

Poinciana
Community Development District

Agenda Package

September 16, 2026

AGENDA

Poinciana

Community Development District

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

September 9, 2026

**Board of Supervisors
Poinciana Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, September 16, 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 August 19, 2026 Board of Supervisors Meeting
5. Consideration of French Drain Application
6. Presentation of Water Quality Test Results
7. Consideration of Proposal for Triploid Grass Carp Stocking in Pond D5
8. Consideration of Proposals for Aquatic Services
 - A. Aquatic Weed Management
 - B. Solitude
 - C. Steadfast
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
- v. Review of Dye Pilot Report
- 10. Supervisor's Requests
- 11. Other Business
- 12. General Audience Comments
- 13. **Next Meeting: October 21, 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, **August 19, 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 <i>(via Zoom)</i>	Chairman
Rick McKelvey	Vice Chairman
Tony Reed <i>(via Zoom)</i>	Assistant Secretary
Anita Nelson	Assistant Secretary
Robert Zimbardi	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Shari Frisinger	Solivita Green Thumb Club
Irene Stecher	Poinciana West CDD Board Member
Residents	

The following is a summary of the discussions and actions taken at the August 19, 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. McKelvey, Ms. Nelson and Mr. Zimbardi were present in person, and Mr. Cameron 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**

Ms. Adams opened the public comment period. Ms. Margery Weldy of 108 Tivoli Trace Court requested that the southern end of Pond E-3 be sprayed and Ms. Sue Ralston of 720 Grand Canal Drive requested that Canal C-1 be treated by the aquatics vendor. Mr. David Kaiser of 584 Davinci Pass requested that Pond D-5 be stocked with grass carp. These items would be discussed under the Field Manager's Report.

Ms. Rosemary Ambrogio of 753 Largo Pass questioned how long the CDD would remain in place and how long residents would be required to pay CDD assessments. Ms. Adams explained that the debt assessment was associated with a 30 year bond that was scheduled to be paid off on May 1, 2031. Residents could either pay the debt assessment through their property tax bill or in a lump sum. The CDD would remain in place in perpetuity, with residents paying an annual maintenance assessment for the District's administrative and field costs. There being no further comments, Ms. Adams closed the public comment period.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the June 17, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the June 17, 2026, Board of Supervisors Meeting. Mr. Reed noted that on Page 5, under the Eleventh Order of Business, a statement was made regarding notifying the HOA about malfunctioning golf course sprinklers. Ms. Adams recalled that Mr. Reed had addressed issues regarding malfunctioning golf course irrigation and a Board Member had requested that Mr. Reed notify the golf course of the exact location of the issue. There were no revisions to the minutes.

On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Minutes of the June 17, 2026, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Review of Correspondence and Status of Repairs at Cypress Golf Bridges and Bulkhead Located on District Property**

Ms. Adams recalled that District Counsel had been directed to send a letter to Taylor Morrison requesting maintenance of the cart paths, the Cypress Golf bridge, and the bulkheads on Pond E-3, which were in disrepair. District Counsel reported that the letter was sent on July 1, 2026, and that Taylor Morrison's attorney responded that they understood the situation, had obtained bids for the work and planned to begin the work soon. District Counsel requested details regarding the scope of work and that it be coordinated with field staff. Once the work was completed, District Counsel would send an email to the Supervisors. Mr. Cameron thanked District Counsel for following up.

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

Ms. Adams presented a proposed Scope of Services for pond maintenance. The Scope of Services had been presented to the Poinciana West CDD Board for review and their feedback was incorporated into the revised scope. Supervisor Irene Stecher of the Poinciana West CDD Board also provided feedback requesting additional reporting requirements including an executive summary indicating whether the goals were met.

Mr. Cameron had provided proposed changes, which Ms. Adams presented to the Board. The changes included revising the number of ponds to reflect the Poinciana CDD, including a timeframe and designated person for reporting water quality observations, specifying a timeframe for trash and debris removal, including pricing for optional services under Exclusions and in the proposal. Mr. Cameron also requested that one cohesive document be prepared for both CDDs. *Mr. Cameron left the meeting at 12:32 p.m.*

Board Members requested that the inspection frequency be changed to require each pond to be inspected at least twice per month and that a report be provided confirming the condition of each pond based on the inspection. District Counsel recommended leaving the Exclusions section as written, as it contained standard exclusions. Ms. Adams would finalize the Scope of Services by incorporating the changes provided by Mr. Cameron and Ms. Stecher so that the RFP could be issued. The plan was to present proposals at the September meeting.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor approving the Scope of Services as revised and authorization for staff to issue a Request for Proposals for stormwater maintenance services was approved.

