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Northerly most corner of Lot 1, SOLIVITA - PHASE 1D, according to the plat thereof, as recorded in Plat Book 122, Pages 9 through 11 of the Public Records of Polk County, Florida; thence S18°59'28"W, along the West line of said Lot 1, a distance of 126.94 feet to the Northerly Right of Way line of Volterra Boulevard, said point also being a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 175.00 feet and a Central Angle of 10°13'10"; thence run Westerly along said Northerly Right of Way line, a distance of 31.21 feet (Chord Bearing = N89°17'04"W, Chord = 31.17 feet) to a Point of Non Tangency, said point also being a point on Parcel LS-1, SOLIVITA-PHASE 1D; thence departing said Northerly Right of Way line, run the following three (3) courses and distances along the boundary of said Parcel LS-1: thence N05°43'26"W, a distance of 34.97 feet; thence S84°16'34"W, a distance of 35.00 feet; thence S05°43'26"E, a distance of 37.68 feet to the Northerly Right of Way line of Volterra Boulevard, said point also being a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 175.00 feet and a Central Angle of 24°33'36"; thence the following three (3) courses and distances along the Northerly Right of Way line of Volterra Blvd: thence run Southwesterly along the arc of said curve, a distance of 75.01 feet (Chord Bearing= S61°48'47"W, Chord = 74.44 feet) to a Point of Non Tangency; thence S49°32'00"W, a distance of 138.54 feet to a Point of Curvature of a Curve, Concave to the Southeast, having a Radius of 725.01 feet and a Central Angle of 09°02'52"; thence run Southwesterly along the Arc of said curve, a distance of 114.49 feet (Chord Bearing = S45°00'34"W, Chord = 114.37 feet) to a point on the Easterly Right of Way line of Solivita Boulevard, SOLIVITA - PHASE 1, according to the plat thereof, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida, said point being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 35.00 feet and a Central Angle of 03°56'06"; thence run the following five (5) courses and distances along said Easterly Right of Way line: thence Northeasterly along the arc of said curve, a distance of 2.40 feet (Chord Bearing = N24°31'13"E, Chord = 2.40 feet) to a Point of Tangency; thence N22°33'10"E, a distance of 13.84 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 5.00 feet and a Central Angle of 21°48'05"; thence run Northeasterly along the arc of said curve, a distance of 1.90 feet (Chord Bearing = N33°27'10"E, Chord = 1.89 feet) to a Point of Non Tangency; thence N44°21'09"E, a distance of 345.06 feet; thence N47°36'59"E, a distance of 133.20 feet; thence departing said Easterly Right of Way line, run S29°19'59"E, a distance of 24.44 feet to the Point of Beginning.

Containing 12,633 square feet or 0.29 acres, more or less.

A sketch of the excepted portion of Tract G-1 is provided below for informational purposes:



<b>Summary report:</b>	
<b>Litera Compare for Word 11.7.0.54 Document comparison done on 5/6/2026 7:21:01 PM</b>	
<b>Style name:</b> CF_Word_Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://cfimanager.carltonfields.com/DBCARLTON01/142850964/6	
<b>Modified DMS:</b> iw://cfimanager.carltonfields.com/DBCARLTON01/142850964/8	
<b>Changes:</b>	
<u>Add</u>	36
<del>Delete</del>	22
<del>Move From</del>	1
<u>Move To</u>	1
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>60</b>

# SECTION VII



Kent L. Hipp  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
(407) 244-5672  
Kent.Hipp@Gray-Robinson.com  
www.gray-robinson.com

May 18, 2026

**ATTORNEY-CLIENT PRIVILEGED  
CONFIDENTIAL COMMUNICATION**

**VIA EMAIL**

Poinciana Community Development District  
c/o Jan A. Carpenter, General Counsel  
219 E. Livingston Street  
Orlando, FL 32801-1508

**RE: PROJECT: Polk County #5400138 / Marigold Avenue Widening  
PROPERTY: 0 Marigold Ave., Poinciana, FL 34759  
POLK COUNTY TAX ID NO.: 28-27-13-933512-000700  
PROPERTY OWNER: Poinciana Community Development District (“the CDD”)  
DUKE ENERGY PARCELS: All Parcels and All Interests**

Dear Jan:

This confirms that the CDD has retained me and my law firm to represent it in any acquisition and/or eminent domain action by Polk County for the above-referenced project. Our representation will cover all stages of the acquisition and/or eminent domain action including negotiations and trial.

The following Agreement is made regarding my firm’s attorney fees and costs for this legal representation:

By Florida law, Section 73.092, Florida Statutes, Polk County (as the taking authority) is required to pay my firm’s fees and costs for representing the CDD. My firm agrees to accept these statutory attorney’s fees as our fee for the representation. Our fee is in addition to what the CDD is paid as full compensation for the property taken. The CDD agrees that it will not accept a settlement offer that is conditioned upon us waiving any or all of our statutory fees.

We will be required to retain experts such as an appraiser, land planner and engineer in order to determine the appropriate amount of compensation for the taking of the CDD’s land and any compensable damage to the remaining property. Florida law requires the taking authority to pay reasonable fees for these necessary experts. Accordingly, we will request that these experts defer their fees and accept the court award or negotiated settlement in full payment of their fees.

In accordance with the Rules Regulating the Florida Bar, we understand and consent to Kent L. Hipp, Esquire of GrayRobinson, P.A , association Jan A. Carpenter, Esquire of Latham, Luna, Eden & Beaudine, LLP as co-counsel and that the applicable fees in the Agreement be distributed as follows:

GrayRobinson, P.A.	85%
Latham, Luna, Eden & Beaudine, LLP	15%

**Generative Artificial Intelligence**

As part of our commitment to providing efficient and high-quality legal services, GrayRobinson may use advanced technologies, including generative artificial intelligence (AI), to assist in legal research, document drafting, and other related tasks. The use of such technologies is supervised by our qualified attorneys and is intended to enhance, not replace, the legal judgment and expertise that we bring to your case.

**FLORIDA OFFICES**

BOCA RATON · FORT LAUDERDALE · FORT MYERS · GAINESVILLE · JACKSONVILLE · KEY WEST · LAKELAND  
MELBOURNE · MIAMI · NAPLES · ORLANDO · PENSACOLA · TALLAHASSEE · TAMPA · WEST PALM BEACH

Please be advised of the following:

- **Human Oversight:** All work products generated by AI tools are carefully reviewed and validated by licensed attorneys in our firm. We do not rely on AI-generated content without human oversight.
- **Confidentiality:** We take your privacy and confidentiality seriously. Any information shared with or processed by AI tools is subject to the same rigorous confidentiality and data protection standards as all other information handled by our firm.
- **Limitations of AI:** While AI tools can assist in streamlining certain processes, they are not infallible. The final responsibility for the accuracy, relevance, and appropriateness of any legal advice, document, or strategy rests with our attorneys.
- **Client Consent:** By engaging our services, you acknowledge and consent to the use of generative AI tools as part of our legal services. If you have any concerns about the use of AI in your case, please inform us, and we will discuss alternative approaches to meet your needs.

If the above stated arrangement meets with the CDD's approval, please indicate so by signing this letter in the space provided below and return it to our offices. Approval of this letter will include agreement regarding the fees and costs arrangement.

We appreciate the confidence and CDD you have placed in our firm in asking us to represent the CDD. We encourage the CDD to communicate with us if at any time there are questions on the status or progress of this matter.

Very truly yours,



Kent Hipp

KLH/amo

Cc: Jan A. Carpenter, Esq.

