

Poinciana
Community Development District

Agenda Package

August 19, 2026

AGENDA

Poinciana

Community Development District

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

August 12, 2026

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, August 19, 2026, at 12:00 p.m. at The Gator Room, 385 Village Drive, Poinciana FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 882 9781 5550

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the June 17, 2026 Board of Supervisors Meeting
5. Review of Correspondence and Status of Repairs at Cypress Golf Bridges and Bulkhead Located on District Property
6. Review of Stormwater Maintenance Scope of Services
 - A. Current Scope of Services
 - B. Proposed Scope of Services
7. Presentation of Water Quality Test Results
8. Consideration of Proposal to Install Bank Plantings on Pond E3
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Pond Maintenance Report

- iii. Midge Management Report
- iv. Customer Complaint Log
- 10. Supervisor's Requests
- 11. Other Business
- 12. General Audience Comments
- 13. **Next Meeting: September 16, 2026, The Gator Room**
- 14. Adjournment

Sincerely,
Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **June 17, 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 (<i>via Zoom</i>)	Assistant Secretary
Anita Nelson (<i>via Zoom</i>)	Assistant Secretary
Robert Zimbardi	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Robert Petillo	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 June 17, 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. Mr. Cameron, Mr. McKelvey and Mr. Zimbardi were present in person, and Ms. Nelson and Mr. Reed were present via Zoom. A quorum was established.

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 none, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the May 20, 2026,
Board of Supervisors Meeting**

There were no corrections.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the Minutes of the May 20, 2026, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Consideration of Resolution 2026-03 Adopting Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2026-03, adopting and appropriating the Fiscal Year 2027 budget for the period October 1, 2026, through September 30, 2027. She noted that the budget included transfers to capital reserves and funding for contingencies, stormwater projects, and landscape improvements. No substantial changes had been made since the proposed budget was approved, and no assessment increase was proposed.

B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2026-04, imposing the Fiscal Year 2027 non-ad valorem assessments, approving the assessment roll, and providing for collection through the uniform method on the Polk County tax bill.

The annual operation and maintenance assessment remained \$244.74 per assessable unit. Parcels subject to the applicable debt service assessment would also be assessed \$373.96, for a combined annual assessment of \$618.70.

Mr. Cameron opened the public hearing on the Fiscal Year 2027 budget and assessments. Mr. McKelvey asked whether a proposed constitutional amendment affecting ad valorem taxation would affect the District's assessments. Ms. Adams explained that the District's assessments are non-ad valorem assessments. No members of the public provided comments. Mr. Cameron closed the public hearing.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

On MOTION by Mr. Zimbardi seconded by Mr. McKelvey with all in favor Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Cameron questioned which parcels recently conveyed to the HOA from Taylor Morrison had operation and maintenance (O&M) and debt assessments and how the HOA would pay it. Ms. Adams explained any debt assigned to a parcel was imposed on the parcel at the time the bond was issued until the debt was paid off, whether paid annually or in lump sum. The HOA intended to pay off their debt in a lump sum.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Skeeter Treatment

Ms. Jackson reviewed Clarke's proposed treatment alternatives, application schedule, and method of controlling midge larvae. Clarke proposed continuing the current treatment on 28 ponds for \$196,000, applying Skeeter treatment to 28 ponds for \$172,000, or applying Skeeter treatment to 85 ponds for \$289,000. Mr. Blanco also presented Steadfast's proposal of \$263,880 to apply Skeeter treatment to 85 ponds.

Discussion ensued and Ms. Jackson and Ms. Adams responded to Board questions. *There was Board consensus to obtain further information on what other companies use Skeeter treatment, their experience with it and cost for 85 ponds for 12 months.*

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Stormwater Repairs

Mr. Blanco presented GMS's \$5,252 proposal to complete stormwater repairs identified during the annual engineer's inspection. The work included repairs to mitered end sections, a corrugated pipe, and skimmer structures and included approximately 64 labor hours.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor the proposal with GMS for stormwater repairs in the amount of \$5,252 was approved.

EIGHTH ORDER OF BUSINESS**Review of Stormwater Maintenance
Scope of Services****A. Current Scope of Services****B. Proposed Scope of Services**

Ms. Adams recalled that due to concerns with contract compliance, the Board directed the Field Manager to issue a Request for Proposal (RFP) for pond maintenance services. A scope of services that was drafted by Mr. Blanco, was included in the agenda package, along with the current scope of services for annual maintenance with Solitude. This item was deferred, as Board Members requested time to review the scope of services.

NINTH ORDER OF BUSINESS**Discussion of Golf Cart Bridge
Maintenance**

Mr. Cameron reported concerns regarding deterioration and potential safety conditions involving three golf cart bridges over District ponds. He recommended that District Counsel notify Taylor Morrison of the reported conditions and request timely repairs. The Board asked that the letter also address the deteriorated retaining wall at Pond E-3. Mr. Blanco reported that repairs were underway on two bridges on the Cypress course, while the third bridge had not yet been repaired, and that the eroded portion of the retaining wall had been barricaded. By consensus, the Board directed District Counsel to send the requested correspondence.

TENTH ORDER OF BUSINESS**Discussion of Correspondence with
Juniper**

Ms. Adams reported that Juniper had expressed interest in assuming the District's landscape-maintenance services. Staff informed Juniper that the District's existing contract with Floralawn resulted from a competitive procurement. Mr. Cameron reported that Floralawn had confirmed it had sufficient staffing and intended to continue serving the District despite the HOA's decision not to continue its separate contract. Ms. Adams reviewed the renewal provisions of the District's Floralawn agreement.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. Attorney

Mr. Petillo reported that Ms. Carpenter provided the engagement letter that the Board approved to Gray Robinson, and they understood the ongoing issues. Mr. Cameron recalled that Ms. Carpenter was speaking with the county about impact to the tunnels due to the widening of Marigold Avenue.

B. Engineer

There being no comments, the next item followed.

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

Staff reviewed the Action Items List, removed completed items, and retained outstanding matters for continued tracking. The Board directed staff to add District Counsel's correspondence regarding the golf-cart bridges and Pond E-3 retaining wall. The Board also discussed the proposed Marigold Avenue improvements, resident communications regarding fishing policies, and malfunctioning golf course irrigation.

Ms. Adams agreed to coordinate with Mr. McKelvey regarding resident communication about the fishing policies. Mr. Reed was asked to notify the HOA regarding malfunctioning golf course sprinklers.

ii. Approval of Check Register

Ms. Adams presented the Check Register for May 3, 2026, through May 30, 2026, totaling \$47,688.83.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the May 3, 2026, through May 30, 2026, Check Register in the amount of \$47,688.83 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026.

iv. Review of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the Fiscal Year 2027 meeting schedule, which was consistent with the current meeting schedule, with meetings on the third Wednesday of each month at 12:00 p.m. in the Gator Room, starting in October of 2026 and ending in September of 2027.

On MOTION by Mr. Zimbardi seconded by Ms. Nelson with all in favor the Fiscal Year 2027 meeting schedule as presented was approved.

v. Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals and Objectives

Ms. Adams presented the goals and objectives for FY 2027. These were the same goals and objectives that were previously approved such as community, communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability.

On MOTION by Mr. McKelvey seconded by Mr. Zimbardi with all in favor adopting the Fiscal Year 2027 goals and objectives as presented was approved.

b. Review and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing the Chair to Execute the Final Form

Ms. Adams presented the goals and objectives for FY 2026 and requested that the Board authorize the Chair to sign the final form of the report, which was required to be posted on the District's website by December 1, 2026.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor authorizing the Chairman to execute the final report of the 2026 goals and objectives was approved.

vi. Form 1 Filing Reminder – Deadline July 1st

Ms. Adams reminded the Supervisors that annual Form 1 financial disclosures must be filed electronically through the Commission on Ethics' filing system by July 1, 2026. She noted that the statutory grace period ends September 1, after which automatic fines may accrue.

D. Field Manager

i. Field Manager's Report

ii. Pond Maintenance Report

Mr. Blanco reviewed the Field Manager's Report and Pond Maintenance Report, including pond-bank plantings, the butterfly garden, pending water-quality results, fishing signs, vendor performance, and the Bella Viana tunnel. Mr. Cameron recommended that the tunnel not be restriped. Mr. Cameron reported that approximately half of the tunnel lights were not operating, and Mr. Blanco stated that staff was troubleshooting the issue. Mr. Blanco recommended that the District proceed with the pond maintenance RFP after the Board completes its review and approves the proposed scope of services. No action was taken.

iii. Midge Management Report**iv. Customer Complain Log**

Mr. Blanco presented the Midge Management Report and Customer Complaint Log. Mr. Reed requested additional information from the vendor regarding the pond dye project and accumulated muck levels.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Cameron asked for clarification regarding the District Engineer's analysis of the 40 parcels proposed for conveyance to the HOA, including the recommended ownership of the parcels and those with outstanding land use, ownership, or physical condition issues. Ms. Leo indicated that she would follow up with Mr. Cameron.

THIRTEENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS**General Audience Comments**

Ms. Alice Lehman of 120 Corsica Way introduced herself to the Board as this was her first CDD meeting. She appreciated all the Board's hard work.

FIFTEENTH ORDER OF BUSINESS**Next Meeting Date – July 15, 2026, 12:00 P.M.; The Gator Room**

Mr. Cameron stated that the next meeting was scheduled for July 15, 2026, at 12:00 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the meeting was adjourned at 1:49 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
LENA R. FUCILE
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July 1, 2026

Sent Via Email

Taylor Morrison of Florida, Inc.
2600 Lake Lucien Drive, Suite 350
Maitland, FL 32751
Attn: Ms. Nora Schuster and Mr. Ted Fox
Email: nschuster@taylormorrison.com and tfox@taylormorrison.com

Taylor Morrison of Florida, Inc.
Avatar Properties, Inc.
4900 N. Scottsdale Rd, Ste 6000
Scottsdale, AZ 85251
Attn: Todd Merrill, Esq.
Email: TMerrill@taylormorrison.com

Re: **Poinciana Community Development District (Solivita) -Demand to Repair Cypress Golf Course Bridges and Bulkheads Located on District Property**

Dear Ms. Schuster, Mr. Fox and Mr. Merrill:

Our firm serves as counsel for the Poinciana Community Development District (the "District"). This letter is sent to you as the owner of certain improvements located on District property and owned by Avatar Properties, Inc. ("Avatar"), more particularly described herein, which have not been maintained and have deteriorated to a potentially hazardous condition. Immediate repairs are essential to protect the safety of golfers and residents in the community.

Three (3) bridges, more particularly described in "**Attachment A**," located on the Cypress Golf Course (the "Bridges"), as well as certain bulkheads, more particularly described in "**Attachment B**" (the "Bulkheads," and together with the Bridges, the "Improvements"), are in a severely deteriorated condition, including rotted decking, missing boards, and holes that create

potentially hazardous conditions requiring immediate repair. One of these Bridges is located on Avatar property and thereafter crosses a District-owned pond, while the other two bridges are located directly on District property.

The District has communicated its concerns regarding the condition of the Improvements to representatives of Avatar / Taylor Morrison of Florida, Inc. ("Taylor Morrison") over the course of more than thirteen (13) months. Beginning in May 2025, District representatives identified the Improvements of concern, transmitted photographs documenting the deteriorating conditions, and engaged in numerous written and oral communications with Taylor Morrison representatives requesting inspection, engineering review, and a repair timeline. Despite representations by Taylor Morrison that an outside engineer would be retained and that repair bids were being solicited, no substantive progress was made through the end of 2025.