SEVENTH ORDER OF BUSINESS**Presentation of Water Quality Test Results**

By consensus, the Board deferred the presentation and directed the District Engineer to prepare an executive summary analyzing the water-quality test results for presentation at the September meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Proposal to Install Bank Plantings on Pond E3**

Mr. Blanco presented a proposal from Juniper to install bank plantings on Pond E-3 in the amount of \$2,970.15 to stabilize the pond bank. A proposal was also obtained from Floralawn; however, it was higher. Supervisor McKelvey had worked on the proposal with the Field Manager. Mr. McKelvey noted that he was working with Ms. Shari Frisinger, a resident and master gardener, to select the plantings and install them along the pond bank.

Ms. Frisinger asked whether the grass strip where the Red Canna was located would be removed. The District Engineer did not recommend removing any sod but recommended continuing the vegetation to the water. Ms. Frisinger requested that the plantings not be installed in a row and requested a landscape design plan, which the Field Manager would provide. Ms. Adams recommended that the Board approve an amount not-to-exceed \$3,000 and authorize Supervisor McKelvey to approve the final proposal. *There was Board consensus for Mr. McKelvey to work with Mr. Blanco and Ms. Frisinger to determine the exact number of bank plantings.*

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor approving the proposal from Juniper to install bank plantings on Pond E3 in a not-to-exceed amount of \$3,000 and authorization for Supervisor McKelvey to approve the final form of the proposal was approved.

NINTH ORDER OF BUSINESS**Staff Reports**

A. Attorney

District Counsel would follow up on the golf course bridge and bulkhead repairs.

As reported during staff reports, District Counsel reported that Polk County had offered \$11,100 for Parcel 105 in connection with the Marigold Avenue widening project. GrayRobinson would review the offer, the proposed acquisition documents, and any potential adverse conditions and report back to the Board.

B. Engineer

The District Engineer reported that stocking triploid grass carp would require a permit and the installation of appropriate barriers to prevent the fish from escaping into connected wetlands. Ms. Adams requested that any permit be issued to the CDD and not to an individual resident. At Ms. Nelson's request, the District Engineer researched databases for tracking the ponds. The District Engineer reported that GIS data was available, but that additional research was needed to determine how it could be integrated with a vendor's pond-maintenance reporting system.

The District Engineer reported that no current construction schedule was available for the Southport Connector Expressway because the entire project was not funded. The County continued to seek additional funding partners. District Counsel summarized the phased preferred alternative previously adopted by the CFX Board, including improvements to Cypress Parkway and a future elevated expressway component.

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

Ms. Adams reviewed the Action Items List and noted completed items including the Fishing Policies. Ms. Adams provided an update regarding property conveyed by Taylor Morrison to the HOA. The District Engineer was preparing a preliminary parcel list and evaluating whether any parcels should be considered for conveyance to the District. Staff would report its findings to the Board before any proposed acquisition.

Regarding tracking software for pond maintenance, Ms. Adams did not recommend proceeding with software at this time, as it had not yet been tested with other CDDs. Ms. Adams recommended that the Board allow her to evaluate how the maintenance program was implemented by other CDDs as a pilot program. The technology included drone mapping. The workload associated with tagging infrastructure and managing the software needed to be

understood before deciding. Ms. Nelson asked whether there was other software available that provided electronic notifications. The District Engineer would investigate and report back.

ii. Approval of Check Register

Ms. Adams presented the Check Register for May 31, 2026, through August 8, 2026, totaling \$417,683.32. Ms. Nelson questioned a \$15,000 check that had been voided and reissued for aquatic maintenance. Ms. Adams stated the check had been voided due to an incorrect vendor name.

On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the May 31, 2026, through August 8, 2026, Check Register in the amount of \$417,683.32 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2026. Ms. Nelson noted that engineering and legal expenditures exceeded the year-to-date budgeted amounts.

D. Field Manager

i. Field Manager's Report

ii. Pond Maintenance Report

Mr. Blanco presented the Field Manager and Pond Maintenance Reports and reviewed ongoing pond maintenance efforts, pond bank plantings and continued monitoring of the pond maintenance and landscaping providers. At the Chairman's request, Fire Flag vegetation was removed at Shorehaven Park. The area had not been mowed in July due to landscape vendor staffing issues and miscommunication, which had since been clarified. The installation of triploid grass carp and gambusia fish, as well as clam stocking for Pond B-1 was scheduled for September. The Board preferred to wait for the new aquatics vendor to address issues in Pond D-5, which was also experiencing hydrilla issues. Items identified in the Engineer's Report were scheduled to be addressed in early September.