Attachments

Agreed to and Accepted by:

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address (if different from above): \_\_\_\_\_

Home Phone: \_\_\_\_\_

Business Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

I would like to receive my mail and client documents via e-mail transmission Yes  No

**FLORIDA OFFICES**

BOCA RATON · FORT LAUDERDALE · FORT MYERS · GAINESVILLE · JACKSONVILLE · KEY WEST · LAKELAND  
MELBOURNE · MIAMI · NAPLES · ORLANDO · PENSACOLA · TALLAHASSEE · TAMPA · WEST PALM BEACH

**ATTORNEY AUTHORIZATION**

**TO:** POLK COUNTY

**PROJECT NAME:** MARIGOLD AVENUE WIDENING (#5400138)

**OWNER:** POINCIANA COMMUNITY DEVELOPMENT DISTRICT ("POINCIANA CDD")

**POLK PROPERTY TAX ID NOs.:** 28-27-13-933512-000700

**POLK COUNTY PARCEL NO.:** All Parcels and All Interests

This is to advise you that **Poinciana CDD** authorizes Kent L. Hipp, Esquire, of GrayRobinson, P.A. whose address is 301 East Pine Street, Suite 1400, P.O. Box 3068, Orlando, Florida 32802, and co-counsel Jan A. Carpenter, Esquire, of Latham, Luna, Eden & Beaudine, LLP whose address is 201 S. Orange Ave., #1400, Orlando, Florida 32801, to represent them in all future dealings with **Polk County** in the above-referenced projects regarding properties owned by Poinciana CDD, and to accept service of process on its behalf, concerning any legal proceedings in eminent domain which may be filed by Polk County regarding the referenced project.

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

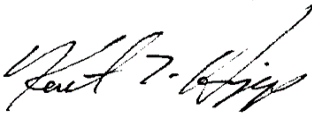
By: \_\_\_\_\_ Date: \_\_\_\_\_

Representative Name: \_\_\_\_\_

Title: \_\_\_\_\_

This is to advise you that I have been retained to represent the above referenced property owner(s) in all future dealings involving your acquisition requirements for the above referenced project regarding property owned by them. This is to further advise that I am a member of the Florida Bar and I will accept service of process on their behalf in any legal proceedings in eminent domain which may be filed regarding the referenced project. Please direct all inquiries to my attention.

**GRAYROBINSON, P.A.**



By: \_\_\_\_\_  
Kent L. Hipp, Esquire

Date: May 18, 2026

**LATHAM, LUNA, EDEN & BEAUDINE, LLP**

By: \_\_\_\_\_  
Jan A. Carpenter, Esquire

Date: \_\_\_\_\_



# Parcel Details: 28-27-13-933512-000700

## Owners *Recently purchased this property? [Click here.](#)*

POINCIANA COMMUNITY DEVELOPMENT DISTRICT 100%

## Mailing Address *(Address Change form)*

135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

## Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 MARIGOLD AVE

## Postal City and Zip

POINCIANA FL 34759

## Parcel Information

Municipality **Unincorporated Polk County (Code: 30000)**  
**140032.00**  
 Neighborhood [Search Recent Sales in this Neighborhood](#)  
 Subdivision **SOLIVITA PHASE 1D**  
 Property (DOR) Use Code **Vac. Residential / or Misc Imp. Common Elements/Areas (Code: 0900)**  
 Acreage **1.10**  
[Community Redevelopment Area](#) **NOT IN CRA**

## Property Desc

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

## Area Map



## Recorded Plat

[Recorded Plat for this parcel](#)

## Section Maps for 282713

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
<a href="#">6586/0427</a>	12/2005	W	V	POINCIANA COMMUNITY DEVELOPMENT DISTRICT	\$100
<a href="#">4230/1211</a>	03/1999	M	V	AVATAR PROPERTIES INC	\$100

## Exemptions

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Bld. Code #	Description	% Ownership	Renew Cd Year	Name	Note Value
027	027-LOCAL GOVT MUNICIPAL-FS196.199(1)(C)	100%	2021	POINCIANA COMMUNITY DEVELOPMENT DISTRICT	\$0
<b>Total Exemption Value (County)</b>					<b>\$0</b>

## PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

## Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	MISCELLANEOUS	N	UNIT	0	0	1.00
* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.						

**NOTICE: All information ABOVE this notice is current (as of Monday, May 18, 2026 at 2:10:40 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.**

## Value Summary (2025)

Desc	Value
LAND VALUE	\$0
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$0
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$0
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$0

\*This property contains a Non Homestead Cap with a differential of \$0.

## Values by District (2025)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$0	\$0	\$0	\$0.00	\$0	6.634800	\$0.00

POLK COUNTY PARKS MSTU	\$0	\$0	\$0	\$0.00	\$0	0.528600	\$0.00
POLK COUNTY LIBRARY MSTU	\$0	\$0	\$0	\$0.00	\$0	0.198500	\$0.00
POLK COUNTY STORMWATER MSTU	\$0	\$0	\$0	\$0.00	\$0	0.094100	\$0.00
POLK COUNTY SCHOOL BOARD - STATE	\$0	\$0	\$0	\$0.00	\$0	3.042000	\$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	\$0	\$0	\$0	\$0.00	\$0	2.248000	\$0.00
SOUTH FLA WATER MGMT DISTRICT	\$0	\$0	\$0	\$0.00	\$0	0.230100	\$0.00
				<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$0.00</b>

## Taxes

Desc	Last Year (2024)	2025 Final
Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)	UNINCORP/SOUTH FL WMD (Code: 30000)
Millage Rate	12.9821	12.9761
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
<b>Total Taxes</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use "[Property Tax Estimator](#) to estimate taxes for this account.**

## Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

DESCRIPTION	2024	2023	2022	2021
LAND VALUE	\$0.00	\$0.00	\$0.00	\$0.00
BUILDING VALUE	\$0.00	\$0.00	\$0.00	\$0.00
EXTRA FEATURES VALUE	\$0.00	\$0.00	\$0.00	\$0.00
JUST MARKET VALUE	\$0.00	\$0.00	\$0.00	\$0.00

HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00	\$0.00	\$0.00	\$0.00
ASSESSED VALUE	\$0.00	\$0.00	\$0.00	\$0.00
EXEMPTION VALUE (COUNTY)	\$0.00	\$0.00	\$0.00	\$0.00
TAXABLE VALUE (COUNTY)	\$0.00	\$0.00	\$0.00	\$0.00

---

**DISCLAIMER:**

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Monday, May 18, 2026 at 2:10:40 AM

## **DOCUMENTS CONCERNING YOUR PROPERTY**

Please provide us with copies of the following documents concerning your property that you may have to assist us in beginning our efforts on your behalf:

1. The deed(s) to your property.
2. Title work, abstract or closing package from your purchase of the property, including copies of any plat maps, mortgages, easements or other restrictions, judgments or liens.
3. Any surveys of the property.
4. Any appraisals including but not limited to real estate appraisals and Furniture, Fixture and Equipment (“FF&E”) appraisals of the property.
5. Any photographs of the property, particularly aerial photographs.
6. Any maps or sketches of the property including topographical maps, wetland maps or others.
7. Any land use permits or site plans, or proposed plans whether approved or unapproved.
8. Any environmental reports or notifications from state environmental agencies.
9. Any materials regarding improvements on the property.
10. A current lease and rent roll and complete copies of all leases on the property.
11. Any property tax information on the property.
12. Any documents concerning challenges you may have made to your property tax assessments.
13. All correspondence, written offers, maps, plans, surveys, appraisals or any other documents provided to you by the taking authority (“Polk County”) in this matter.
14. All correspondence, written offers, maps, plans, surveys, appraisals or any other documents provided by you to Polk County in this matter.