On February 19, 2026, District representatives met with Nora Schuster and Ted Fox of Taylor Morrison. At that meeting, Mr. Fox acknowledged that while the supporting structures of the Bridges were sound, the bridge decking required replacement. Mr. Fox committed to completing the necessary bridge repairs during the scheduled closure of the Cypress Golf Course from June 1 through June 15, 2026. Additionally, at this meeting Mr. Fox initiated a discussion regarding the deficient Bulkheads and the need for them to be repaired. Despite follow-up calls and written communications by District representatives during the June 2026 closure period, no meaningful repair work was completed. The Cypress Golf Course has since reopened with the Improvements still not repaired and in poor condition.

No word or other communications from Taylor Morrison have been received concerning the necessary repairs to the Bulkheads. Not only does the public face potentially unsafe conditions, but the ponds serve as a part of the District-wide stormwater system; further degradation or a collapse of any of the Bulkheads may impact the stormwater permits and result in significant fines.

On March 5th and 6th of 2026, the District's Engineer inspected the Improvements and confirmed that there are still numerous instances of rotten boards, structural deterioration, damaged decking, and significant weathering. District staff and chairman conducted further review of the Improvements on June 17th, 2026, confirmed that the deficiencies remained, and provided the photos in the attachments below.

The continued failure to address these deficiencies constitutes an unreasonable risk of harm to the golfers on your property and the public at large, as well as unacceptable liability for the District. The Chairman of the District contacted Ms. Schuster and Mr. Fox about the status of the promised repairs and invited them to the District's June 17th, 2026 meeting to discuss this matter. No response was received.

THE DISTRICT HEREBY DEMANDS THAT AVATAR/TAYLOR MORRISON PROVIDE WRITTEN CONFIRMATION WITHIN TEN (10) DAYS OF THE DATE OF THIS LETTER OF YOUR INTENT TO REPAIR THE DAMAGED BRIDGE DECKING AND FAILING BULKHEADS, TOGETHER WITH A REPAIR PLAN AND PROPOSED SCHEDULE.

Because any proposed remedial work will occur on District property and over stormwater ponds which are regulated by District water management permits, please coordinate your proposed remedial work with the District Manager, Tricia Adams at Governmental Management Services, who can be emailed at tadams@gmscfl.com or called at 407.841.5524 ext. 138.

Failure to comply within the time periods specified in this letter may result in the District taking further action, including but not limited to: (i) closing the bridges or performing the required repair and restoration work to prevent injury and assessing all costs and expenses thereof against you; (ii) contacting local code enforcement officials, and /or (iii) seeking any and all other remedies available at law or in equity.

Nothing in this letter shall be construed as a waiver, release, or relinquishment of the District's rights, including, but not limited to, any and all causes of action available to the District, all of which are hereby expressly reserved.

If you have any questions, please contact our office or the District Manager for further directions.

Sincerely,

Jan Albanese Carpenter

Attachments

cc: District Board of Supervisors (via e-mail)
Tricia Adams, District Manager (via e-mail)
Kathleen Leo, District Engineer (via e-mail)

Attachment A
(Golf Course Bridge Parcel Information)

Bridge 1. (Hole #2) Parcel ID: 282713933512000740



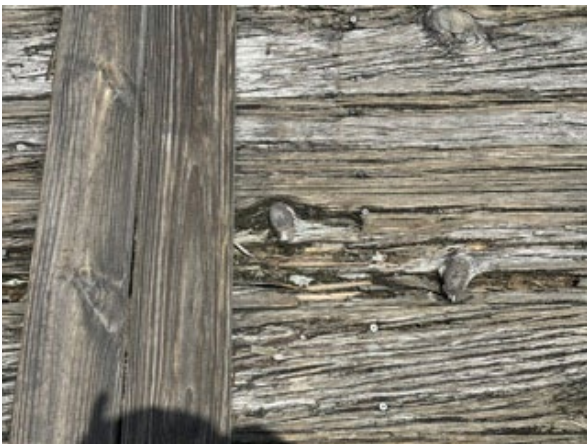


Bridge 2. (Holes #3 and #12) Parcel ID: 282713933513001300





Bridge 3. (Hole #14) Parcel ID: 282713933513001410





Attachment B
(Golf Course Failing Bulkheads Information)

Pond E3 Parcel ID: 282713933513001360



Pond E21 Parcel ID: 282713933513001430



SECTION VI

SECTION A



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds on a one (1) time per week basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Lake Dye:

1. Lake **Dye** will be applied to the lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.



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

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$153,864.00**

Invoice Amount: **\$12,822.00**

Invoice Frequency: **Monthly**

SECTION B

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 the Community Development District. 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 (85 Poinciana) (21 Poinciana West) water bodies as specified.

Frequency

- A minimum of one inspection shall be performed for each pond every two weeks, year-round.
- Service visits and treatment frequency shall not be limited to the scheduled inspection visits. The Contractor shall perform service visits and treatment as often as reasonably necessary to achieve and maintain the required pond conditions, including the effective control of algae, invasive or nuisance aquatic plants, and other undesirable vegetation.

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. The Contractor shall maintain the following conditions:

- A minimum 3-foot buffer between the high-water bank mark and the edge of the vegetation. Beneficial vegetation shall not extend continuously to the shoreline bank, and this buffer shall be maintained at all times.
- A vegetation-free access section at least 10 feet wide shall be maintained at each pond where boat access may be required for treatment.

Services Include

- Control of invasive vegetation while maintaining the required three-foot shoreline buffer.
- Maintenance and management of beneficial native plantings and littoral vegetation.
- 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

During each routine service visit, the Contractor shall remove readily accessible floating trash and debris located along or near the shoreline.

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. STORMWATER COMPONENT OBSERVATIONS

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 an engineering evaluation or structural certification.

9. REPORTING REQUIREMENTS

The Contractor shall provide regular service documentation.

Monthly Reports Shall Include

- Date of service
- Technician name
- Ponds Inspected
- 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 and Consumer Services requirements
- Florida Fish and Wildlife Conservation Commission guidance
- OSHA requirements
- Manufacturer recommendations

Applicator Requirements

- Licensed aquatic applicators
- Proper insurance coverage
- Current safety data sheets (such as SDS or MSDS documents) for all products shall be maintained and provided upon request.

The Contractor shall maintain all required licenses and certifications throughout 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 the Contractor's 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.

DRAFT

SECTION VII

ANALYTICAL REPORT

PREPARED FOR

Attn: Taber Anderson
Solitude Lake Management LLC
4520 Orange Blvd
Sanford, Florida 32771

Generated 6/22/2026 10:32:29 AM

JOB DESCRIPTION

TN/TP

JOB NUMBER

670-90176-1

Eurofins Orlando

Job Notes

This report may not be reproduced except in full, and with written approval from the laboratory. The results relate only to the samples tested. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Drinking Water and Wastewater Southeast, LLC Project Manager.

Authorization



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Authorized for release by
Luis Betancourt, Project Manager I
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Definitions/Glossary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Qualifiers

General Chemistry

Qualifier	Qualifier Description
J3	Estimated value; value may not be accurate. Spike recovery or RPD outside of criteria.
U	Indicates that the compound was analyzed for but not detected.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: Solitude Lake Management LLC
Project: TN/TP

Job ID: 670-90176-1

Job ID: 670-90176-1

Eurofins Orlando

Job Narrative 670-90176-1

The analytical test results presented in this report meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page, unless otherwise noted. Data qualifiers and/or narrative comments are included to explain any exceptions, if applicable. Regulated compliance samples (e.g. SDWA, NPDES) must comply with associated agency requirements/permits.

- Matrix-specific batch QC (e.g., MS, MSD, SD) may not be reported when insufficient sample volume is available or when site-specific QC samples are not submitted. In such cases, a Laboratory Control Sample Duplicate (LCSD) may be analyzed to provide precision data for the batch.
- For samples analyzed using surrogate and/or isotope dilution analytes, any recoveries falling outside of established acceptance criteria are re-prepared and/or re-analyzed to confirm results, unless the deviation is due to sample dilution or otherwise explained in the case narrative.

Receipt

The samples were received on 6/16/2026 1:24 PM. Unless otherwise noted below, the samples arrived in good condition, and, where required, properly preserved and on ice. The temperature of the cooler at receipt time was 30.8°C.

General Chemistry

Method 353.2: The matrix spike / matrix spike duplicate (MS/MSD) recoveries for analytical batch 670-229654 were outside control limits for one or more analytes. See QC Sample Results for detail. Sample matrix interference and/or non-homogeneity are suspected because the associated laboratory control sample (LCS) recovery is within acceptance limits.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

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Detection Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Client Sample ID: B1

Lab Sample ID: 670-90176-1

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Nitrogen, Kjeldahl	1.8		0.40	0.22	mg/L	1		351.2	Total/NA
Nitrogen, Total	1.8		0.040	0.020	mg/L	1		Total Nitrogen	Total/NA

Client Sample ID: C8

Lab Sample ID: 670-90176-2

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Nitrogen, Kjeldahl	1.1		0.40	0.22	mg/L	1		351.2	Total/NA
Nitrogen, Total	1.1		0.040	0.020	mg/L	1		Total Nitrogen	Total/NA

Client Sample ID: A10A

Lab Sample ID: 670-90176-3

Analyte	Result	Qualifier	PQL	MDL	Unit	Dil Fac	D	Method	Prep Type
Nitrogen, Kjeldahl	1.1		0.40	0.22	mg/L	1		351.2	Total/NA
Nitrogen, Total	1.1		0.040	0.020	mg/L	1		Total Nitrogen	Total/NA

This Detection Summary does not include radiochemical test results.