Mr. Blanco reported that the pond-dye pilot appeared effective in controlling algae and aquatic grasses. Following discussion of dye color, concentration, and application frequency, Mr.

Reed requested monthly reporting on the program's effectiveness. Mr. Blanco would consult with the aquatic-maintenance provider and report back.

Regarding Canal C-1, Mr. Blanco reported that saturated bank conditions prevented the vendor from safely launching its boat. The vendor was spot-treating accessible areas and anticipated performing a more comprehensive treatment when bank conditions improved.

iii. Midge Management Report

iv. Customer Complaint Log

Mr. Blanco presented the Midge Management Report and Customer Complaint Log.

Ms. Adams opened a public comment period. Ms. Marjorie Weldy of 108 Tivoli Trace Court reported that the midges on Pond E-3 had been bad during the Summer. Mr. Jan Gripp of 3685 Via Monte Napoleone Drive questioned how the vegetation in the water contributed to the presence of midges on his patio screen. Ms. Jackson explained that midges develop in nutrient-rich water and are attracted to patio lights when the lights are on at night. She recommended using motion activated lighting and closing blinds at night.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McKelvey relayed a resident's request to remove dead vegetation from District property behind 3384 Fallbrook Drive. By consensus, the Board directed the Field Manager to inspect the area and arrange for removal, if confirmed to be District property.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

General Audience Comments

Ms. Sue Ralston of 720 Grand Canal Drive questioned the location of the pond that Polk County wanted to purchase. Ms. Carpenter explained that the pond was needed by the county for the widening of Marigold Avenue. Ms. Nelson noted that the pond was located at the intersection of Cypress Parkway and Marigold Avenue. Mr. David Kaiser of 584 Davinci Pass stated that he planned to provide a grass carp proposal to staff.

THIRTEENTH ORDER OF BUSINESS

**Next Meeting Date – September 16, 2026,
The Gator Room**

Ms. Adams stated that the next meeting was scheduled for September 16, 2026, at 12:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

219 E. Livingston St., Orlando, FL 32801

ATTN: District Manager

DRAINAGE IMPROVEMENT INSTALLATION APPLICATION

The undersigned ("**Owner**") represents that they are the owners of record for the property described below ("**Property**"). The Owner desires to install drainage improvements consisting of drainage pipe ("**Drainage Improvements**") connecting from the gutter attached to the residential unit on the Property to the stormwater pond located adjacent to the Property owned and maintained by the Poinciana Community Development District ("**CDD**") and is submitting this Drainage Improvement Installation Application ("**Application**") for that approval.

Owner(s) Name(s) SHIB P. & NABANITA MITRA - MITRA FAMILY TRUST

Lot/Street Address 570 SAN RAPHAEL STREET

City, State and Zip Code POINCIANA, FLORIDA 34759

Phone Number 407-577-5888 / 407-990-7414

Lot Tax Folio Number 1335690.0000

If using a Contractor for the installation of the Drainage Improvements, please identify:

Contractor Name: _____

License Number (if applicable): _____

Contractor Phone Number: _____

(Attach Certificate of Insurance from Contractor – if applicable):

Expected Start Date: UNDECIDED Expected Completion Date: UNDECIDED

OWNERS' ACKNOWLEDGEMENT

In signing below and submitting this Application, Owner(s) acknowledge and agree as follows:

- i. The Application and the Non-Exclusive License Agreement (*Installation of Drainage Improvements*) ("**License**") attached as **Attachment A** hereto, have been signed by all parties named as grantee or transferee in the most recent deed or other conveyance instrument recorded in the Official Records of Polk County for the Property.
- ii. Owner(s) agree to abide by the terms of the License.
- iii. Owner(s) have received the Drain Pipe Detail Sketch, attached hereto as **Attachment B** ("**Sketch**"), which details the minimum standards and guidelines for installation of the Drainage Improvement
- iv. All Drainage Improvements must be installed per the minimum standard and guidelines provided in the Sketch, which shall be determined in the sole discretion of the District Engineer.
- v. Owner(s) shall be responsible for the District's costs ("**Costs**") associated with processing this Application, License (review and recording), and inspection of the Drainage Improvements by District Engineer (including any re-inspections) in the amount of \$100.00. Payment shall be made by Owner with this Application.