### **FLORIDA OFFICES**

BOCA RATON · FORT LAUDERDALE · FORT MYERS · GAINESVILLE · JACKSONVILLE · KEY WEST · LAKELAND  
MELBOURNE · MIAMI · NAPLES · ORLANDO · PENSACOLA · TALLAHASSEE · TAMPA · WEST PALM BEACH

# SECTION VIII

# SECTION B

# SECTION 1

**DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A**

PERMITTEE NAME: Toho Water Authority	PERMIT NUMBER: FLA109843
ADDRESS: 951 Martin Luther King Blvd Kissimmee, FL 34741	LIMIT: FINAL REPORT: Annually
FACILITY: TWA/Cypress West	FACILITY TYPE: DW GROUP: Domestic
LOCATION: 4601 Rhododendron Ave Kissimmee, FL 34758	MONITORING GROUP: RWS-A
COUNTY: OSCEOLA	DESCRIPTION: Annual Reclaimed Water or Effluent Analysis
	MONITORING PERIOD: From: 01/01/2025 To: 12/31/2025

Parameter		Quantity or Loading		Units	Quality or Concentration		Units	No. Ex.	Frequency of Analysis	Sample Type
Antimony, Total Recoverable	<b>Sample Measurement</b>					<0.88		0	1 Annually	24-hr Flow Proportioned Composite
PARM Code 01268 P Add. Desc: (GWS = 6)* Mon. Site: RWS-A	<b>Permit Requirement</b>					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Arsenic, Total Recoverable	<b>Sample Measurement</b>					<0.50		0	1 Annually	24-hr Flow Proportioned Composite
PARM Code 00978 P Add. Desc: (GWS = 10) Mon. Site: RWS-A	<b>Permit Requirement</b>					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Barium, Total Recoverable	<b>Sample Measurement</b>					11.1		0	1 Annually	24-hr Flow Proportioned Composite
PARM Code 01009 P Add. Desc: (GWS = 2,000) Mon. Site: RWS-A	<b>Permit Requirement</b>					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Beryllium, Total Recoverable	<b>Sample Measurement</b>					<0.17		0	1 Annually	24-hr Flow Proportioned Composite
PARM Code 00998 P Add. Desc: (GWS = 4) Mon. Site: RWS-A	<b>Permit Requirement</b>					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Cadmium, Total Recoverable  PARM Code 01113 P Add. Desc: (GWS = 5) Mon. Site: RWS-A	Sample Measurement						<0.33		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Chromium, Total Recoverable  PARM Code 01118 P Add. Desc: (GWS =100) Mon. Site: RWS-A	Sample Measurement						<1.7		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Cyanide, Free (amen. to chlorination)  PARM Code 00722 P Add. Desc: (GWS = 200) Mon. Site: RWS-A	Sample Measurement						<5		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Fluoride, Total (as F)  PARM Code 00951 P Add. Desc: (GWS = 4.0/2.0) Mon. Site: RWS-A	Sample Measurement						0.10		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Lead, Total Recoverable  PARM Code 01114 P Add. Desc: (GWS = 15) Mon. Site: RWS-A	Sample Measurement						<0.25		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Mercury, Total Recoverable  PARM Code 71901 P Add. Desc: (GWS = 2) Mon. Site: RWS-A	Sample Measurement						<0.14		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Nickel, Total Recoverable  PARM Code 01074 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<1.0		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Nitrogen, Nitrate, Total (as N)  PARM Code 00620 P Add. Desc: (GWS = 10) Mon. Site: RWS-A	Sample Measurement						3.2		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Nitrogen, Nitrite, Total (as N)  PARM Code 00615 P Add. Desc: (GWS = 1) Mon. Site: RWS-A	Sample Measurement						<0.025		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Nitrite plus Nitrate, Total 1 det. (as N)  PARM Code 00630 P Add. Desc: (GWS = 10) Mon. Site: RWS-A	Sample Measurement						3.2		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration		Units	No. Ex.	Frequency of Analysis	Sample Type
Selenium, Total Recoverable  PARM Code 00981 P Add. Desc: (GWS =50) Mon. Site: RWS-A	Sample Measurement					<0.83		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Sodium, Total Recoverable  PARM Code 00923 P Add. Desc: (GWS = 160) Mon. Site: RWS-A	Sample Measurement					59.8		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Thallium, Total Recoverable  PARM Code 00982 P Add. Desc: (GWS = 2) Mon. Site: RWS-A	Sample Measurement					<0.21		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
1,1-dichloroethylene  PARM Code 34501 P Add. Desc: (GWS = 7) Mon. Site: RWS-A	Sample Measurement					<0.37		0	1 Annually	Grab
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(Grab)
1,1,1-trichloroethane  PARM Code 34506 P Add. Desc: (GWS = 200) Mon. Site: RWS-A	Sample Measurement					<0.29		0	1 Annually	Grab
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(Grab)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
1,1,2-trichloroethane  PARM Code 34511 P Add. Desc: (GWS = 5) Mon. Site: RWS-A	Sample Measurement						<0.34		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
1,2-dichloroethane  PARM Code 32103 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<0.30		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
1,2-dichloropropane  PARM Code 34541 P Add. Desc: (GWS = 5) Mon. Site: RWS-A	Sample Measurement						<0.44		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
1,2,4-trichlorobenzene  PARM Code 34551 P Add. Desc: (GWS = 70) Mon. Site: RWS-A	Sample Measurement						<0.35		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Benzene  PARM Code 34030 P Add. Desc: (GWS = 1) Mon. Site: RWS-A	Sample Measurement						<0.40		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Carbon tetrachloride PARM Code 32102 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<0.36		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Cis-1,2-dichloroethene, Whole Water PARM Code 81686 P Add. Desc: (GWS = 70) Mon. Site: RWS-A	Sample Measurement						<0.33		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Dichloromethane (methylene chloride) PARM Code 03821 P Add. Desc: (GWS = 5) Mon. Site: RWS-A	Sample Measurement						<0.46		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Ethylbenzene PARM Code 34371 P Add. Desc: (GWS = 700) Mon. Site: RWS-A	Sample Measurement						<0.37		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Monochlorobenzenes PARM Code 34031 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<0.31		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
1,2-dichlorobenzene PARM Code 34536 P Add. Desc: (GWS = 600) Mon. Site: RWS-A	Sample Measurement						<0.40		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
1,4-dichlorobenzene PARM Code 34571 P Add. Desc: (GWS = 75) Mon. Site: RWS-A	Sample Measurement						0.59		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Styrene, Total PARM Code 77128 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<0.27		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Tetrachloroethylene PARM Code 34475 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<0.41		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Toluene PARM Code 34010 P Add. Desc: (GWS = 1,000) Mon. Site: RWS-A	Sample Measurement						<0.28		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
1,2-trans-dichloroethylene  PARM Code 34546 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<0.33		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Trichloroethylene  PARM Code 39180 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<0.26		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Vinyl chloride  PARM Code 39175 P Add. Desc: (GWS = 1) Mon. Site: RWS-A	Sample Measurement						<0.41		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Xylene  PARM Code 81551 P Add. Desc: (GWS = 10,000) Mon. Site: RWS-A	Sample Measurement						<0.42		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
2,3,7,8-tetrachlorodibenzo-p-dioxin (TCDD)  PARM Code 34675 P Add. Desc: (GWS = 3x10^-5) Mon. Site: RWS-A	Sample Measurement						<1.2E-6		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
2,4-dichlorophenoxyacetic acid PARM Code 39730 P Add. Desc: (GWS = 70) Mon. Site: RWS-A	Sample Measurement						<0.096		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Silvex PARM Code 39760 P Add. Desc: (GWS = 50) Mon. Site: RWS-A	Sample Measurement						<0.059		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Alachlor PARM Code 39161 P Add. Desc: (GWS = 2) Mon. Site: RWS-A	Sample Measurement						<0.029		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Atrazine PARM Code 39033 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<0.015		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Benzo(a)pyrene PARM Code 34247 P Add. Desc: (GWS = 0.2) Mon. Site: RWS-A	Sample Measurement						<0.020		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Carbofuran  PARM Code 81405 P Add. Desc: (GWS = 40) Mon. Site: RWS-A	Sample Measurement						<0.59		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Chlordane (tech mix. and metabolites)  PARM Code 39350 P Add. Desc: (GWS = 2) Mon. Site: RWS-A	Sample Measurement						<0.36		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Dalapon  PARM Code 38432 P Add. Desc: (GWS = 200) Mon. Site: RWS-A	Sample Measurement						1.4		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Bis(2-ethylhexyl)adipate  PARM Code 77903 P Add. Desc: (GWS = 400) Mon. Site: RWS-A	Sample Measurement						<0.36		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Bis (2-ethylhexyl) phthalate  PARM Code 39100 P Add. Desc: (GWS = 6) Mon. Site: RWS-A	Sample Measurement						<0.47		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Dibromochloropropane (DBCP)  PARM Code 82625 P Add. Desc: (GWS = 0.2) Mon. Site: RWS-A	Sample Measurement						<0.0064		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(Grab)
Dinoseb, Whole Water, Recoverable  PARM Code 30191 P Add. Desc: (GWS = 7) Mon. Site: RWS-A	Sample Measurement						<0.16		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Diquat  PARM Code 04443 P Add. Desc: (GWS = 20) Mon. Site: RWS-A	Sample Measurement						<0.16		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Endothall  PARM Code 38926 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<3.3		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Endrin  PARM Code 39390 P Add. Desc: (GWS = 2) Mon. Site: RWS-A	Sample Measurement						<0.0051		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration		Units	No. Ex.	Frequency of Analysis	Sample Type
Ethylene dibromide (1,2-dibromoethane) PARM Code 77651 P Add. Desc: (GWS = 0.02) Mon. Site: RWS-A	Sample Measurement					<0.0075		0	1 Annually	Grab
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(Grab)
Glyphosate PARM Code 79743 P Add. Desc: (GWS = 0.7) Mon. Site: RWS-A	Sample Measurement					<0.0042		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Heptachlor PARM Code 39410 P Add. Desc: (GWS = 0.4) Mon. Site: RWS-A	Sample Measurement					<0.014		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Heptachlor epoxide PARM Code 39420 P Add. Desc: (GWS = 0.2) Mon. Site: RWS-A	Sample Measurement					<0.0030		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Hexachlorobenzene PARM Code 39700 P Add. Desc: (GWS = 1) Mon. Site: RWS-A	Sample Measurement					<0.015		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement					Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Hexachlorocyclopentadiene PARM Code 34386 P Add. Desc: (GWS = 50) Mon. Site: RWS-A	Sample Measurement						0.15		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Gamma BHC (Lindane) PARM Code 39782 P Add. Desc: (GWS = 0.2) Mon. Site: RWS-A	Sample Measurement						<0.0027		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Methoxychlor PARM Code 39480 P Add. Desc: (GWS = 40) Mon. Site: RWS-A	Sample Measurement						<0.055		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Oxamyl (vydate) PARM Code 38865 P Add. Desc: (GWS = 200) Mon. Site: RWS-A	Sample Measurement						<0.46		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Pentachlorophenol PARM Code 39032 P Add. Desc: (GWS = 1) Mon. Site: RWS-A	Sample Measurement						<0.014		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Picloram in Whole Water Sample PARM Code 39720 P Add. Desc: (GWS = 500) Mon. Site: RWS-A	Sample Measurement						<0.040		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Polychlorinated Biphenyls (PCBs) PARM Code 39516 P Add. Desc: (GWS = 0.5) Mon. Site: RWS-A	Sample Measurement						<0.45		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Simazine in Whole Water PARM Code 39055 P Add. Desc: (GWS = 4) Mon. Site: RWS-A	Sample Measurement						<0.040		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Toxaphene PARM Code 39400 P Add. Desc: (GWS = 3) Mon. Site: RWS-A	Sample Measurement						<2.7		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Trihalomethane, Total by summation PARM Code 82080 P Add. Desc: (GWS = 0.080) Mon. Site: RWS-A	Sample Measurement						0.0624		0	1 Annually	Grab
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(Grab)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Radium 226 + Radium 228, Total  PARM Code 11503 P Add. Desc: (GWS = 5) Mon. Site: RWS-A	Sample Measurement					2.30		0	1 Annually	24-hr Flow Proportioned Composite	
	Permit Requirement					Report (Maximum)	pCi/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
Alpha, Gross Particle Activity  PARM Code 80045 P Add. Desc: (GWS = 15) Mon. Site: RWS-A	Sample Measurement					2.75		0	1 Annually	24-hr Flow Proportioned Composite	
	Permit Requirement					Report (Maximum)	pCi/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
Aluminum, Total Recoverable  PARM Code 01104 P Add. Desc: (GWS = 0.2) Mon. Site: RWS-A	Sample Measurement					<0.0307		0	1 Annually	24-hr Flow Proportioned Composite	
	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
Chloride (as Cl)  PARM Code 00940 P Add. Desc: (GWS = 250) Mon. Site: RWS-A	Sample Measurement					70.5		0	1 Annually	24-hr Flow Proportioned Composite	
	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
Iron, Total Recoverable  PARM Code 00980 P Add. Desc: (GWS = 0.3) Mon. Site: RWS-A	Sample Measurement					0.0414		0	1 Annually	24-hr Flow Proportioned Composite	
	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)	