Eurofins Orlando

Client Sample Results

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Client Sample ID: B1

Lab Sample ID: 670-90176-1

Date Collected: 06/16/26 11:20

Matrix: Water

Date Received: 06/16/26 13:24

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl (EPA 351.2)	1.8		0.40	0.22	mg/L		06/17/26 13:45	06/18/26 11:11	1
Nitrate Nitrite as N (EPA 353.2)	0.020	U	0.040	0.020	mg/L			06/19/26 17:19	1
Total Phosphorus as P (EPA 365.4)	0.040	U	0.10	0.040	mg/L		06/17/26 13:45	06/18/26 11:07	1
Nitrogen, Total (EPA Total Nitrogen)	1.8		0.040	0.020	mg/L			06/19/26 17:19	1

Client Sample ID: C8

Lab Sample ID: 670-90176-2

Date Collected: 06/16/26 11:30

Matrix: Water

Date Received: 06/16/26 13:24

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl (EPA 351.2)	1.1		0.40	0.22	mg/L		06/17/26 13:50	06/18/26 12:49	1
Nitrate Nitrite as N (EPA 353.2)	0.020	U	0.040	0.020	mg/L			06/19/26 17:20	1
Total Phosphorus as P (EPA 365.4)	0.040	U	0.10	0.040	mg/L		06/17/26 13:50	06/18/26 12:46	1
Nitrogen, Total (EPA Total Nitrogen)	1.1		0.040	0.020	mg/L			06/19/26 17:20	1

Client Sample ID: A10A

Lab Sample ID: 670-90176-3

Date Collected: 06/16/26 11:40

Matrix: Water

Date Received: 06/16/26 13:24

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl (EPA 351.2)	1.1		0.40	0.22	mg/L		06/17/26 13:50	06/18/26 12:41	1
Nitrate Nitrite as N (EPA 353.2)	0.020	U	0.040	0.020	mg/L			06/19/26 17:21	1
Total Phosphorus as P (EPA 365.4)	0.040	U	0.10	0.040	mg/L		06/17/26 13:50	06/18/26 12:38	1
Nitrogen, Total (EPA Total Nitrogen)	1.1		0.040	0.020	mg/L			06/19/26 17:21	1

QC Sample Results

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Method: 351.2 - Nitrogen, Total Kjeldahl

Lab Sample ID: MB 670-228867/13-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 228867

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl	0.22	U	0.40	0.22	mg/L		06/17/26 13:45	06/18/26 10:49	1

Lab Sample ID: MB 670-228867/13-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 228867

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl	0.22	U	0.40	0.22	mg/L		06/17/26 13:45	06/18/26 14:01	1

Lab Sample ID: LCS 670-228867/11-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 228867

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrogen, Kjeldahl	5.00	5.11		mg/L		102	90 - 110

Lab Sample ID: LLCS 670-228867/12-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 228867

Analyte	Spike Added	LLCS Result	LLCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrogen, Kjeldahl	0.400	0.461		mg/L		115	50 - 150

Lab Sample ID: 670-90256-A-4-A MS
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Matrix Spike
Prep Type: Total/NA
Prep Batch: 228867

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrogen, Kjeldahl	1.0		5.00	5.95		mg/L		99	90 - 110

Lab Sample ID: 670-90256-A-4-B MSD
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Matrix Spike Duplicate
Prep Type: Total/NA
Prep Batch: 228867

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Nitrogen, Kjeldahl	1.0		5.00	5.63		mg/L		92	90 - 110	5	20

Lab Sample ID: MB 670-228868/2-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 228868

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl	0.22	U	0.40	0.22	mg/L		06/17/26 13:50	06/18/26 12:25	1

Lab Sample ID: LCS 670-228868/1-A
Matrix: Water
Analysis Batch: 229210

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 228868

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrogen, Kjeldahl	5.00	5.09		mg/L		102	90 - 110

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QC Sample Results

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Method: 351.2 - Nitrogen, Total Kjeldahl

Lab Sample ID: 670-90258-A-1-A MS

Matrix: Water

Analysis Batch: 229210

Client Sample ID: Matrix Spike

Prep Type: Total/NA

Prep Batch: 228868

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrogen, Kjeldahl	1.6		5.00	6.33		mg/L		95	90 - 110

Lab Sample ID: 670-90258-A-1-B MSD

Matrix: Water

Analysis Batch: 229210

Client Sample ID: Matrix Spike Duplicate

Prep Type: Total/NA

Prep Batch: 228868

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Nitrogen, Kjeldahl	1.6		5.00	5.82	J3	mg/L		85	90 - 110	8	20

Lab Sample ID: MB 670-228926/13-A

Matrix: Water

Analysis Batch: 229210

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 228926

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl	0.22	U	0.40	0.22	mg/L		06/17/26 18:01	06/18/26 14:44	1

Lab Sample ID: MB 670-228928/2-A

Matrix: Water

Analysis Batch: 229210

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 228928

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrogen, Kjeldahl	0.22	U	0.40	0.22	mg/L		06/17/26 18:10	06/18/26 16:20	1

Method: 353.2 - Nitrogen, Nitrate-Nitrite

Lab Sample ID: MB 670-229654/14

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrate Nitrite as N	0.020	U	0.040	0.020	mg/L			06/19/26 16:09	1

Lab Sample ID: MB 670-229654/50

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Nitrate Nitrite as N	0.020	U	0.040	0.020	mg/L			06/19/26 16:55	1

Lab Sample ID: LCS 670-229654/48

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrate Nitrite as N	2.00	2.19		mg/L		110	90 - 110

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QC Sample Results

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Method: 353.2 - Nitrogen, Nitrate-Nitrite (Continued)

Lab Sample ID: LLCS 670-229654/11

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LLCS Result	LLCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrate Nitrite as N	0.0500	0.0430		mg/L		86	50 - 150

Lab Sample ID: LLCS 670-229654/150

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LLCS Result	LLCS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrate Nitrite as N	0.0500	0.0400		mg/L		80	50 - 150

Lab Sample ID: 670-90354-F-8 MS

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Matrix Spike

Prep Type: Total/NA

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Nitrate Nitrite as N	0.56		1.00	2.43	J3	mg/L		187	90 - 110

Lab Sample ID: 670-90354-F-8 MSD

Matrix: Water

Analysis Batch: 229654

Client Sample ID: Matrix Spike Duplicate

Prep Type: Total/NA

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Nitrate Nitrite as N	0.56		1.00	2.41	J3	mg/L		185	90 - 110	1	20

Method: 365.4 - Phosphorus, Total

Lab Sample ID: MB 670-228867/13-A

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 228867

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Total Phosphorus as P	0.040	U	0.10	0.040	mg/L		06/17/26 13:45	06/18/26 10:46	1

Lab Sample ID: LCS 670-228867/11-A

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 228867

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Total Phosphorus as P	5.00	5.05		mg/L		101	90 - 110

Lab Sample ID: LLCS 670-228867/12-A

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 228867

Analyte	Spike Added	LLCS Result	LLCS Qualifier	Unit	D	%Rec	%Rec Limits
Total Phosphorus as P	0.100	0.106		mg/L		106	50 - 150

Eurofins Orlando

QC Sample Results

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Method: 365.4 - Phosphorus, Total (Continued)

Lab Sample ID: 670-90256-A-4-A MS

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Matrix Spike

Prep Type: Total/NA

Prep Batch: 228867

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Total Phosphorus as P	0.78		5.00	5.69		mg/L		98	85 - 115

Lab Sample ID: 670-90256-A-4-B MSD

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Matrix Spike Duplicate

Prep Type: Total/NA

Prep Batch: 228867

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Total Phosphorus as P	0.78		5.00	5.45		mg/L		93	85 - 115	4	20

Lab Sample ID: MB 670-228868/2-A

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 228868

Analyte	MB Result	MB Qualifier	PQL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Total Phosphorus as P	0.040	U	0.10	0.040	mg/L		06/17/26 13:50	06/18/26 12:22	1

Lab Sample ID: LCS 670-228868/1-A

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 228868

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Total Phosphorus as P	5.00	5.00		mg/L		100	90 - 110

Lab Sample ID: 670-90258-A-1-A MS

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Matrix Spike

Prep Type: Total/NA

Prep Batch: 228868

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits
Total Phosphorus as P	5.3		5.00	9.92		mg/L		93	85 - 115

Lab Sample ID: 670-90258-A-1-B MSD

Matrix: Water

Analysis Batch: 229195

Client Sample ID: Matrix Spike Duplicate

Prep Type: Total/NA

Prep Batch: 228868

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Total Phosphorus as P	5.3		5.00	9.17	J3	mg/L		78	85 - 115	8	20

QC Association Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

General Chemistry

Prep Batch: 228867

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-1	B1	Total/NA	Water	365.2/365.3/365	
MB 670-228867/13-A	Method Blank	Total/NA	Water	365.2/365.3/365	
LCS 670-228867/11-A	Lab Control Sample	Total/NA	Water	365.2/365.3/365	
LLCS 670-228867/12-A	Lab Control Sample	Total/NA	Water	365.2/365.3/365	
670-90256-A-4-A MS	Matrix Spike	Total/NA	Water	365.2/365.3/365	
670-90256-A-4-B MSD	Matrix Spike Duplicate	Total/NA	Water	365.2/365.3/365	

Prep Batch: 228868

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-2	C8	Total/NA	Water	365.2/365.3/365	
670-90176-3	A10A	Total/NA	Water	365.2/365.3/365	
MB 670-228868/2-A	Method Blank	Total/NA	Water	365.2/365.3/365	
LCS 670-228868/1-A	Lab Control Sample	Total/NA	Water	365.2/365.3/365	
670-90258-A-1-A MS	Matrix Spike	Total/NA	Water	365.2/365.3/365	
670-90258-A-1-B MSD	Matrix Spike Duplicate	Total/NA	Water	365.2/365.3/365	

Prep Batch: 228926

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 670-228926/13-A	Method Blank	Total/NA	Water	365.2/365.3/365	

Prep Batch: 228928

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 670-228928/2-A	Method Blank	Total/NA	Water	365.2/365.3/365	

Analysis Batch: 229195

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-1	B1	Total/NA	Water	365.4	228867
670-90176-2	C8	Total/NA	Water	365.4	228868
670-90176-3	A10A	Total/NA	Water	365.4	228868
MB 670-228867/13-A	Method Blank	Total/NA	Water	365.4	228867
MB 670-228868/2-A	Method Blank	Total/NA	Water	365.4	228868
LCS 670-228867/11-A	Lab Control Sample	Total/NA	Water	365.4	228867
LCS 670-228868/1-A	Lab Control Sample	Total/NA	Water	365.4	228868
LLCS 670-228867/12-A	Lab Control Sample	Total/NA	Water	365.4	228867
670-90256-A-4-A MS	Matrix Spike	Total/NA	Water	365.4	228867
670-90256-A-4-B MSD	Matrix Spike Duplicate	Total/NA	Water	365.4	228867
670-90258-A-1-A MS	Matrix Spike	Total/NA	Water	365.4	228868
670-90258-A-1-B MSD	Matrix Spike Duplicate	Total/NA	Water	365.4	228868

Analysis Batch: 229210

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-1	B1	Total/NA	Water	351.2	228867
670-90176-2	C8	Total/NA	Water	351.2	228868
670-90176-3	A10A	Total/NA	Water	351.2	228868
MB 670-228867/13-A	Method Blank	Total/NA	Water	351.2	228867
MB 670-228867/13-A	Method Blank	Total/NA	Water	351.2	228867
MB 670-228868/2-A	Method Blank	Total/NA	Water	351.2	228868
MB 670-228926/13-A	Method Blank	Total/NA	Water	351.2	228926
MB 670-228928/2-A	Method Blank	Total/NA	Water	351.2	228928
LCS 670-228867/11-A	Lab Control Sample	Total/NA	Water	351.2	228867
LCS 670-228868/1-A	Lab Control Sample	Total/NA	Water	351.2	228868

Eurofins Orlando

QC Association Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

General Chemistry (Continued)

Analysis Batch: 229210 (Continued)

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
LLCS 670-228867/12-A	Lab Control Sample	Total/NA	Water	351.2	228867
670-90256-A-4-A MS	Matrix Spike	Total/NA	Water	351.2	228867
670-90256-A-4-B MSD	Matrix Spike Duplicate	Total/NA	Water	351.2	228867
670-90258-A-1-A MS	Matrix Spike	Total/NA	Water	351.2	228868
670-90258-A-1-B MSD	Matrix Spike Duplicate	Total/NA	Water	351.2	228868

Analysis Batch: 229238

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-1	B1	Total/NA	Water	Total Nitrogen	
670-90176-2	C8	Total/NA	Water	Total Nitrogen	
670-90176-3	A10A	Total/NA	Water	Total Nitrogen	

