Poinciana

Community Development District

Adpoted Budget

FY2027

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Poinciana

Community Development District

Adpoted Budget

General Fund

	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues					
Special Assessments	$ 886,925	$ 886,142	$ 783	$ 886,925	$ 886,925
Interest	$ 8,673	$ 12,468	$ 3,562	$ 16,030	$ 8,015
Miscellaneous Revenue	$ -	$ 8,902	$ -	$ 8,902	$ -
Total Revenues	**$ 895,598**	**$ 907,512**	**$ 4,345**	**$ 911,857**	**$ 894,940**
Expenditures					
Administrative					
Supervisors Fees	$ 12,000	$ 6,000	$ 5,000	$ 11,000	$ 12,000
FICA Expense	$ 918	$ 536	$ 383	$ 918	$ 918
Engineering	$ 20,000	$ 13,803	$ 8,333	$ 22,136	$ 23,000
Attorney	$ 35,000	$ 23,825	$ 10,000	$ 33,825	$ 35,000
Annual Audit	$ 3,200	$ 3,200	$ -	$ 3,200	$ 3,350
Trustee Fees	$ 4,000	$ -	$ 4,000	$ 4,000	$ 4,000
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408	$ 5,678
Management Fees	$ 46,786	$ 27,292	$ 19,494	$ 46,786	$ 49,125
Information Technology	$ 1,339	$ 781	$ 558	$ 1,339	$ 1,406
Website Maintenance	$ 893	$ 521	$ 372	$ 893	$ 938
Telephone	$ 100	$ -	$ 42	$ 42	$ 100
Postage	$ 2,600	$ 752	$ 750	$ 1,502	$ 2,600
Printing & Binding	$ 500	$ 243	$ 250	$ 493	$ 500
Insurance	$ 8,927	$ 8,228	$ -	$ 8,228	$ 9,051
Legal Advertising	$ 5,500	$ -	$ 3,000	$ 3,000	$ 5,500
Other Current Charges	$ 2,400	$ 925	$ 300	$ 1,225	$ 2,400
Office Supplies	$ 400	$ 2	$ 100	$ 102	$ 400
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 150,146**	**$ 91,690**	**$ 52,582**	**$ 144,272**	**$ 156,141**

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General Fund

	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Adopted Budget FY2027
Operations & Maintenance					
Field Services	$ 11,474	$ 6,693	$ 4,781	$ 11,474	$ 18,000
Property Insurance	$ 25,494	$ 22,722	$ -	$ 22,722	$ 21,586
Electric	$ 1,800	$ 1,091	$ 1,300	$ 2,391	$ 2,500
Landscape Maintenance	$ 205,665	$ 115,757	$ 81,612	$ 197,369	$ 205,665
Aquatic Control Maintenance	$ 165,444	$ 89,680	$ 64,110	$ 153,790	$ 165,444
Aquatic Midge Management	$ 191,733	$ 110,240	$ 79,565	$ 189,805	$ 197,485
Pressure Washing	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
Lift Station Maintenance	$ 3,000	$ -	$ 1,500	$ 1,500	$ 3,000
R&M - Plant Replacement	$ 10,000	$ 7,333	$ 2,667	$ 10,000	$ 10,000
Storm Structure Repairs	$ 41,616	$ 3,699	$ 17,109	$ 20,808	$ 22,000
Stormwater Water Quality/Landscape Improvements	$ 23,500	$ -	$ 11,750	$ 11,750	$ 23,500
Contingency	$ 12,000	$ 18,818	$ -	$ 18,818	$ 12,000
Total Operations & Maintenance	**$ 703,727**	**$ 376,034**	**$ 270,394**	**$ 646,427**	**$ 693,180**
Other Expenditures					
Transfer Out - Capital Reserve	$ 41,726	$ 41,726	$ -	$ 41,726	$ 45,619
Total Other Expenditures	**$ 41,726**	**$ 41,726**	**$ -**	**$ 41,726**	**$ 45,619**
Total Expenditures	**$ 895,598**	**$ 509,450**	**$ 322,976**	**$ 832,425**	**$ 894,940**
Excess Revenues/(Expenditures)	$ -	$ 398,062	$ (318,630)	$ 79,432	$ -

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

Property Type	Platted Units	Per Unit Net	Per Unit Gross	Net Total
Platted Residential	3820	$ 227.61	$ 244.74	$ 869,469.60
Town Center Commercial	72.15	$ 227.61	$ 244.74	$ 16,422.05
Golf Course	4.54	$ 227.61	$ 244.74	$ 1,033.35
	3896.69			**$ 886,925.00**

Poinciana
Community Development District
General Fund Budget

Revenues:

Special Assessments

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

Interest

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

Expenditures:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Property Insurance