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Copper, Total Recoverable  PARM Code 01119 P Add. Desc: (GWS = 1,000) Mon. Site: RWS-A	Sample Measurement						<0.93		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Manganese, Total Recoverable  PARM Code 11123 P Add. Desc: (GWS = 50) Mon. Site: RWS-A	Sample Measurement						12.7		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Silver, Total Recoverable  PARM Code 01079 P Add. Desc: (GWS = 100) Mon. Site: RWS-A	Sample Measurement						<1.0		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Sulfate, Total  PARM Code 00945 P Add. Desc: (GWS = 250) Mon. Site: RWS-A	Sample Measurement						19.2		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)
Zinc, Total Recoverable  PARM Code 01094 P Add. Desc: (GWS = 5,000) Mon. Site: RWS-A	Sample Measurement						27.1		0	1 Annually	24-hr Flow Proportioned Composite
	Permit Requirement						Report (Maximum)	ug/L		(1 Annually)	(24-hr Flow Proportioned Composite)

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
pH	Sample Measurement					7.6		0	1 Annually	Grab	
PARM Code 00400 P Add. Desc: (GWS = 6.5-8.5) Mon. Site: RWS-A	Permit Requirement					Report (Maximum)	s.u.		(1 Annually)	(Grab)	
Solids, Total Dissolved (TDS)	Sample Measurement					301		0	1 Annually	24-hr Flow Proportioned Composite	
PARM Code 70295 P Add. Desc: (GWS = 500) Mon. Site: RWS-A	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
Foaming Agents	Sample Measurement					0.10		0	1 Annually	24-hr Flow Proportioned Composite	
PARM Code 01288 P Add. Desc: (GWS = 0.5) Mon. Site: RWS-A	Permit Requirement					Report (Maximum)	mg/L		(1 Annually)	(24-hr Flow Proportioned Composite)	
NAME/TITLE PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT  jose gomez	I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.						SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT  Electronically Signed		TELEPHONE  (321) 306-8329	SUBMITTED ON  12/08/2025	
<input type="checkbox"/> NO NEW NON-DOMESTIC WASTEWATER DISCHARGERS HAVE BEEN ADDED TO THE COLLECTION SYSTEM SINCE THE LAST RECLAIMED WATER OR EFFLUENT ANALYSIS WAS CONDUCTED.											

# SECTION C

# SECTION 1

Poinciana Community Development District  
Action Items May 2026

Meeting Assigned	Action Item	Assigned To	Status	Comments
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Lita Epstein	In Process	Various CFX updates sent to BOS via electronic mail when received.
Ongoing	Monitor Polk County Road Design for Impact to PCDD Tunnels	District Engineer	On Hold	
Ongoing	Review of Wetlands and Ponds Owned by Developer and HOA	District Engineer	On Hold	On hold as there is no current application for conveyance.
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 for 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	Proposed Fishing Policies	Vice Chair McKelvey	In Process	Policy approved 03.18.2026. Signage proposal approved 04.15.2026. Communication to resident pending.
10.15.2025	License Agreement for Maintenance of Tunnels		In Process	BOS approved agreement 10.15.2025. Execution pending. Avatar to be billed for maintenance on Avatar property. Proposal for ACPLM striping maintenance approved pending executed agreement. Agreement revisions from TM to be presented 05.13.2026.
10.15.2025	Evaluate ownership and maintenance of Pond 1B at Via Rizzoli Drive		In Process	Pond partially owned by HOA. If Board wants to convey to CDD, DE suggests a legal metes and bounds description for just the pond. Confirm with Polk County planning no replat needed. Estimated cost for legal description and recording \$1 to \$1.5K.
03.18.2026	Track encroachment and property damage at 140 Gulf Dr.		In Process	Cease and desist letter sent 03.11.2026; Floralawn proposal for maintenance or replacement of bottlebrush tree is pending.
03.18.2026	Review sale of property from Taylor Morrison to HOA for impact to CDD Debt and CDD Maintenance Fees. Possible review of parcels included with stormwater system.		In Process	DM to review proposed parcels and send letter to HOA regarding CDD debt and maintenance fees. Letter sent 03.26.2026. Chair to discuss stormwater parcels with HOA President.
04.15.2026	Letter to golf course owner regarding maintenance items.			Chair to discuss with Taylor Morrison. Confirm if BOS wants staff to compile and send letter regarding outstanding Pond E3 maintenance items.
04.15.2026	Service of Landscaping Bed on CDD Owned Corner of Via Toledo Court			Field staff to monitor. Confirm if BOS wants to request HOA maintenance consideration 05.20.2026.
04.15.2026	TOHO Discharge Report	District Engineer	Completed	Discharge Report provided for Board review.