Analysis Batch: 229654

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
670-90176-1	B1	Total/NA	Water	353.2	
670-90176-2	C8	Total/NA	Water	353.2	
670-90176-3	A10A	Total/NA	Water	353.2	
MB 670-229654/14	Method Blank	Total/NA	Water	353.2	
MB 670-229654/50	Method Blank	Total/NA	Water	353.2	
LCS 670-229654/48	Lab Control Sample	Total/NA	Water	353.2	
LLCS 670-229654/11	Lab Control Sample	Total/NA	Water	353.2	
LLCS 670-229654/150	Lab Control Sample	Total/NA	Water	353.2	
670-90354-F-8 MS	Matrix Spike	Total/NA	Water	353.2	
670-90354-F-8 MSD	Matrix Spike Duplicate	Total/NA	Water	353.2	

Lab Chronicle

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Client Sample ID: B1

Lab Sample ID: 670-90176-1

Date Collected: 06/16/26 11:20

Matrix: Water

Date Received: 06/16/26 13:24

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	365.2/365.3/365			228867	MC	EET ORL	06/17/26 13:45
Total/NA	Analysis	351.2		1	229210	GL	EET ORL	06/18/26 11:11
Total/NA	Analysis	353.2		1	229654	SM	EET ORL	06/19/26 17:19
Total/NA	Prep	365.2/365.3/365			228867	MC	EET ORL	06/17/26 13:45
Total/NA	Analysis	365.4		1	229195	GL	EET ORL	06/18/26 11:07
Total/NA	Analysis	Total Nitrogen		1	229238	P1K	EET ORL	06/19/26 17:19

Client Sample ID: C8

Lab Sample ID: 670-90176-2

Date Collected: 06/16/26 11:30

Matrix: Water

Date Received: 06/16/26 13:24

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	365.2/365.3/365			228868	MC	EET ORL	06/17/26 13:50
Total/NA	Analysis	351.2		1	229210	GL	EET ORL	06/18/26 12:49
Total/NA	Analysis	353.2		1	229654	SM	EET ORL	06/19/26 17:20
Total/NA	Prep	365.2/365.3/365			228868	MC	EET ORL	06/17/26 13:50
Total/NA	Analysis	365.4		1	229195	GL	EET ORL	06/18/26 12:46
Total/NA	Analysis	Total Nitrogen		1	229238	P1K	EET ORL	06/19/26 17:20

Client Sample ID: A10A

Lab Sample ID: 670-90176-3

Date Collected: 06/16/26 11:40

Matrix: Water

Date Received: 06/16/26 13:24

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Prep	365.2/365.3/365			228868	MC	EET ORL	06/17/26 13:50
Total/NA	Analysis	351.2		1	229210	GL	EET ORL	06/18/26 12:41
Total/NA	Analysis	353.2		1	229654	SM	EET ORL	06/19/26 17:21
Total/NA	Prep	365.2/365.3/365			228868	MC	EET ORL	06/17/26 13:50
Total/NA	Analysis	365.4		1	229195	GL	EET ORL	06/18/26 12:38
Total/NA	Analysis	Total Nitrogen		1	229238	P1K	EET ORL	06/19/26 17:21

Laboratory References:

EET ORL = Eurofins Orlando, 481 Newburyport Avenue, Altamonte Springs, FL 32701, TEL (407)339-5984

Accreditation/Certification Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Laboratory: Eurofins Orlando

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Florida	NELAP	E83018	06-30-26

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Method Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Method	Method Description	Protocol	Laboratory
351.2	Nitrogen, Total Kjeldahl	EPA	EET ORL
353.2	Nitrogen, Nitrate-Nitrite	EPA	EET ORL
365.4	Phosphorus, Total	EPA	EET ORL
Total Nitrogen	Nitrogen, Total	EPA	EET ORL
351.2	Nitrogen, Total Kjeldahl	EPA	EET ORL
365.2/365.3/365	Phosphorus, Total	EPA	EET ORL

Protocol References:

EPA = US Environmental Protection Agency

Laboratory References:

EET ORL = Eurofins Orlando, 481 Newburyport Avenue, Altamonte Springs, FL 32701, TEL (407)339-5984

Sample Summary

Client: Solitude Lake Management LLC
Project/Site: TN/TP

Job ID: 670-90176-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
670-90176-1	B1	Water	06/16/26 11:20	06/16/26 13:24	Florida
670-90176-2	C8	Water	06/16/26 11:30	06/16/26 13:24	Florida
670-90176-3	A10A	Water	06/16/26 11:40	06/16/26 13:24	Florida

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Environment Testing

[illegible]

Login Sample Receipt Checklist

Client: Solitude Lake Management LLC

Job Number: 670-90176-1

Login Number: 90176

List Source: Eurofins Orlando

List Number: 1

Creator: Borel, Celeste

Question	Answer	Comment
Radioactivity wasn't checked or is $\leq$ background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	N/A	No ice per client request.
Cooler Temperature is acceptable.	True	Cooler temperature outside limits, acceptable per client data quality objectives
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	N/A	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is $<6\text{mm}$ (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

SECTION VIII



Proposal

Proposal No.: 406357

Proposed Date: 06/25/26

PROPERTY:	FOR:
Poinciana CDD Joel Blanco 219 E Livingston St Orlando, FL 32801	Poinciana CDD - Bella Viana retention pond planter

Provide labor, material and equipment to remove turf along the edge of the retention pond and install new wetland plants and ground cover. Estimate includes:

- Labor for removal/disposal of a 47'x8' turf area, site prep and installation of new landscaping as outlined below.
- Spacing of new shrubbery at 1.5' on center.

NOTE: No irrigation modifications are included on this estimate.



Rough layout of material





Area to be marked prior to sod removal.



Point of access will be between 309 and 293 Sorrento Rd.

ITEM	QTY	UOM	TOTAL
Retention pond Sorrento Rd			
Site Prep			\$447.50
Bed Prep - Plant, Sod, Debris Removal	6.00	HR	
Debris by the truck	0.25	1	
Landscape Material			\$2,381.25
Enhancement Labor	5.00	HR	
Yellow Canna "Canna flacida", 01 gallon - 01G	35.00	01g	
Swamp Milkweed "Asclepias incarnata", 01 gallon - 01G	90.00	01g	
Frogfruit "Phyla nodiflora"- 01G	90.00	01g	
Fuel Surcharge 5.0%			\$141.40
Fuel Surcharge	2828.00	EA	
Total:			\$2,970.15

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	6/25/2026
Signature - Representative	Date

SECTION IX

SECTION C

SECTION 1

Poinciana Community Development District
Action Items August 2026

Meeting Assigned	Action Item	Assigned To	Status	Comments
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 & Marigold	District Counsel	In Process	BOS approved retention letter with Gray Robinson (Cypress Parkway) 11.20.2024 and (Marigold) 05.20.2026.
07.16.2025	Adopted Fishing Policies	Vice Chair McKelvey	Completed	Policy approved 03.18.2026. Signage proposal approved 04.15.2026. Signs installed 06.09.2026. Communication to residents sent via HOA 08.12.2026.
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	Service of Landscaping Bed on CDD Owned Corner of Via Toledo Court			Field staff to monitor.
04.15.2026	Golf Course maintenance items - cart paths over bridges and retaining wall			BOS directed DC to send letter to owner 06.17.2026. Letter sent 07.01.2026. TM requested further review time 07.14.2026. Additional followup from DC in July and August.
05.20.2026	Determine feasibility of electronic tracking software for pond maintenance			

SECTION 2

Poinciana Community Development District

Summary of Check Register

May 31, 2026 to August 8, 2026

Fund	Date	Check No.'s	Amount
General Fund			
Truist	6/2/26	376-379	\$ 35,039.64
	6/9/26	380-381	\$ 18,529.75
	6/17/26	382-383	\$ 8,330.17
	6/23/26	384-385	\$ 231.92
	7/8/26	386-387	\$ 13,532.80
	7/14/26	388	\$ 3,665.00
	7/17/26	389-390	\$ 36,958.98
	7/22/26	391-393	\$ 8,498.75
	7/28/26	394-395	\$ 19,122.42
			\$ 143,909.43
Hancock Whitney	6/4/26	35	\$ 37,550.86
	7/8/26	36	\$ 34,180.51
	7/30/26	37	\$ 100,000.00
		Autopays	\$ 395.52
			\$ 172,126.89
Money Market	6/2/26	13	\$ 100,000.00
			\$ 100,000.00
Payroll	<u>May 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	50238	\$ 184.70
	<u>June 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	50239	\$ 184.70
			\$ 1,647.00
			\$ 417,683.32