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

Electric

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

Account #	Service Address	Monthly	Annual
910087973720	1051 Cypress Pky, 9 Tunnel Lights	$53	$640
910087973960	1051 Cypress Pky, Lites/Golf Tunnel 33	$135	$1,620
910172999846	500 Genoa Drive, Lift Station	$20	$240
	Total		**$2,500**

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance	$16,322	$195,869
Buffer		$9,796
Total		**$205,665**

Aquatic Control Maintenance

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

Description	Monthly	Annual
Aquatic Maintenance	$12,822	$153,864
Buffer		$11,580
Total		**$165,444**

Aquatic Midge Management

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

Description	Monthly	Annual
Aquatic Midge Control	$15,913	$190,956
3% Increase		$5,729
Buffer		$800
Total		**$197,485**

Pressure Washing

Represents the estimated cost of pressure washing.

Lift Station Maintenance

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

Storm Structure Repairs

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

Stormwater Water Quality/Landscaping Improvements

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

R&M – Plant Replacement

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

Contingency

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

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Adpoted Budget

Debt Service Fund

	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 1,278,850	$ 1,274,358	$ 4,492	$ 1,278,850	$ 1,276,415
Assessments - Prepayments	$ -	$ 1,631	$ -	$ 1,631	$ -
Interest	$ 20,000	$ 20,941	$ 5,983	$ 26,925	$ 13,462
Carry Forward Surplus	$ 523,210	$ 533,470	$ -	$ 533,470	$ 534,006
Total Revenues	**$ 1,822,060**	**$ 1,830,399**	**$ 10,475**	**$ 1,840,874**	**$ 1,823,884**
Expenditures					
Series 2022					
Interest - 11/1	$ 85,738	$ 85,518	$ -	$ 85,518	$ 73,087
Special Call - 11/1	$ -	$ 15,000	$ -	$ 15,000	$ -
Principal - 5/1	$ 1,124,000	$ -	$ 1,121,000	$ 1,121,000	$ 1,142,000
Interest - 5/1	$ 85,738	$ -	$ 85,350	$ 85,350	$ 73,087
Total Expenditures	**$ 1,295,477**	**$ 100,518**	**$ 1,206,350**	**$ 1,306,868**	**$ 1,288,173**
Excess Revenues/(Expenditures)	**$ 526,583**	**$ 1,729,882**	**$ (1,195,875)**	**$ 534,006**	**$ 535,710**

	Series 2022
Interest - 11/1/27	$ 60,050
Net Assessments	$ 1,276,415
Collection Cost (7%)	$ 96,074
Gross Assessments	**$ 1,372,489**

Property Type	Platted Units	Net Per Unit	Gross Per Unit	Gross Total
Commercial	72.15	$ 348	$ 374	$ 26,981
Residential	3598	$ 348	$ 374	$ 1,345,508
Platted Residential - Prepaid	221	$ -	$ -	$ -
	3891.15			**$ 1,372,489**

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Series 2022 Special Assessment Refunding Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 5,986,000.00	$ -	$ 73,086.67	$ 1,279,437.09
05/01/27	$ 5,986,000.00	$ 1,142,000.00	$ 73,086.67	
11/01/27	$ 4,844,000.00	$ -	$ 60,049.60	$ 1,275,136.27
05/01/28	$ 4,844,000.00	$ 1,166,000.00	$ 60,049.60	
11/01/28	$ 3,678,000.00	$ -	$ 46,216.76	$ 1,272,266.36
05/01/29	$ 3,678,000.00	$ 1,194,000.00	$ 46,216.76	
11/01/29	$ 2,484,000.00	$ -	$ 31,599.21	$ 1,271,815.97
05/01/30	$ 2,484,000.00	$ 1,227,000.00	$ 31,599.21	
11/01/30	$ 1,257,000.00	$ -	$ 16,180.73	$ 1,274,779.95
05/01/31	$ 1,257,000.00	$ 1,257,000.00	$ 16,180.73	$ 1,273,180.73
		$ 7,107,000.00	**$ 539,616.37**	**$ 7,646,616.37**

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Adpoted Budget

Capital Reserve Fund

	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues					
Interest	$ 5,000	$ 4,714	$ 1,347	$ 6,061	$ 3,031
Carry Forward Surplus	$ 214,104	$ 214,575	$ -	$ 214,575	$ 262,363
Total Revenues	**$ 219,104**	**$ 219,290**	**$ 1,347**	**$ 220,637**	**$ 265,393**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)					
Transfer In	$ 41,726	$ 41,726	$ -	$ 41,726	$ 45,619
Total Other Financing Sources/(Uses)	**$ 41,726**	**$ 41,726**	**$ -**	**$ 41,726**	**$ 45,619**
Excess Revenues/(Expenditures)	**$ 260,830**	**$ 261,016**	**$ 1,347**	**$ 262,363**	**$ 311,012**