# SECTION 2

# Poinciana Community Development District

## Summary of Check Register

April 5, 2026 to May 2, 2026

Fund	Date	Check No.'s	Amount
General Fund			
Truist	4/7/26	363	\$ 12,822.00
	4/16/26	364-365	\$ 20,494.01
	4/21/26	366-369	\$ 25,242.41
			\$ 58,558.42
Hancock Whitney		Autopays	\$ 240.91
			\$ 240.91
Money Market	4/28/26	12	\$ 100,000.00
			\$ 100,000.00
Payroll	<u>April 2026</u>		
	Anita L Nelson	ACH	\$ 184.70
	Anthony Reed	ACH	\$ 84.70
	Jon R Cameron	ACH	\$ 184.70
	Richard B McKelvey	ACH	\$ 184.70
	Robert W Zimbardi	50237	\$ 184.70
			\$ 823.50
			<b>\$ 159,622.83</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/26	00013	4/28/26 04282026	202604 300-10100-10200		POINCIANA CDD	*	100,000.00	
								100,000.00 000012
TOTAL FOR BANK B							100,000.00	

POIN POIN CDD TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
4/07/26	00044	4/03/26 PSI25477	202604 320-53800-47000	AQUATIC MAINT APR 26	*	12,822.00		
							SOLITUDE LAKE MANAGEMENT	12,822.00 000363
4/16/26	00004	4/01/26 38342	202604 320-53800-46200	LANDSCAPE MAINT APR 26	*	16,322.42		
							FLORALAWN 2 LLC	16,322.42 000364
4/16/26	00017	4/06/26 2234575	202603 310-51300-31100	ENGINEER SVCS MAR 26	*	4,171.59		
							GAI CONSULTANTS, INC	4,171.59 000365
4/21/26	00066	4/13/26 26-0615	202604 310-51300-42500	DM BUSINESS CARDS	*	60.00		
							ASAP PRINTS	60.00 000366
4/21/26	00011	4/15/26 00103888	202604 320-53800-47100	AQUATIC MAINTENANCE APR26	*	15,913.03		
							CLARKE ENVIRONMENTAL MOSQUITO	15,913.03 000367
4/21/26	00001	4/01/26 320	202604 320-53800-12000	FIELD MANAGEMENT APR 26	*	956.17		
		4/01/26 321	202604 310-51300-34000	MANAGEMENT FEES APR 26	*	3,898.83		
		4/01/26 321	202604 310-51300-35200	WEBSITE ADMIN APR 26	*	74.42		
		4/01/26 321	202604 310-51300-35100	INFORMATION TECH APR 26	*	111.58		
		4/01/26 321	202604 310-51300-51000	OFFICE SUPPLIES	*	.45		
		4/01/26 321	202604 310-51300-42000	POSTAGE	*	8.69		
		4/01/26 321	202604 310-51300-42500	COPIES	*	97.20		
							GOVERNMENTAL MANAGEMENT SERVICES	5,147.34 000368
4/21/26	00027	4/13/26 152077	202603 310-51300-31500	GENERAL COUNSEL MARCH 26	*	4,000.54		
		4/13/26 152078	202603 310-51300-31510	CONVEYANCE MAR 26	*	121.50		
							LATHAM LUNA EDEN & BEAUDINE	4,122.04 000369
						TOTAL FOR BANK C	58,558.42	

POIN POIN CDD TPKARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00062	4/07/26	3720-03.	202603	320	53800	43000		DUKE ENERGY	*	78.53	78.53	080021
-----													
4/13/26	00062	4/07/26	3960-03.	202603	320	53800	43000		DUKE ENERGY	*	142.29	142.29	080022
-----													
4/13/26	00062	4/07/26	9846-03.	202603	320	53800	43000		DUKE ENERGY	*	20.09	20.09	080023
-----													
TOTAL FOR BANK Z											240.91		
TOTAL FOR REGISTER											158,799.33		

POIN POIN CDD TPARK

# SECTION 3

***Poinciana***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



# Table of Contents

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

**Poinciana**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash</b>				
Operating - Hancock Whitney	\$ 171,492	\$ -	\$ -	\$ 171,492
Operating - Truist	\$ 98,476	\$ -	\$ -	\$ 98,476
Money Market - Bank United	\$ 842,420	\$ -	\$ 260,290	\$ 1,102,709
<b>Investments</b>				
<b>Series 2022</b>				
Reserve	\$ -	\$ 135,688	\$ -	\$ 135,688
Revenue	\$ -	\$ 1,685,262	\$ -	\$ 1,685,262
Interest	\$ -	\$ 35	\$ -	\$ 35
Principal	\$ -	\$ 125	\$ -	\$ 125
Prepayment	\$ -	\$ 2,331	\$ -	\$ 2,331
<b>Total Assets</b>	<b>\$ 1,112,387</b>	<b>\$ 1,823,441</b>	<b>\$ 260,290</b>	<b>\$ 3,196,118</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 12,234	\$ -	\$ -	\$ 12,234
<b>Total Liabilities</b>	<b>\$ 12,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,234</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 260,290	\$ 260,290
Restricted for:				
Debt Service	\$ -	\$ 1,823,441	\$ -	\$ 1,823,441
Unassigned	\$ 1,100,154	\$ -	\$ -	\$ 1,100,154
<b>Total Fund Balances</b>	<b>\$ 1,100,154</b>	<b>\$ 1,823,441</b>	<b>\$ 260,290</b>	<b>\$ 3,183,885</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,112,387</b>	<b>\$ 1,823,441</b>	<b>\$ 260,290</b>	<b>\$ 3,196,118</b>

**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 886,925	\$ 861,249	\$ 861,249	\$ -
Interest	\$ 8,673	\$ 4,990	\$ 9,980	\$ 4,990
Miscellaneous Revenue	\$ -	\$ -	\$ 8,902	\$ 8,902
<b>Total Revenues</b>	<b>\$ 895,598</b>	<b>\$ 866,239</b>	<b>\$ 880,131</b>	<b>\$ 13,892</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 5,000	\$ 1,000
FICA Expense	\$ 918	\$ 459	\$ 459	\$ -
Engineering	\$ 20,000	\$ 10,000	\$ 12,800	\$ (2,800)
Attorney	\$ 35,000	\$ 17,500	\$ 22,023	\$ (4,523)
Annual Audit	\$ 3,200	\$ 3,200	\$ 3,200	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Management Fees	\$ 46,786	\$ 23,393	\$ 23,393	\$ (0)
Information Technology	\$ 1,339	\$ 670	\$ 669	\$ 0
Website Maintenance	\$ 893	\$ 447	\$ 447	\$ (0)
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 2,600	\$ 1,300	\$ 744	\$ 556
Printing & Binding	\$ 500	\$ 250	\$ 85	\$ 165
Insurance	\$ 8,927	\$ 8,927	\$ 8,228	\$ 699
Legal Advertising	\$ 5,500	\$ 2,750	\$ -	\$ 2,750
Other Current Charges	\$ 2,400	\$ 1,200	\$ 784	\$ 416
Office Supplies	\$ 400	\$ 200	\$ 2	\$ 198
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 150,146</b>	<b>\$ 81,928</b>	<b>\$ 83,417</b>	<b>\$ (1,490)</b>