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/02/26	00013	6/02/26 06022026	202606 300-10100-10200	TSFR FROM MM TO TRUIST	*	100,000.00	
POINCIANA CDD							100,000.00 000013
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 #
6/02/26	00011	5/15/26 00103914	202605 320-53800-47100 AQUATIC MAINTENANCE MAY26	CLARKE ENVIRONMENTAL MOSQUITO	*	15,913.03	15,913.03 000376
6/02/26	00004	6/01/26 39569	202606 320-53800-46200 LANDSCAPE MAINT JUN26	FLORALAWN 2 LLC	*	16,322.42	16,322.42 000377
6/02/26	00017	5/08/26 2236605	202604 310-51300-31100 ENGINEER SVCS APR 26	GAI CONSULTANTS, INC	*	1,002.75	1,002.75 000378
6/02/26	00027	5/12/26 152785	202604 310-51300-31500 GENERAL COUNSEL APR 26	LATHAM LUNA EDEN & BEAUDINE	*	1,801.44	1,801.44 000379
6/09/26	00017	6/03/26 2237892	202605 310-51300-31100 ENGINEER SERVICES MAY26	GAI CONSULTANTS, INC	*	2,907.75	2,907.75 000380
6/09/26	00044	6/01/26 PSI26876	202606 320-53800-47000 AQUATIC MAINT JUN26	SOLITUDE LAKE MANAGEMENT, LLC	*	12,822.00	15,622.00 000381
		6/05/26 WO-01001	202606 320-53800-48500 B-1,A-9,C-4 PLANT DEPOSIT		*	2,800.00	
6/17/26	00001	6/01/26 325	202606 320-53800-12000 FIELD MANAGEMENT		*	956.17	
		6/01/26 326	202606 310-51300-34000 MANAGEMENT FEES		*	3,898.83	
		6/01/26 326	202606 310-51300-35200 WEBSITE ADMINISTRATION		*	74.42	
		6/01/26 326	202606 310-51300-35100 INFORMATION TECHNOLOGY		*	111.58	
		6/01/26 326	202606 310-51300-51000 OFFICE SUPPLIES		*	.09	
		6/01/26 326	202606 310-51300-42000 POSTAGE		*	2.23	
		6/01/26 326	202606 310-51300-42500 COPIES		*	2.85	
				GOVERNMENTAL MANAGEMENT SERVICES			5,046.17 000382
6/17/26	00027	6/11/26 153492	202605 310-51300-31500 GENERAL COUNSEL MAY26	LATHAM LUNA EDEN & BEAUDINE	*	3,284.00	3,284.00 000383
				POIN POIN CDD	TPARK		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/23/26	00009	6/15/26 00103954	202606 320-53800-47100	AQUATIC MAINTENANCE JUN26	*	15,913.03	
		6/15/26 00103954	202606 320-53800-47100	AQUATIC MAINTENANCE JUN26	V	15,913.03-	
				CLARKE AQUATIC SERVICES, INC.			.00 000384
6/23/26	00056	5/31/26 00077344	202605 310-51300-48000	NOT BOS MTG 05/04/26	*	231.92	
				USA TODAY MEDIA CORP			231.92 000385
7/08/26	00056	6/30/26 00077783	202606 310-51300-48000	NOT BOS MTG 05/27;06/03	*	710.80	
				USA TODAY MEDIA CORP			710.80 000386
7/08/26	00044	7/02/26 PSI28290	202607 320-53800-47000	AQUATIC MAINT JUL26	*	12,822.00	
				SOLITUDE LAKE MANAGEMENT, LLC			12,822.00 000387
7/14/26	00044	7/09/26 W0-01017	202607 320-53800-48500	VEGETATION REMOVAL DEP	*	3,665.00	
				SOLITUDE LAKE MANAGEMENT, LLC			3,665.00 000388
7/17/26	00011	6/15/26 00103954	202606 320-53800-47100	AQUATIC MAINTENANCE JUN26	*	15,913.03	
		7/15/26 00104000	202607 320-53800-47100	AQUATIC MAINTENANCE JUL26	*	15,913.03	
				CLARKE ENVIRONMENTAL MOSQUITO			31,826.06 000389
7/17/26	00001	7/01/26 327	202607 320-53800-12000	FIELD MANAGEMENT	*	956.17	
		7/01/26 328	202607 310-51300-34000	MANAGEMENT FEES	*	3,898.83	
		7/01/26 328	202607 310-51300-35200	WEBSITE ADMINISTRATION	*	74.42	
		7/01/26 328	202607 310-51300-35100	INFORMATION TECHNOLOGY	*	111.58	
		7/01/26 328	202607 310-51300-51000	OFFICE SUPPLIES	*	.30	
		7/01/26 328	202607 310-51300-42000	POSTAGE	*	50.22	
		7/01/26 328	202607 310-51300-42500	COPIES	*	41.40	
				GOVERNMENTAL MANAGEMENT SERVICES			5,132.92 000390
7/22/26	00001	6/30/26 329	202606 320-53800-49000	INSTAL POST & SIGNS	*	4,131.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,131.25 000391
				POIN POIN CDD			
				TPARK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/22/26	00017	7/07/26 2239312	202606 310-51300-31100	ENGINEER SERVICES JUN26	*	1,620.00	
				GAI CONSULTANTS, INC			1,620.00 000392
7/22/26	00027	7/13/26 154515	202606 310-51300-31500	GENERAL COUNSEL JUN26	*	2,747.50	
				LATHAM LUNA EDEN & BEAUDINE			2,747.50 000393
7/28/26	00004	7/01/26 40104	202607 320-53800-46200	LANDSCAPE MAINT JUL26	*	16,322.42	
				FLORALAWN 2 LLC			16,322.42 000394
7/28/26	00044	7/20/26 PSI28593	202607 320-53800-48200	PLANT 0B-01, 0A-09, 0C-04	*	2,800.00	
				SOLITUDE LAKE MANAGEMENT, LLC			2,800.00 000395
TOTAL FOR BANK C						143,909.43	

POIN POIN CDD

TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/04/26	00013	6/03/26 06032026	202606 300-20700-10000 FY26 ASSESS TRNSFR S2022	POINCIANA CDD	*	37,550.86	37,550.86 000035
7/08/26	00013	7/09/26 07092026	202607 300-20700-10000 FY26 ASSESSMENT TRANSFER	POINCIANA CDD	*	34,180.51	34,180.51 000036
7/30/26	00013	7/28/26 07282026	202607 300-10100-10200 TRNSFR FROM HW TO TRUIST	POINCIANA CDD	*	100,000.00	100,000.00 000037
TOTAL FOR BANK D						171,731.37	

POIN POIN CDD TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/23/26	00062	10/02/25 91017299	202510 320-53800-43000 500 GENOA DR SEPT 25	DUKE ENERGY	V	19.55-	19.55-080005
6/15/26	00062	6/04/26 3720-05. 202605	320-53800-43000 1051 CYPRESS PK TUN MAY26	DUKE ENERGY	*	77.96	77.96 080027
6/15/26	00062	6/04/26 3960-05. 202605	320-53800-43000 1051 CYPRESS PKY MAY26	DUKE ENERGY	*	121.86	121.86 080028
6/15/26	00062	6/04/26 9846-05. 202605	320-53800-43000 500 GENOA DR MAY26	DUKE ENERGY	*	20.26	20.26 080029
7/13/26	00062	7/07/26 3720-06. 202606	320-53800-43000 1051 CYPRESS PK TUN JUN26	DUKE ENERGY	*	79.93	79.93 080030
7/13/26	00062	7/07/26 3960-06. 202606	320-53800-43000 1051 CYPRESS PKY JUN26	DUKE ENERGY	*	94.78	94.78 080031
7/13/26	00062	7/07/26 9846-06. 202606	320-53800-43000 500 GENOA DR JUN26	DUKE ENERGY	*	20.28	20.28 080032
TOTAL FOR BANK Z						395.52	
TOTAL FOR REGISTER						416,036.32	

POIN POIN CDD

TPARK

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

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

Poinciana
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating - Hancock Whitney	\$ 235,737	\$ -	\$ -	\$ 235,737
Operating - Truist	\$ 127,577	\$ -	\$ -	\$ 127,577
Money Market - Bank United	\$ 648,716	\$ -	\$ 262,486	\$ 911,202
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 136,815	\$ -	\$ 136,815
Revenue	\$ -	\$ 531,035	\$ -	\$ 531,035
Interest	\$ -	\$ 8	\$ -	\$ 8
Principal	\$ -	\$ 101	\$ -	\$ 101
Prepayment	\$ -	\$ 2,350	\$ -	\$ 2,350
Due from General Fund	\$ -	\$ 24,377	\$ -	\$ 24,377
Prepaid Expenses	\$ 2,333	\$ -	\$ -	\$ 2,333
Total Assets	\$ 1,014,364	\$ 694,687	\$ 262,486	\$ 1,971,537
Liabilities:				
Accounts Payable	\$ 25,298	\$ -	\$ -	\$ 25,298
Due to Debt Service	\$ 24,377	\$ -	\$ -	\$ 24,377
Total Liabilities	\$ 49,675	\$ -	\$ -	\$ 49,675
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 262,486	\$ 262,486
Nonspendable:				
Prepaid Items	\$ 2,333	\$ -	\$ -	\$ 2,333
Restricted for:				
Debt Service	\$ -	\$ 694,687	\$ -	\$ 694,687
Unassigned	\$ 962,355	\$ -	\$ -	\$ 962,355
Total Fund Balances	\$ 964,688	\$ 694,687	\$ 262,486	\$ 1,921,862
Total Liabilities & Fund Balance	\$ 1,014,364	\$ 694,687	\$ 262,486	\$ 1,971,537

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 886,925	\$ 886,925	\$ 902,096	\$ 15,171
Interest	\$ 8,673	\$ 8,673	\$ 16,869	\$ 8,196
Miscellaneous Revenue	\$ -	\$ -	\$ 8,902	\$ 8,902
Total Revenues	\$ 895,598	\$ 895,598	\$ 927,867	\$ 32,269
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 9,000	\$ 8,000	\$ 1,000
FICA Expense	\$ 918	\$ 689	\$ 689	\$ -
Engineering	\$ 20,000	\$ 15,000	\$ 18,331	\$ (3,331)
Attorney	\$ 35,000	\$ 26,250	\$ 29,856	\$ (3,606)
Annual Audit	\$ 3,200	\$ 3,200	\$ 3,200	\$ -
Trustee Fees	\$ 4,000	\$ 4,000	\$ 1,667	\$ 2,333
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Management Fees	\$ 46,786	\$ 35,089	\$ 35,089	\$ (0)
Information Technology	\$ 1,339	\$ 1,004	\$ 1,004	\$ 0
Website Maintenance	\$ 893	\$ 670	\$ 670	\$ (0)
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 2,600	\$ 1,950	\$ 822	\$ 1,128
Printing & Binding	\$ 500	\$ 375	\$ 276	\$ 99
Insurance	\$ 8,927	\$ 8,927	\$ 8,228	\$ 699
Legal Advertising	\$ 5,500	\$ 4,125	\$ 943	\$ 3,182
Other Current Charges	\$ 2,400	\$ 1,800	\$ 1,150	\$ 650
Office Supplies	\$ 400	\$ 300	\$ 2	\$ 298
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,146	\$ 118,037	\$ 115,510	\$ 2,527

Poinciana
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 11,474	\$ 8,606	\$ 8,606	\$ -
Property Insurance	\$ 25,494	\$ 25,494	\$ 22,722	\$ 2,772
Electric	\$ 1,800	\$ 1,350	\$ 1,487	\$ (137)
Landscape Maintenance	\$ 205,665	\$ 154,249	\$ 148,402	\$ 5,847
Aquatic Control Maintenance	\$ 165,444	\$ 124,083	\$ 115,324	\$ 8,759
Aquatic Midge Management	\$ 191,733	\$ 143,800	\$ 142,066	\$ 1,734
Pressure Washing	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Lift Station Maintenance	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
R&M - Plant Replacement	\$ 10,000	\$ 7,500	\$ 7,333	\$ 167
Storm Structure Repairs	\$ 41,616	\$ 31,212	\$ 3,699	\$ 27,513
Stormwater Water Quality/Landscape Improvements	\$ 23,500	\$ 17,625	\$ 2,800	\$ 14,825
Contingency	\$ 12,000	\$ 12,000	\$ 23,004	\$ (11,004)
Total Operations & Maintenance:	\$ 703,727	\$ 537,168	\$ 475,442	\$ 61,726
<u>Other Expenditures</u>				
Transfer Out - Capital Reserve	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Other Expenditures	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Expenditures	\$ 895,598	\$ 696,931	\$ 632,678	\$ 64,253
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 295,189	
Fund Balance - Beginning	\$ -		\$ 669,500	
Fund Balance - Ending	\$ -		\$ 964,688	

Poinciana
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,278,850	\$ 1,278,850	\$ 1,298,735	\$ 19,885
Assessments - Prepayments	\$ -	\$ -	\$ 1,631	\$ 1,631
Interest	\$ 20,000	\$ 20,000	\$ 27,642	\$ 7,642
Total Revenues	\$ 1,298,850	\$ 1,298,850	\$ 1,328,008	\$ 29,158
Expenditures:				
Series 2022				
Interest - 11/1	\$ 85,738	\$ 85,738	\$ 85,518	\$ 221
Special Call -11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 1,124,000	\$ 1,124,000	\$ 1,117,000	\$ 7,000
Interest - 5/1	\$ 85,738	\$ 85,738	\$ 85,342	\$ 396
Total Expenditures	\$ 1,295,477	\$ 1,295,477	\$ 1,302,860	\$ (7,383)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,373		\$ 25,148	
Fund Balance - Beginning	\$ 523,210		\$ 669,539	
Fund Balance - Ending	\$ 526,583		\$ 694,687	