**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 11,474	\$ 5,737	\$ 5,737	\$ -
Property Insurance	\$ 25,494	\$ 25,494	\$ 22,722	\$ 2,772
Electric	\$ 1,800	\$ 900	\$ 830	\$ 70
Landscape Maintenance	\$ 205,665	\$ 102,833	\$ 99,435	\$ 3,398
Aquatic Control Maintenance	\$ 165,444	\$ 82,722	\$ 76,858	\$ 5,864
Aquatic Midge Management	\$ 191,733	\$ 95,867	\$ 94,327	\$ 1,539
Pressure Washing	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Lift Station Maintenance	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
R&M - Plant Replacement	\$ 10,000	\$ 5,000	\$ 7,333	\$ (2,333)
Storm Structure Repairs	\$ 41,616	\$ 20,808	\$ 3,699	\$ 17,109
Stormwater Water Quality/Landscape Improvements	\$ 23,500	\$ 11,750	\$ -	\$ 11,750
Contingency	\$ 12,000	\$ 6,000	\$ 13,393	\$ (7,393)
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 703,727</b>	<b>\$ 364,610</b>	<b>\$ 324,334</b>	<b>\$ 40,277</b>
<b><i>Other Expenditures</i></b>				
Transfer Out - Capital Reserve	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
<b>Total Other Expenditures</b>	<b>\$ 41,726</b>	<b>\$ 41,726</b>	<b>\$ 41,726</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 895,598</b>	<b>\$ 488,264</b>	<b>\$ 449,477</b>	<b>\$ 38,787</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 430,654</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 669,500</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,100,154</b>	

# Poinciana

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,278,850	\$ 1,236,807	\$ 1,236,807	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,631	\$ 1,631
Interest	\$ 20,000	\$ 10,000	\$ 15,982	\$ 5,982
<b>Total Revenues</b>	<b>\$ 1,298,850</b>	<b>\$ 1,246,807</b>	<b>\$ 1,254,420</b>	<b>\$ 7,613</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/1	\$ 85,738	\$ 85,738	\$ 85,518	\$ 221
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 1,124,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,738	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,295,477</b>	<b>\$ 85,738</b>	<b>\$ 100,518</b>	<b>\$ (14,779)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,373</b>		<b>\$ 1,153,902</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 523,210</b>		<b>\$ 669,539</b>	
<b>Fund Balance - Ending</b>	<b>\$ 526,583</b>		<b>\$ 1,823,441</b>	

**Poinciana**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ 5,000	\$ 2,500	\$ 3,988	\$ 1,488
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,500</b>	<b>\$ 3,988</b>	<b>\$ 1,488</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>		<b>\$ 3,988</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 41,726</b>	<b>\$ 41,726</b>	<b>\$ 41,726</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 46,726</b>		<b>\$ 45,714</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 214,104</b>		<b>\$ 214,575</b>	
<b>Fund Balance - Ending</b>	<b>\$ 260,830</b>		<b>\$ 260,290</b>	

**Poinciana**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 238,447	\$ 553,543	\$ 27,750	\$ 18,950	\$ 22,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 861,249
Interest	\$ 1,379	\$ 1,290	\$ 1,021	\$ 1,040	\$ 2,503	\$ 2,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,980
Miscellaneous Revenue	\$ -	\$ 100	\$ 8,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,902
<b>Total Revenues</b>	<b>\$ 1,379</b>	<b>\$ 239,838</b>	<b>\$ 563,366</b>	<b>\$ 28,790</b>	<b>\$ 21,453</b>	<b>\$ 25,304</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 880,131</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 153	\$ 77	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Engineering	\$ 2,688	\$ 1,938	\$ -	\$ -	\$ 4,003	\$ 4,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,800
Attorney	\$ 4,267	\$ 3,966	\$ 610	\$ 6,149	\$ 2,910	\$ 4,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,023
Annual Audit	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Management Fees	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,393
Information Technology	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669
Website Maintenance	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 60	\$ 4	\$ 413	\$ 11	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744
Printing & Binding	\$ 13	\$ -	\$ 67	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Insurance	\$ 8,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,228
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 201	\$ 101	\$ 123	\$ 58	\$ 158	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 26,269</b>	<b>\$ 11,227</b>	<b>\$ 4,887</b>	<b>\$ 14,981</b>	<b>\$ 12,246</b>	<b>\$ 13,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,417</b>

**Poinciana**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
Field Services	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,737
Property Insurance	\$ 22,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,722
Electric	\$ 121	\$ 117	\$ 135	\$ 109	\$ 106	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	830
Landscape Maintenance	\$ 16,322	\$ 17,822	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	99,435
Aquatic Control Maintenance	\$ 12,748	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	76,858
Aquatic Midge Management	\$ 15,143	\$ 15,722	\$ 15,722	\$ 15,913	\$ 15,913	\$ 15,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94,327
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,667	\$ 3,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,333
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,699
Stormwater Water Quality/Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 11	\$ 4,651	\$ 5,551	\$ 330	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,393
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 68,024</b>	<b>\$ 52,091</b>	<b>\$ 51,509</b>	<b>\$ 46,453</b>	<b>\$ 49,786</b>	<b>\$ 56,470</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>324,334</b>
<b><i>Other Expenditures</i></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ 41,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,726
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,726</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,726</b>
<b>Total Expenditures</b>	<b>\$ 94,293</b>	<b>\$ 63,318</b>	<b>\$ 56,396</b>	<b>\$ 61,434</b>	<b>\$ 62,032</b>	<b>\$ 70,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>449,477</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (92,913)</b>	<b>\$ 176,520</b>	<b>\$ 506,970</b>	<b>\$ (32,644)</b>	<b>\$ (40,579)</b>	<b>\$ (44,974)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>430,654</b>

**Poinciana**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**MAINTENANCE ASSESSMENTS**

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

100%

Date	Distribution	Gross Assessments				Net Assessments		
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	General Fund	
11/10/25	10/20/25-10/21/25	\$ 15,058.65	\$ (776.33)	\$ (285.64)	\$ 0.00	\$ 13,996.68	\$ 13,996.68	
11/14/25	10/1/25-10/31/25	\$ 11,830.18	\$ (709.76)	\$ (227.20)	\$ 0.00	\$ 10,893.22	\$ 10,893.22	
11/21/25	11/1/25-11/7/25	\$ 132,152.26	\$ (5,286.30)	\$ (2,537.32)	\$ 0.00	\$ 124,328.64	\$ 124,328.64	
11/26/25	11/8/25-11/15/25	\$ 95,077.27	\$ (4,027.43)	\$ (1,821.00)	\$ 0.00	\$ 89,228.84	\$ 89,228.84	
12/8/25	11/16/25-11/25/25	\$ 165,239.42	\$ (7,302.77)	\$ (3,158.73)	\$ 0.00	\$ 154,777.92	\$ 154,777.92	
12/19/26	11/26/25-11/30/25	\$ 365,305.62	\$ (14,609.02)	\$ (7,013.93)	\$ 0.00	\$ 343,682.67	\$ 343,682.67	
12/31/25	12/1/25-12/15/25	\$ 59,326.83	\$ (3,120.25)	\$ (1,124.13)	\$ 0.00	\$ 55,082.45	\$ 55,082.45	
1/9/26	12/16/25-12/31/25	\$ 27,870.22	\$ (1,069.81)	\$ (536.01)	\$ 0.00	\$ 26,264.40	\$ 26,264.40	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 1,485.27	\$ 1,485.27	\$ 1,485.27	
2/12/26	01/01/26-01/31/26	\$ 20,245.82	\$ (909.36)	\$ (386.73)	\$ 0.00	\$ 18,949.73	\$ 18,949.73	
3/13/26	02/01/26-02/28/26	\$ 23,019.70	\$ -	\$ (460.39)	\$ 0.00	\$ 22,559.31	\$ 22,559.31	
<b>Total Collected</b>		<b>\$ 915,125.97</b>	<b>\$ (37,811.03)</b>	<b>\$ (17,551.08)</b>	<b>\$ 1,485.27</b>	<b>\$ 861,249.13</b>	<b>\$ 861,249.13</b>	
<b>Percentage Collected</b>							<b>97%</b>	