Poinciana
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Interest	\$ 5,000	\$ 5,000	\$ 6,185	\$ 1,185
Total Revenues	\$ 5,000	\$ 5,000	\$ 6,185	\$ 1,185
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 6,185	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Total Other Financing Sources/(Uses)	\$ 41,726	\$ 41,726	\$ 41,726	\$ -
Net Change in Fund Balance	\$ 46,726		\$ 47,911	
Fund Balance - Beginning	\$ 214,104		\$ 214,575	
Fund Balance - Ending	\$ 260,830		\$ 262,486	

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 238,447	\$ 553,543	\$ 27,750	\$ 18,950	\$ 22,559	\$ 24,893	\$ 3,779	\$ 12,175	\$ -	\$ -	\$ -	902,096
Interest	\$ 1,379	\$ 1,290	\$ 1,021	\$ 1,040	\$ 2,503	\$ 2,745	\$ 2,488	\$ 2,339	\$ 2,062	\$ -	\$ -	\$ -	16,869
Miscellaneous Revenue	\$ -	\$ 100	\$ 8,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,902
Total Revenues	\$ 1,379	\$ 239,838	\$ 563,366	\$ 28,790	\$ 21,453	\$ 25,304	\$ 27,381	\$ 6,118	\$ 14,237	\$ -	\$ -	\$ -	927,867
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	8,000
FICA Expense	\$ 153	\$ 77	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ 153	\$ -	\$ -	\$ -	689
Engineering	\$ 2,688	\$ 1,938	\$ -	\$ -	\$ 4,003	\$ 4,172	\$ 1,003	\$ 2,908	\$ 1,620	\$ -	\$ -	\$ -	18,331
Attorney	\$ 4,267	\$ 3,966	\$ 610	\$ 6,149	\$ 2,910	\$ 4,122	\$ 1,801	\$ 3,284	\$ 2,748	\$ -	\$ -	\$ -	29,856
Annual Audit	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667	\$ -	\$ -	\$ -	\$ -	1,667
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Management Fees	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ 3,899	\$ -	\$ -	\$ -	35,089
Information Technology	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ -	\$ -	\$ -	1,004
Website Maintenance	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	670
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 50	\$ 60	\$ 4	\$ 413	\$ 11	\$ 206	\$ 9	\$ 67	\$ 2	\$ -	\$ -	\$ -	822
Printing & Binding	\$ 13	\$ -	\$ 67	\$ -	\$ 3	\$ 3	\$ 157	\$ 31	\$ 3	\$ -	\$ -	\$ -	276
Insurance	\$ 8,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,228
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232	\$ 711	\$ -	\$ -	\$ -	943
Other Current Charges	\$ 201	\$ 101	\$ 123	\$ 58	\$ 158	\$ 144	\$ 141	\$ 143	\$ 82	\$ -	\$ -	\$ -	1,150
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 26,269	\$ 11,227	\$ 4,887	\$ 14,981	\$ 12,246	\$ 13,808	\$ 8,273	\$ 12,416	\$ 11,403	\$ -	\$ -	\$ -	115,510

Poinciana
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ -	8,606
Property Insurance	\$ 22,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,722
Electric	\$ 102	\$ 117	\$ 135	\$ 109	\$ 106	\$ 241	\$ 262	\$ 220	\$ 195	\$ -	\$ -	\$ -	1,487
Landscape Maintenance	\$ 16,322	\$ 17,822	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ -	\$ -	\$ -	148,402
Aquatic Control Maintenance	\$ 12,748	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ -	\$ -	\$ -	115,324
Aquatic Midge Management	\$ 15,143	\$ 15,722	\$ 15,722	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ -	\$ -	\$ -	142,066
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	2,800
Contingency	\$ 11	\$ 4,651	\$ 5,551	\$ 330	\$ -	\$ 8,275	\$ -	\$ -	\$ 4,186	\$ -	\$ -	\$ -	23,004
Total Operations & Maintenance:	\$ 68,005	\$ 52,091	\$ 51,509	\$ 46,453	\$ 49,786	\$ 61,895	\$ 46,275	\$ 46,234	\$ 53,195	\$ -	\$ -	\$ -	475,442
<i>Other Expenditures</i>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ 41,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,726
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 41,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,726
Total Expenditures	\$ 94,273	\$ 63,318	\$ 56,396	\$ 61,434	\$ 62,032	\$ 75,703	\$ 54,548	\$ 58,650	\$ 64,598	\$ -	\$ -	\$ -	632,678
Excess (Deficiency) of Revenues over Expenditures	\$ (92,894)	\$ 176,520	\$ 506,970	\$ (32,644)	\$ (40,579)	\$ (50,399)	\$ (27,167)	\$ (52,532)	\$ (50,361)	\$ -	\$ -	\$ -	295,189

Poinciana
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>General Fund</i>
11/10/25	10/20/25-10/21/25	\$ 15,058.65	\$ (776.33)	\$ (285.64)	\$ -	\$ 13,996.68	\$ 13,996.68
11/14/25	10/1/25-10/31/25	\$ 11,830.18	\$ (709.76)	\$ (227.20)	\$ -	\$ 10,893.22	\$ 10,893.22
11/21/25	11/1/25-11/7/25	\$ 132,152.26	\$ (5,286.30)	\$ (2,537.32)	\$ -	\$ 124,328.64	\$ 124,328.64
11/26/25	11/8/25-11/15/25	\$ 95,077.27	\$ (4,027.43)	\$ (1,821.00)	\$ -	\$ 89,228.84	\$ 89,228.84
12/8/25	11/16/25-11/25/25	\$ 165,239.42	\$ (7,302.77)	\$ (3,158.73)	\$ -	\$ 154,777.92	\$ 154,777.92
12/19/26	11/26/25-11/30/25	\$ 365,305.62	\$ (14,609.02)	\$ (7,013.93)	\$ -	\$ 343,682.67	\$ 343,682.67
12/31/25	12/1/25-12/15/25	\$ 59,326.83	\$ (3,120.25)	\$ (1,124.13)	\$ -	\$ 55,082.45	\$ 55,082.45
1/9/26	12/16/25-12/31/25	\$ 27,870.22	\$ (1,069.81)	\$ (536.01)	\$ -	\$ 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)	\$ -	\$ 18,949.73	\$ 18,949.73
3/13/26	02/01/26-02/28/26	\$ 23,019.70	\$ -	\$ (460.39)	\$ -	\$ 22,559.31	\$ 22,559.31
4/17/26	03/01/26-03/31/26	\$ 25,341.31	\$ -	\$ (506.83)	\$ -	\$ 24,834.48	\$ 24,834.48
4/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 38.50	\$ 38.50	\$ 38.50
4/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 19.72	\$ 19.72	\$ 19.72
5/12/26	04/01/26-04/30/26	\$ 3,856.42	\$ -	\$ (77.13)	\$ -	\$ 3,779.29	\$ 3,779.29
6/15/26	05/01/26-05/31/26	\$ 3,781.20	\$ -	\$ (75.62)	\$ -	\$ 3,705.58	\$ 3,705.58
6/24/26	06/01/26-06/01/26	\$ 8,641.83	\$ -	\$ (172.84)	\$ -	\$ 8,468.99	\$ 8,468.99
Total Collected		\$ 956,746.73	\$ (37,811.03)	\$ (18,383.50)	\$ 1,543.49	\$ 902,095.69	\$ 902,095.69
Percentage Collected		102%					

DEBT SERVICE ASSESSMENTS

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

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>Debt Service Fund</i>
11/10/25	10/20/25-10/21/25	\$ 22,016.31	\$ (1,144.50)	\$ (417.44)	\$ -	\$ 20,454.37	\$ 20,454.37
11/14/25	10/1/25-10/31/25	\$ 16,206.58	\$ (1,009.76)	\$ (311.27)	\$ -	\$ 14,885.55	\$ 14,885.55
11/21/25	11/1/25-11/7/25	\$ 181,359.38	\$ (7,255.08)	\$ (3,482.09)	\$ -	\$ 170,622.21	\$ 170,622.21
11/26/25	11/8/25-11/15/25	\$ 134,532.89	\$ (5,735.34)	\$ (2,575.95)	\$ -	\$ 126,221.60	\$ 126,221.60
12/8/25	11/16/25-11/25/25	\$ 235,087.43	\$ (10,106.16)	\$ (4,499.63)	\$ -	\$ 220,481.64	\$ 220,481.64
12/19/26	11/26/25-11/30/25	\$ 536,768.56	\$ (21,468.10)	\$ (10,306.01)	\$ -	\$ 504,994.45	\$ 504,994.45
12/31/25	12/1/25-12/15/25	\$ 85,789.25	\$ (4,222.12)	\$ (1,631.34)	\$ -	\$ 79,935.79	\$ 79,935.79
1/9/26	12/16/25-12/31/25	\$ 39,320.71	\$ (1,532.20)	\$ (755.77)	\$ -	\$ 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)	\$ -	\$ 28,496.61	\$ 28,496.61
3/13/26	02/01/26-02/28/26	\$ 32,004.79	\$ -	\$ (460.39)	\$ -	\$ 31,544.40	\$ 31,544.40
4/17/26	03/01/26-03/31/26	\$ 38,231.03	\$ -	\$ (764.62)	\$ -	\$ 37,466.41	\$ 37,466.41
4/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 56.08	\$ 56.08	\$ 56.08
4/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 28.37	\$ 28.37	\$ 28.37
5/12/26	04/01/26-04/30/26	\$ 5,892.64	\$ -	\$ (117.85)	\$ -	\$ 5,774.79	\$ 5,774.79
6/15/26	05/01/26-05/31/26	\$ 5,777.70	\$ -	\$ (115.55)	\$ -	\$ 5,662.15	\$ 5,662.15
6/24/26	06/01/26-06/01/26	\$ 13,204.58	\$ -	\$ (264.09)	\$ -	\$ 12,940.49	\$ 12,940.49
Total Collected		\$ 1,376,652.57	\$ (53,855.81)	\$ (26,283.56)	\$ 2,221.79	\$ 1,298,734.99	\$ 1,298,734.99
Percentage Collected		102%					

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	Pending	\$ 1,253.75	Est. Sept. 2026	Approved at the Feb. meeting. Littorals were planted in July, waiting a month to establish and scheduling stocking in Sept.
Additional Littoral Installation in B-1, A9, & C-4	Solitude	Completed	\$ 5,600.00	July 2026	Littoral mix (duck potatoe, prickelweed, and spike rush) were planted in all 3 areas.
Restriping Entrance & Exit Ramps on Bella Viana Tunnel	ACPLM	On Hold	\$ 1,606.00		Requested updated proposal to exclude TM owned ramp.
Clam Stocking in B-1	GMS	Pending	\$ 2,773.75	Est. Sept. 2026	were planted in July, waiting a month to establish and scheduling stocking in Sept.
Addressing Items on the Engineer's Report 2026	GMS	Pending	\$ 5,252.00	Est. Sept. 2026	Work has been scheduled during the 1st week of Sept.
Removal of Fire Flags and Installation of Littoral Plantings on D-8	Solitude	Completed	\$ 7,330.00	Aug. 2026	Removal has started on August 10th.
Installation of Bank Plantings on E3	Juniper	Discussion	\$ 2,970.15		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.
Proposal for Alternative Midge Treatment (Skeeter)	Clarke/Steadfast	On Hold	Clarke: \$ Steadfast: \$ 197,900		Requested proposals from both Clarke and Steadfast on Skeeter treatment (one proposal for 3 months and another for a full year.)
Pond Dye Pilot Program (A10A & C6B) & Water Quality Test (B1, A10A, & C6B)	Solitude	Ongoing	N/A.		Water quality test results were provided in early June. Dye application occurred in March for A10A - black dye and C6B-blue dye.) Water quality tests were taken for B1, A10A, and C6B -- awaiting results.