**DEBT SERVICE ASSESSMENTS**

Gross Assessments \$ 1,372,863.26  
Certified Net Assessments \$ 1,276,762.83

100%

Date	Distribution	Gross Assessments				Net Assessments		
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	Debt Service Fund	
11/10/25	10/20/25-10/21/25	\$ 22,016.31	\$ (1,144.50)	\$ (417.44)	\$ 0.00	\$ 20,454.37	\$ 20,454.37	
11/14/25	10/1/25-10/31/25	\$ 16,206.58	\$ (1,009.76)	\$ (311.27)	\$ 0.00	\$ 14,885.55	\$ 14,885.55	
11/21/25	11/1/25-11/7/25	\$ 181,359.38	\$ (7,255.08)	\$ (3,482.09)	\$ 0.00	\$ 170,622.21	\$ 170,622.21	
11/26/25	11/8/25-11/15/25	\$ 134,532.89	\$ (5,735.34)	\$ (2,575.95)	\$ 0.00	\$ 126,221.60	\$ 126,221.60	
12/8/25	11/16/25-11/25/25	\$ 235,087.43	\$ (10,106.16)	\$ (4,499.63)	\$ 0.00	\$ 220,481.64	\$ 220,481.64	
12/19/26	11/26/25-11/30/25	\$ 536,768.56	\$ (21,468.10)	\$ (10,306.01)	\$ 0.00	\$ 504,994.45	\$ 504,994.45	
12/31/25	12/1/25-12/15/25	\$ 85,789.25	\$ (4,222.12)	\$ (1,631.34)	\$ 0.00	\$ 79,935.79	\$ 79,935.79	
1/9/26	12/16/25-12/31/25	\$ 39,320.71	\$ (1,532.20)	\$ (755.77)	\$ 0.00	\$ 37,032.74	\$ 37,032.74	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 2,137.34	\$ 2,137.34	\$ 2,137.34	
2/12/26	01/01/26-01/31/26	\$ 30,460.72	\$ (1,382.55)	\$ (581.56)	\$ 0.00	\$ 28,496.61	\$ 28,496.61	
3/13/26	02/01/26-02/28/26	\$ 32,004.79	\$ -	\$ (460.39)	\$ 0.00	\$ 31,544.40	\$ 31,544.40	
<b>Total Collected</b>		<b>\$ 1,313,546.62</b>	<b>\$ (53,855.81)</b>	<b>\$ (25,021.45)</b>	<b>\$ 2,137.34</b>	<b>\$ 1,236,806.70</b>	<b>\$ 1,236,806.70</b>	
<b>Percentage Collected</b>							<b>97%</b>	

# SECTION 4



April 15, 2026

Iman Sakalla – Recording Secretary  
Poinciana CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Poinciana Community Development District Registered Voters**

Dear Ms. Sakalla,

In response to your request, there are currently **5,239** voters within the Poinciana Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads 'Melony M. Bell'.

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

# SECTION D

# SECTION 1

**Poinciana CDD Field Management Action Items List**

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Grass Shrimp & Gambusia Fish Installation in B-1	GMS	On Hold	\$ 1,253.75		Approved at the Feb. meeting but pending additional littoral planting prior to stocking.
Additional Littoral Installation in B-1, A9, & C-4	Solitude	Pending	\$ 5,600.00		Approved at last month's meeting. Agreement has been signed with deposit pending.
Restriping Entrance & Exit Ramps on Bella Viana Tunnel	ACPLM	On Hold	\$ 1,606.00		Approved at the Oct. meeting. Pending agreement with TM to start job.
Clam Stocking in B-1	GMS	On Hold	\$ 2,773.75		Recommendation of additional littorals to be planted prior to clam stocking.
Debris Clean-up, Tree Trimming, and Possible Tree Replacement for Bottlebrush Tree on B-16	Floralawn	Completed	N/A.		Trimming of trunk stumps was completed in April. Requested final invoice from Floralawn.
Addressing Items on the Engineer's Report 2026	GMS	Pending	N/A.		Proposal to be presented in the June meeting.
Removal of Fire Flags and Installation of Littoral Plantings on D-8	Solitude	Pending	\$ 7,330.00		Approved at last month's meeting. Agreement has been signed with deposit pending.
Installation of Fishing Policy Signs on Approved Fishing Ponds	GMS	Pending	\$ 4,356.81		Signs and posts have been delivered. Currently being scheduled.
Installation of Bank Plantings on E3	Floralawn	Pending	N/A.		Proposal to install milkweed and other bank plantings on corner section of E3.
Minimizing Reclaim Water in Stormwater Ponds	GMS	N/A	N/A.		Report was shared of nitrogen levels in reclaim water by the District Engineer. Requested all irrigation heads close to CDD owned ponds to be adjusted to minimize overspray with both HOA and golf course.

# Poinciana CDD

## Field Management Report – Photo Supplement

### Review of PCDD ponds with Solitude



#### Photo Description:

- + Review pictures dated 04/24 with Solitude.
- + Ponds: A9, A10A, D9, D8, C-10



# Post Review of Reviewed Ponds

## Photo Description:

- ✚ Ponds reviewed after 2 weeks of treatment.
- ✚ Ponds reviewed: A9, A10A, D9, C10, P6



# SECTION 2

<b>Poinciana CDD - April 2026 - Treatment Log</b>							
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments	
OD-01	4-15		X			Sprayed Grasses	
OD-02	4-15		X			Sprayed Grasses	
OD-03	4-15		X			Sprayed Grasses	
OD-04	4-15		X			Sprayed Grasses	
OD-05	4-15		X			Sprayed Grasses	
OD-06	4-15/4-28		X			Sprayed Grasses	
OD-07	4-15/4-28		X			Sprayed Grasses	
OD-08	4-15/4-28		X			Sprayed Grasses	Sprayed Fireflags and duckweed
OD-09	4-15/4-28		X			Sprayed Grasses	Sprayed Fireflags and duckweed
OD-10	4-15		X			Sprayed Grasses	
OD-11	4-15		X			Sprayed Grasses	
OC-01	4-23		X			Sprayed Grasses	
OC-02	4-23		X			Sprayed Grasses	
OC-03	4-23		X			Sprayed Grasses	
OC-06A	4-14		X	X		Sprayed Grasses	Sprayed Algae
OC-06B	4-14		X	X		Sprayed Grasses	Sprayed Algae
OC-08	4-14		X			Sprayed Grasses	
OC-09	4-14		X			Sprayed Grasses	
OC-10	4-14		X	X		Sprayed Grasses	Sprayed Algae
OC-11	4-14		X			Sprayed Grasses	
OC-12	4-14		X			Sprayed Grasses	
OC-13	4-14		X			Sprayed Grasses	
OC-14	4-14		X			Sprayed Grasses	
OC-15	4-14		X			Sprayed Grasses	
OC-16	4-14		X			Sprayed Grasses	
OC-17	4-14		X			Sprayed Grasses	
OC-18	4-14		X			Sprayed Grasses	
OC-19	4-14		X			Sprayed Grasses	
OC-20	4-14		X			Sprayed Grasses	
OB-01	4-17		X			Sprayed Grasses	
OB-05	4-17		X			Sprayed Grasses	
OB-06	4-17		X			Sprayed Grasses	
OB-11	4-21		X			Sprayed Grasses	
OB-15	4-21		X			Sprayed Grasses	
OB-16	4-21		X			Sprayed Grasses	
OF-07	4-24		X			Sprayed Grasses	
OA-01	4-15		X			Sprayed Grasses	
OA-02	4-15		X			Sprayed Grasses	
OA-03	4-21		X			Sprayed Grasses	
OA-04	4-21		X			Sprayed Grasses	
OA-05	4-21		X			Sprayed Grasses	
OA-06	4-21		X			Sprayed Grasses	
OA-07	4-21		X			Sprayed Grasses	
OA-08	4-21		X	X		Sprayed Grasses	Sprayed algae
OA-09	4-24		X	X	X	Sprayed Grasses	Sprayed algae
OA-10A	4-24		X	X	X	Sprayed Grasses	Sprayed algae
OA-10B	4-21		X			Sprayed Grasses	
OA-11	4-21		X			Sprayed Grasses	
OA-12	4-21		X			Sprayed Grasses	
OA-13	4-21		X			Sprayed Grasses	
OA-20	4-15		X			Sprayed Grasses	
OA-21	4-15		X			Sprayed Grasses	
OA-22	4-15		X			Sprayed Grasses	
OO-POLK						Sprayed Grasses	
OE-01	4-15		X			Sprayed Grasses	
OE-02	4-15		X			Sprayed Grasses	
OE-03	4-15		X			Sprayed Grasses	
OE-05	4-15		X			Sprayed Grasses	
OE-06	4-15		X			Sprayed Grasses	
OE-08	4-15		X			Sprayed Grasses	
OE-11	4-15		X			Sprayed Grasses	