RFP for Aquatics Maintenance	N/A	Discussion	N/A.		Revised scope of work to be presented and approved by board prior to request of proposals.
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Poinciana CDD

Field Management Report – Photo Supplement

Continued Review of Ponds



Photo Description:

✚ Ponds in picture (L to R):
A10A, A10B, A11, and C3



Continued Review of Ponds Cont'd

Photo Description:

✚ Ponds in picture (L to R): A9, E1, D5, and C12



Review of Shorehaven Park Landscaping



Photo Description:

- ✚ Mowing in the month of July was inconsistent with pond tracts being serviced but not the rest of the park due to landscaping staff turnover.
- ✚ The entirety of the park has been serviced.



Fireflag Removal in D9 & D8



Photo Description:

- + Fireflags were removed in D8 and replaced with littorals.
- + Additional fireflags were removed in D9 (Shorehaven Park.)



Littoral Installation in B1, C3, and A9



Photo Description:

- ✚ Additional littoral plantings have been completed in B1, A9, and C3.
- ✚ Fish, Shrimp, and Clams to be stocked in B1 in Sept.



SECTION 2

Poinciana CDD - June 2026 - Treatment Log						
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	6-24	X-909/Tribune	X-AquaNeat			
OD-02	6-24		X-AquaNeat			
OD-03	6-24		X-AquaNeat			
OD-04	6-24		X-AquaNeat			
OD-05	6-24		X-AquaNeat			
OD-06	6-15		X-AquaNeat			
OD-07	6-15		X-AquaNeat			
OD-08	6-15		X-AquaNeat			
OD-09	6-15		X-AquaNeat			
OD-10	6-24		X-AquaNeat			
OD-11	6-24		X-AquaNeat			
OC-01	6-15	x-909/Tribune	X-AquaNeat			
OC-02	6-15		X-AquaNeat			
OC-03	6-15		X-AquaNeat			
OC-06A			X-AquaNeat			
OC-06B			X-AquaNeat			
OC-08			X-AquaNeat			
OC-09					X	
OC-10			X-AquaNeat			
OC-11			X-AquaNeat			
OC-12			X-AquaNeat			
OC-13			X-AquaNeat			
OC-14			X-AquaNeat			
OC-15			X-AquaNeat			
OC-16			X-AquaNeat			
OC-17			X-AquaNeat			
OC-18			X-AquaNeat			
OC-19						
OC-20	6-20	X-AQUANEAT	X-909, Fluimguard			used rake to rake all alligator weed to shore, then sprayed it
OB-01	6-23		X-AquaNeat			
OB-05	6-15		X-AquaNeat			
OB-06	6-23		X-AquaNeat			
OB-11			X-AquaNeat			
OB-15			X-AquaNeat			
OB-16			X-AquaNeat			
OF-07	6-15		X-AquaNeat			
OA-01	6-23		X-AquaNeat			
OA-02	6-23		X-AquaNeat			
OA-03			X-AquaNeat			
OA-04			X-AquaNeat			
OA-05			X-AquaNeat			
OA-06			X-AquaNeat			
OA-07			X-AquaNeat			
OA-08			X-AquaNeat			
OA-09			X-AquaNeat			
OA-10A			X-AquaNeat			
OA-10B			X-AquaNeat			
OA-11			X-AquaNeat			
OA-12			X-AquaNeat			
OA-13			X-AquaNeat			
OA-20	6-15	GOLF COURSE POND	X-AquaNeat			
OA-21	6-15		X-AquaNeat			
OA-22	6-15		X-AquaNeat			
OO-POLK						
OE-01	6-16		X-AquaNeat			
OE-02	6-16		X-AquaNeat			
OE-03	6-16		inspected			
OE-05	6-16		X-AquaNeat			
OE-06	6-16		X-AquaNeat			
OE-08	6-16		X-AquaNeat			
OE-11	6-16		X-AquaNeat			
OE-15						
OE-18	6-16		X-AquaNeat			
OE-19	6-16		X-AquaNeat			

OE-21	6-16		X-AquaNeat			
OE-31	6-16		X-AquaNeat			
P-1	6-24		X-AquaNeat			
P-2	6-24		X-AquaNeat			
P-3	6-24		X-AquaNeat			
P-4	6-24		X-AquaNeat			
P-5	6-24		X-AquaNeat			
P-6		6-11 X-909	X-AquaNeat			
P-8	6-15		spot sprayed			
P-9	6-15		X-AquaNeat			
P-10	6-15		X-AquaNeat			
P-11	6-24		X-AquaNeat			
P-13	6-24		X-AquaNeat			
P-14	6-24		X-AquaNeat			
P-15	6-24		X-AquaNeat			
5A-P-16	6-23		X-AquaNeat			
5C-P-16	6-23		X-AquaNeat			
OS-3	6-24		X-AquaNeat			
5E-W-C-3	6-16		X-AquaNeat			
P-1F		6-5	X-AquaNeat			
Canal 1		6-4	spot sprayed			

Poinciana CDD - July 2026 - Treatment Log						
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	7-15		X-AquaNeat			
OD-02	7-15		X-AquaNeat			
OD-03	7-15		X-AquaNeat			
OD-04	7-15		X-AquaNeat			
OD-05	7-15		X-AquaNeat			
OD-06	7-15/7-16		X-AquaNeat	X-909/Tribune		
OD-07	7-15/7-16		X-AquaNeat	X-909/Tribune		
OD-08	7-15/7-16		X-AquaNeat	X-909/Tribune		
OD-09	7-15/7-16		X-AquaNeat	X-909/Tribune		
OD-10	7-15		X-AquaNeat			
OD-11	7-15		X-AquaNeat			
OC-01		7-9	X-AquaNeat			
OC-02		7-9	X-AquaNeat			
OC-03		7-9	X-AquaNeat			
OC-06A		7-7	X-AquaNeat			
OC-06B		7-7	X-AquaNeat			
OC-08		7-7	X-AquaNeat			
OC-09	7-28		X-AquaNeat			
OC-10	7-28		X-AquaNeat			
OC-11	7-28		X-AquaNeat			
OC-12	7-8/7-10		X-AquaNeat	X-909/Tribune		
OC-13	7-15		X-AquaNeat			
OC-14	7-15		X-AquaNeat			
OC-15		7-7	X-AquaNeat			
OC-16	7-15		X-AquaNeat			
OC-17	7-28		X-AquaNeat			
OC-18	7-15		X-AquaNeat			
OC-19	7-28		X-AquaNeat			
OC-20	7-15		X-AquaNeat			
OB-01	7-28		X-AquaNeat			
OB-05		7-9	X-AquaNeat			
OB-06	7-28		X-AquaNeat			
OB-11	7-7/7-14		X-AquaNeat	X-909/Tribune		
OB-15	07-7/7-14		X-AquaNeat	X-909/Tribune		
OB-16	7-7/7-14		X-AquaNeat	X-909/Tribune		
OF-07		7-9	X-AquaNeat			
OA-01	7-28		X-AquaNeat			
OA-02	7-28		X-AquaNeat			
OA-03	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-04	7-7/7-13		X-AquaNeat			
OA-05		7-7	X-AquaNeat			
OA-06		7-7	X-AquaNeat			
OA-07	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-08	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-09		7-7	X-AquaNeat			
OA-10A	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-10B	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-11	7-7/7-13		X-AquaNeat	X-909/Tribune		
OA-12		7-7	X-AquaNeat			
OA-13	7-7/7-13		X-AquaNeat			
OA-20	7-28		X-AquaNeat			heavy rains afterwards
OA-21	7-28		X-AquaNeat			heavy rains afterwards
OA-22	7-28		X-AquaNeat			heavy rains afterwards
OO-POLK	HOA POND					
OE-01	7-28		X-AquaNeat			heavy rains afterwards
OE-02	7-28		X-AquaNeat			heavy rains afterwards

OE-03	7-28		X-AquaNeat			heavy rains afterwards
OE-05	7-28		X-AquaNeat			heavy rains afterwards
OE-06	7-28		X-AquaNeat			heavy rains afterwards
OE-08	7-28		X-AquaNeat			heavy rains afterwards
OE-11	7-28		X-AquaNeat			heavy rains afterwards
OE-15	GOLF COURSE POND					
OE-18	7-28		X-AquaNeat			heavy rains afterwards
OE-19	7-28		X-AquaNeat			heavy rains afterwards
OE-21	7-28		X-AquaNeat			heavy rains afterwards
OE-31	7-28		X-AquaNeat			heavy rains afterwards
P-1	7-9/7-23		X-AquaNeat	X-909/Tribune		
P-2	7-9/7-23		X-AquaNeat	X-909/Tribune		
P-3		7-9	X-AquaNeat			
P-4		7-9	X-AquaNeat			
P-5		7-9			looks great	
P-6		7-9	X-AquaNeat			
P-8	07-28		X-AquaNeat			heavy rains afterwards
P-9		7-9	X-AquaNeat			
P-10		7-9	X-AquaNeat			
P-11		7-9	X-AquaNeat			
P-13		7-9	X-AquaNeat			
P-14		7-9	X-AquaNeat			
P-15		7-9	X-AquaNeat			
5A-P-16	7-15		X-AquaNeat			
5C-P-16	7-15		X-AquaNeat			
OS-3	7-28		X-AquaNeat			heavy rains afterwards
5E-W-C-3	7-28		X-AquaNeat			heavy rains afterwards
P-1F	7-28		X-AquaNeat			heavy rains afterwards
Canal 1		7-7	X-AquaNeat			



Aquatics Maintenance Report

Poinciana CDD

August 2026

Inspection Report

Overall Aquatic Comments

Comments: Overall, I put in a long hard month of treating in July, weather was perfect for treatments and I got to do multiple treatments on several sites. We have had a lot of rain lately and the banks are extremely wet. We need to get with the landscapers and have edge the banks, grasses are getting high on several ponds.

Pond: D-6



Comments: Grasses are browning and falling over, submergents still hanging on, will treat them with boat next week.

Inspection Report

Pond: D-7



Comments: Grasses are browning and falling over, submergents still hanging on, will treat them with boat next week.

Pond: D-8



Comments: Grasses are browning and falling over, submergents still hanging on, will treat them with boat next week.

Inspection Report

Pond: D-9



Comments: Grasses are browning and falling over, submergents still hanging on, will treat them with boat next week.

Pond: A-9



Comments: Grasses look great, small ring of hydrilla, I tried to treat this week, but D.O. levels were too low and boat launch area is swamped. Will treat next week, with the gator or boat.