OE-15	4-15		X			Sprayed Grasses	
OE-18	4-15		X			Sprayed Grasses	
OE-19	4-15		X			Sprayed Grasses	
OE-21	4-15		X			Sprayed Grasses	
OE-31	4-15		X			Sprayed Grasses	
P-1	4-23		X			Sprayed Grasses	
P-2	4-23		X			Sprayed Grasses	
P-3	4-23		X			Sprayed Grasses	
P-4	4-23		X			Sprayed Grasses	
P-5	4-23		X			Sprayed Grasses	
P-6	4-24		X	X		Sprayed Grasses	
P-8	4-23		X			Sprayed Grasses	
P-9	4-23		X			Sprayed Grasses	
P-10	4-23		X			Sprayed Grasses	
P-11	4-23		X			Sprayed Grasses	
P-13	4-23		X			Sprayed Grasses	
P-14	4-23		X			Sprayed Grasses	
P-15	4-23		X			Sprayed Grasses	
5A-P-16		4-6	X			Sprayed Grasses	
5C-P-16		4-6	X			Sprayed Grasses	
OS-3		4-6	X			Sprayed Grasses	
5E-W-C-3		4-6	X			Sprayed Grasses	
P-1F	4-21		X			Sprayed Grasses	
Canal 1			X			Sprayed Grasses	



---

## Aquatics Maintenance Report

Poinciana CDD

May 2026

# Inspection Report

## Overall Aquatic Comments

Comments:

Pond: P-8



Comments: I have done 2 algae/hydrilla treatments in the last 21 days, it is still showing signs green. I will be there on May 18th-19th with the boat, as long as Peggy's yard doesn't get soggy. Grasses are brown and dead.

# Inspection Report

## Pond: P-15



Comments: Grasses are about 80-85 brown and dead, algae and hydrilla have been treated, I will spray the grasses during the week of May 11th-15th. I will monitor the algae and hydrilla and treat during the week of May 18th-22nd

## Pond: P-16



Comments: Grasses are brown and dead, algae and hydrilla have been treated and will be treated again during the week of May 18th-22nd

# Inspection Report

Pond: P-19B



Comments: Grasses and algae have been treated, still have a few green spots, will be treating again week of May 18th-22nd.

# SECTION 3



## All Services By Customer Summary

Run By: kissasst

Page 1 of 1  
Monday, May 4, 2026  
8:13:25 AM

Poinciana Community Development Dist (S07800)

Filter Date between 04/01/2026 and 04/30/2026

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		04/23/2026	04/23/2026	16.35	acr	2,4,6,7,8,9,10,11,12,13,14,15,16,17,19,20,22,B16,C4, P3, P10,P1F
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		04/23/2026	04/23/2026	9.67	acr	1,3,5,18,21,23
						<b>26.02</b>		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/01/2026	04/01/2026	11.20	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/02/2026	04/02/2026	18.10	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/09/2026	04/09/2026	17.00	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/10/2026	04/10/2026	12.02	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/16/2026	04/16/2026	13.00	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/16/2026	04/16/2026	17.10	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/24/2026	04/24/2026	12.70	mi	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/24/2026	04/24/2026	12.50	mi	
						<b>113.62</b>		

# SECTION 4

Poinciana CDD - Customer Complaint Log

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
4/8/2026	Barbara Reinhold	3639 Via Monte Napoleone Dr		C3	Swale area not being weed whacked	Joel	Request sent to Floralawn to mow area in preparation for early summer rain.	04/08/26
4/9/2026	Stan Brzoska	4042 Via Toledo Ct		P5	Requesting update on dead bushes/shrubbery	Joel	Provided resident update (board's decision to leave the area for now while working on a maintenance agreement with the HOA.)	04/10/26
4/10/2026	Kathleen Aukett	922 Shorehaven Dr.		PD7	Requesting removal of edge grasses/weeds around edges of pond	Joel	Left a voicemail requesting a call back to clarify the type of grasses/plants she was referring to.	04/10/26
4/14/2026	George Schmidt	289 Grand Canal Dr		PA911	Algae bloom in pond	Joel	Provide resident with the update (Solitude has been scheduled for additional treatment.)	04/15/26
4/15/2026	Sandra Beckler	520 Murano Dr		PA911	Ponds in need of treatment; algae producing odor	Joel	Provide the same update as Mr. Schmidt. Explained the odor from filamentous algae is not harmful to humans.	04/15/26
4/15/2026	Carol Hall	1047 Glendora Road S.		PD5	Landscapers mowing near lanai & damaging screens	Joel	Clarified that Floralawn does not mow near lanais. Recommended reaching out to the HOA.	04/15/26
4/16/2026	Kathleen Aukett	922 Shorehaven Dr.		PD7	Requesting update	Joel	Left another message regarding clarification of plants in question.	04/17/26
4/16/2026	Mel Elgersma	734 Shorehaven Dr.		PD8	Midge outbreak; requesting more information on treatment schedule; questions about algae and runoff	Joel	Left a voicemail to the resident with basic information on midge treatments.	04/17/26
4/16/2026	No name given	No name given		PC20	Complaint about the speed of operator of lawn mower; weeds 2 feet high and not being weed whacked when mowing	Joel	Resident clarified that grasses around the trees aren't consistently string trimmed. Sent request to Floralawn.	04/17/26
4/17/2026	Julie Alberts	680 Shorehaven Dr.		PD8	Midge outbreak; requesting treatment	Joel	Sent request for fogging treatment to Clarke.	04/17/26
4/17/2026	Mary Townsend	681 Glendora Rd.		PD8	Midge outbreak; requesting treatment	Joel	Provided the same update as Mrs. Alberts	04/17/26
4/21/2026	Kathleen Aukett	922 Shorehaven Dr.		PD7	Requesting update	Joel	Resident clarified that grasses in question were the fire flags. Explained that board is working along the chain of ponds to eventually remove all fire flags and replace with smaller littorals.	04/22/26
4/21/2026	Loretta Hayward	520 Via Veneto Ct		PA911	Ponds covered in yellow algae	Joel	Explained that yellow algae is the early signs of treated algae.	04/22/26
4/21/2026	Marjorie Morand	417 Grand Canal Dr.		PA911	Faxed in copy of survey; noting 5ft erosion, algae not gone	Joel	Confirmed receiving the fax and provided update on A9 (Solitude review pending.)	04/22/26
4/22/2026	Barbara Reinhold	3639 Via Monte Napoleone Dr		C3	Midge outbreak	Joel	Requested treatment with Clarke.	04/22/26
4/22/2026	Shelley Destefano (HOA)	Lombardi Ct/Varese		P8	Scum/Algae bloom	Joel	Requested treatment with Solitude.	04/22/26
4/22/2026	Crisetta Hatwood	620 Shorehaven Dr		P-D8	Dirt, large grass islands in pond; unpleasant smell		Explained an indept review with Solitude is pending to address ongoing issues such as grass islands and odor from the filamentous algae is not harmful to humans.	04/22/26
4/22/2026	Dennis Mescall	508 Via Veneto Ct.		PA911	Requesting treatment/spraying of algae	Joel	Explained an indept review with Solitude is pending to address ongoing issues of large amounts of algae on A9.	04/22/26
4/23/2026	John Jennings	715 Via Como St.		P6	Weeds & grass floating in pond	Joel	Pond to be review with Solitude account manager due to ongoing alligator weed issue.	04/24/26
4/23/2026	Cindy Nall	397 Sorrento Rd		PE3	Midge outbreak; requesting closer spraying	Joel	Left voicemail letting resident know they can be added to spray request list	04/24/26
4/24/2026	Dean Murphy	581 Grand Canal Dr		PA1213	Midge outbreak	Joel	Sent request for fogging treatment to Clarke.	04/24/26
4/29/2026	Judy Lipkin	136 Milan Lane		P-D1	Algae bloom present in pond	Joel	Treatment scheduled with vendor	04/29/26