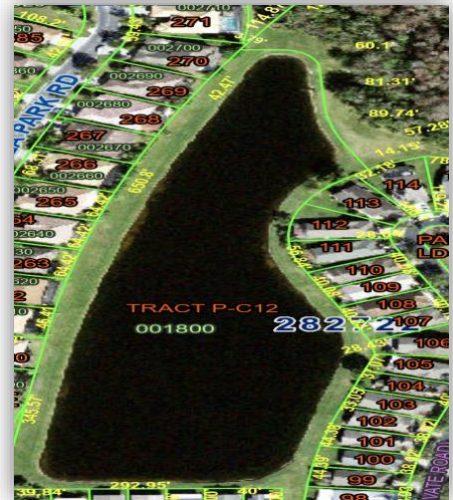
Inspection Report

Pond: A-10A (Control Pond – Black Dye)



Comments: A complete 180 on this pond, no grasses and just small patches of algae that will be treated this month.

Pond: C-12



Comments: Hydrilla is dying off and producing some algae, weather this week didn't allow for submerged treatment, will treat next week with boat or gator. This launch site is pretty dry, will try boat first.

Inspection Report

Pond: P-6



Comments: Grasses in deeper waters aren't dying off completely, I'm only killing to waterline, will treat with boat next week.

Pond: D-5



Comments: Grasses in deeper waters aren't dying off completely, I'm only killing to waterline, will treat with boat next week.

Pond: C-20



Comments: Alligator weed islands are dying and still on the shoreline, I will treat again them again this month and spot spray the hydrilla, so I don't kill more littorals than I have to.

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, August 3, 2026
9:22:13 AM

Poinciana Community Development Dist (S07800)

Filter Date between 07/01/2026 and 07/31/2026

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	KIS1818 - Strike Pellets 10lbs/acre		07/24/2026	07/24/2026	9.67	acr	Prius ID	Customer ID
								001-0001	B1
								001-0003	E1
								001-0005	E3
								001-0018	D5
								001-0021	F7
								001-0023	C10
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		07/09/2026	07/09/2026	11.48	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		07/10/2026	07/10/2026	16.70	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		07/15/2026	07/15/2026	16.40	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		07/16/2026	07/16/2026	16.70	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		07/23/2026	07/23/2026	11.00	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		07/23/2026	07/23/2026	16.50	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		07/30/2026	07/30/2026	1.20	mi		
						89.98			

SECTION 4

Poinciana CDD - Customer Complaint Log								
Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
6/10/2026	Gilbert Santiago	732 Volterra Blvd		PA20	requesting cleanup of pond	Joel	Reviewed the pond and requested algaecide treatment with Solitude.	06/12/26
6/12/2026	Maureen Macri	710 Portofino Dr.		Tract C-A	edge grasses high; requesting general clean up	Joel	Informed resident that the tract is owned Avatar/Taylor Morrison.	06/12/26
6/12/2026	Caren Dankner	4007 Via Toledo Ct		P3	edge grasses and unattractive foliage around pond	Joel	Educated resident on allowable edge grass distance per DE. Requested weed spraying with Solitude.	06/15/26
6/12/2026	Christine Liponoga	371 Acadia Dr		PC12	Dead fish in pond	Joel	Requested review of the pond with Solitude technician. Technician reported back, no fish kill.	06/12/26
6/12/2026	Scott Hersh	157 Sorrento Road		P-E2	Algae in pond, high grasses, low water levels	Joel/Vendor	Explained to resident that lower levels are common but pick up in July. Reviewed the pond and requested spraying of the alligator weed and algae.	06/15/26
6/15/26	Alice Lehmann	120 Corsica Way		PE3	Midge outbreak	Joel	Reported midge activity with Clarke and requested adulticide treatment.	06/18/26
6/22/26	Stanley Reinhold	3639 Via Monte Napoleone Dr.		C3	Wild pigs spotted; parts of yard dug up	HOA	Forwarded email to the HOA.	06/22/26
6/22/26	Stanley Reinhold	3639 Via Monte Napoleone Dr.		C3	Swale not being mowed, causing standing water and damage	Joel	Requested mowing of the swale area and reviewed minor scalped area, grass will fill in during July rain.	06/24/26
6/22/26	David Kaiser	584 Davinci Pass		PD5	algae bloom present	Joel	Reviewed the pond and requested hydrilla treatment with Solitude.	06/24/26
6/23/26	Charles Borchini	345 Sorrento Road			Bella Viana Tunnel- requesting trim back of branches & bushes to clear path	Joel	HOA confirmed branches will be trimmed	06/23/26
6/24/26	Stanley Reinhold	3639 Via Monte Napoleone Dr.		C3	Swale mowed but not weed whacked; hog damage	Joel	Requested improvement of swale maintenance and flattening of the ruts caused by the hogs on the CDD owned area.	06/24/26
6/29/26	Barb Reinhold	3639 Via Monte Napoleone Dr.		C3	Requesting update on wild hog damage and trapping	Joel	Informed resident that currently no trapping has been approved by the board and only the board can approve the request.	06/29/26
7/3/2026	Susan Ralston	720 Grand Canal Dr.		Canal 1	Requesting update on spraying/mowing of edge grasses; canal becoming covered	Joel	Requested algaecide treatment via boat with Solitude.	07/09/26
7/3/2026	Bob Rahn	147 Knoll Wood Dr.			Fish kill on pond opposite of 320 Bell Tower Xing	Joel	Review area and found no evidence of a fish kill.	07/09/26
7/8/2026	Nancy Quay	264 Bell Tower Crossing Way		PD10	Midge outbreak	Joel	Reported midge activity with Clarke and requested adulticide treatment.	07/09/26
7/9/2026	Anna Speed	269 Grand Canal Dr		PA911	Hydrilla outbreak is back	Joel	Reviewed the area and requested hydrilla treatment with Solitude.	07/11/26
7/10/2026	Susan Borchini	345 Sorrento Rd.		PE3	Lights on Bella Viana Tunnel are out	Joel	Informed the resident that staff is troubleshooting the fixtures and replacing (2) to find cause.	07/11/26
7/10/2026	Joshua Bowman	HOA		D9	Reporting improvement of mowing needed at Shorehaven Park.	Joel	Informed Floralawn and requested immediate mowing of the park.	07/10/26
7/13/2026	Andrew Regalmuto	513 Montage Lane		PC19	Algae & midges	Joel	Reported midge activity with Clarke and requested adulticide treatment. Also, requested algaecide treatment with Solitude.	07/15/26
7/13/2026	Joshua Bowman	HOA		D9	Informing us that the park has not been mowed but pond tracts.	Joel	Followed up with Floralawn and requested immediate completion of the whole park.	07/13/26
7/16/2026	Beverly Briggs	1337 Lombardi Ct.		P8	Retaining wall covered in overgrown grass and weeds, producing pests	Joel/HOA	Informed the resident that maintenance of the retaining wall is the HOA's responsibility.	07/16/26
7/17/2026	Jim Ziarek	309 Via Torrente Dr		1F	Requesting treatment of weeds around pond	Joel	Reviewed the pond and requested treatment for the torpedo grass growing along the banks with Solitude.	07/22/26
7/17/26	Jan Gripp	3685 Via Monte Napoleone Dr.		C3	Landscape vendor not mowing/missing spots of tract	Joel	Reviewed the areas in questions, informed resident that property appraiser line is not consistent with the resident lot line.	07/22/26
7/17/26	Joshua Bowman	HOA		D9	Informed us that improvement was needed in the maintenance of the park.	Joel	Spoke to both account manager and head foreman on the maintenance responsibilities of the CDD on the Shorehaven Park.	07/17/26
7/21/26	Patricia Battle	1025 Umbria Dr.			Requesting mowing of tract C	Joel	Reviewed the slope area in question. Requested mowing with Floralawn.	07/22/26

7/22/26	Dennis Demo	785 Grand Canal Dr.		PA1213	Grass around trees not being mowed	Joel	Reviewed the area in question. Requested string trimming of the area.	07/22/26
7/24/26	Lorrie Hayward	520 Via Veneto Ct.		PA911	Sludge buildup/algae bloom	Joel	Reviewed the area and requested further hydrilla treatment with Solitude.	07/27
7/24/2026	Henry Rosenzweig	504 Villagio Loop		PE18	Requesting maintenance; weeds/edge grasses overgrown	Joel	Met with resident, reviewed pond, and requested treatment of the torpedo grass via boat treatment with Solitude.	07/27/26
7/28/26	Patrick & Connie Strittmatter	311 Fallbrook Dr.		F5	Midge outbreak	Joel	Reported midge activity and requested aduicide treatment with Clarke.	07/28/26
7/28/2026	Jan Gripp	3685 Via Monte Napoleone Dr.		C3	Improvement of mowing, but still missing spots	Joel	Requested improvement of mowing by the north portion of the pond to Floralawn.	07/29/26
7/31/2026	Nivea Gasparin	1401 Lombardi Ct		P8	Algae on surface of pond	Joel	Requested algaecide treatment with Solitude.	08/03/26
8/3/2026	David Kaiser	584 Davinci Pass		PD-5	Debris in pond; requesting further spray treatment	Joel	Created work order for trash removal at the pond and requested additional hydrilla treatment of the pond with Solitude.	08/03/26
8/5/2026	Lisa Patti	3674 Via Monte Napoleone Dr		C3	Midge outbreak	Joel	Requested aduicide treatment with Clarke.	08/05/26
8/5/2026	Lisa Slepakoff	518 Davinci Pass		PD5	Algae in pond	Joel	Provided the same update as Mr. Kaiser on 08/03.	08/05/26
8/5/2026	Peter Losi	554 Davinci Pass		PD5	Algae in pond	Joel	Provided the same update as Mr. Kaiser on 08/03.	08/05/26
8/5/2026	Gary Fluxgold	860 Pacific Ridge Rd			Requesting general maintenance of ponds	Joel	Attempted to collect specific areas/pond numbers, resident didn't provide them and repeated a general request for maintenance of all ponds in the area.	08/05/26
8/5/2026	Joy Aronson	151 Terra Vista Lane			Requesting general maintenance of ponds	Joel	Provided update on the mowing of the Shorehaven ponds, pond maintenance, fireflag removal and littoral replacement.	08/05/26
8/5/2026	Christinia Sisk				Requesting general maintenance of ponds/questions on maintenance plan and vendor info	Joel	Provided the same update as Mrs. Aaronson. Provided additional information on vendor and frequency of treatment.	08/06/26
8/5/2026	Florence Filak	639 Shorehaven Dr			Dead plantings around pond, grass islands, weeds	Joel	Informed the resident that the additional fireflags were being removed and smaller littorals were planted in its place.	08/06/26
8/5/2026	Roy Shrader	108 Windsong Ave					Provided the same update as Mrs. Aaronson.	08/06/26
8/6/2026	Julianne Macdonald	537 Shorehaven Dr		PD9	Clumps of dirt in pond; low water levels	Joel	Provided the same update as Mrs. Filak.	08/06/26
8/6/2026	Vicki Blankenship	1023 Glendora Rd		PD5	Yellow/brown slime on pond and trash in pond, no signs of wildlife	Joel	Reviewed the pond on 08/03/26, algae appears treated. Will review the following week.	08/06/26
8/6/2026	Sandy Anderson	549 Genoa Dr		PE1	Growth around edges of pond that looks like fungus	Joel	Reviewed the pond on 08/03/26, pond has present hydrilla and treated algae. Requested hydrilla treatment with Solitude.	08/06/26
8/10/2026	Barb Reinhold	3639 Via Monte Napoleone Dr.		C3	Midge outbreak; wild pig damage on swale; requesting maintenance/cleanup	Joel	Requested midge treatment with Clarke. Scheduling review of the swale and adjacent common area.	08/11/26