Owner Signature: Shib P. Mitra Date: 03/10/2026

Co-Owner Signature: Nabanita Mitra Date: 03/10/2026

District Management -- For Office Use Only

RECEIVED BY & DATE: _____ Payment Received: _____

APPROVED _____ DISAPPROVED _____

Explanation for Disapproval (if applicable): _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Attachments: License (Attachment A); Sketch (Attachment B)

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

[Space above for recording purposes]

Parcel ID for Property: 28-27-15-933576-006170

**NON-EXCLUSIVE LICENSE AGREEMENT
(INSTALLATION OF DRAINAGE IMPROVEMENT)**

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 20____, by and between:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter, the "**District**"); and MITRA FAMILY TRUST

SHIB P MITRA and NABANITA MITRA, (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 617, Block PB as per the plat identified as SOLIVITA PHASE 5I [insert plat name] ("**Plat**") recorded in Plat Book 158 Pages 1-4 et. seq., of the Official Records of Polk County, Florida.

WITNESSETH

WHEREAS, Owner owns the Property located within the District, which Property is located adjacent to District-owned stormwater pond(s) identified as Parcel I.D. 28-27-15-933576-006170 (the "**Drainage Facility**"); and

WHEREAS, Owner desires to construct drainage improvements consisting of drainage pipe connecting from the gutter attached to the residential unit on the Property to the nearest Drainage Facility consistent with the minimum standards and guidelines attached hereto as **Exhibit A** and incorporated herein (the "**Improvements**"), which Improvements will run through and encroach (the "**Encroachment**") into that portion of the Drainage Facility located adjacent to the Property (the "**License Area**"); and

WHEREAS, Owner requested that the District authorize such Encroachment into the License Area in order to facilitate construction of the Improvements; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owner agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. LICENSE FOR INSTALLATION & MAINTENANCE OF DRAINAGE IMPROVEMENT; LIMITATION. Subject to the terms of this Agreement, the District hereby grants to Owner a non-exclusive, revocable license for the sole purpose of installing and maintaining the Improvements within the License Area. Owner acknowledges that this Agreement authorizes only installation and maintenance of the Improvements for purposes of the Encroachment into the License Area and does not authorize any other encroachment.

3. OWNER'S RESPONSIBILITIES. Owner shall have the following responsibilities as a condition of the District's authorization of Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the applicable homeowners' association pursuant to its declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) be fully responsible for utility location on the Property and in the License Area;

(e) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third party's property, and, in the event of any such damage, Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

(f) ensure that Owner's exercise of privilege granted hereunder does not interfere with the District's rights to maintain the Drainage Facility and/or negatively impact the District's stormwater system, as determined in the District Engineer's sole discretion. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes utilities that may be located within the Drainage Facility. Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(g) ensure that the District has free access to and from the stormwater management system, including allowing access to the Improvements, for the District to operate, maintain and repair the same, as needed;

(h) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(i) keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Drainage Facility described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owner shall exercise the privilege granted herein at Owner's risk, and agrees that Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Owner's expense, in order to repair or maintain the District's stormwater management facilities, and that the District is not obligated to re-install the Improvements to its original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. ASSIGNMENT; TERMINATION. Upon the sale of the Property, the Owner shall advise any successor(s) in interest and/or assign(s) of any portions of the Property ("Successor Owner") of the terms and conditions of this Agreement and Owner shall have the right to assign

this Agreement to any such Successor Owner. Whenever the word "Owner" is used within this Agreement, it shall be deemed to collectively mean and refer to the current fee simple record owners of the Property and its successors in interests and assigns. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time. The District may, at its option, record this Agreement in the public records of Polk County.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Polk County, Florida.

8. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

11. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

**POINCIANA COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____

Chairperson, Board of Supervisors

Witness:

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20__, by _____, as Chairperson of the Poinciana Community Development District, who ____ is personally known to me or ____ produced _____ as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

[Signature]
By: Maria Lara

Owner MITRA LIVING TRUST

By: SHIB P MITRA
[Signature]

Witness:

[Signature]
By: Jeylina Caraballo

STATE OF FLORIDA
COUNTY OF POIK

The foregoing agreement was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14th day of August, 2026, by SHIB MITRA as
Drinks License, who Drinks License is personally known to me or ☒ produced
Drinks License as identification.



YAHIRRE HILARIO MARTINEZ
Notary Public
State of Florida
Comm# HH750100
Expires 12/17/2029

[Signature]
Notary Public, State of Florida
Print Name: Yahirre Hilario Martinez
My Commission Expires: 12/17/29
My Commission No.: HH750100

[Signature page of License Agreement (Installation of Drainage Improvements)]

Signed, sealed and delivered
in the presence of:

Witness:

By: Maria Lara

Owner MITRA LIVING TRUST

By: NABANITA MITRA
Nabanita Mitra

Witness:

By: Jeylina Caraballo

STATE OF FLORIDA
COUNTY OF DADE

The foregoing agreement was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14th day of August, 2020 by Nabanita Mitra as
Drinks mareel, who Drinks mareel is personally known to me or Drinks mareel produced
Drinks mareel as identification.

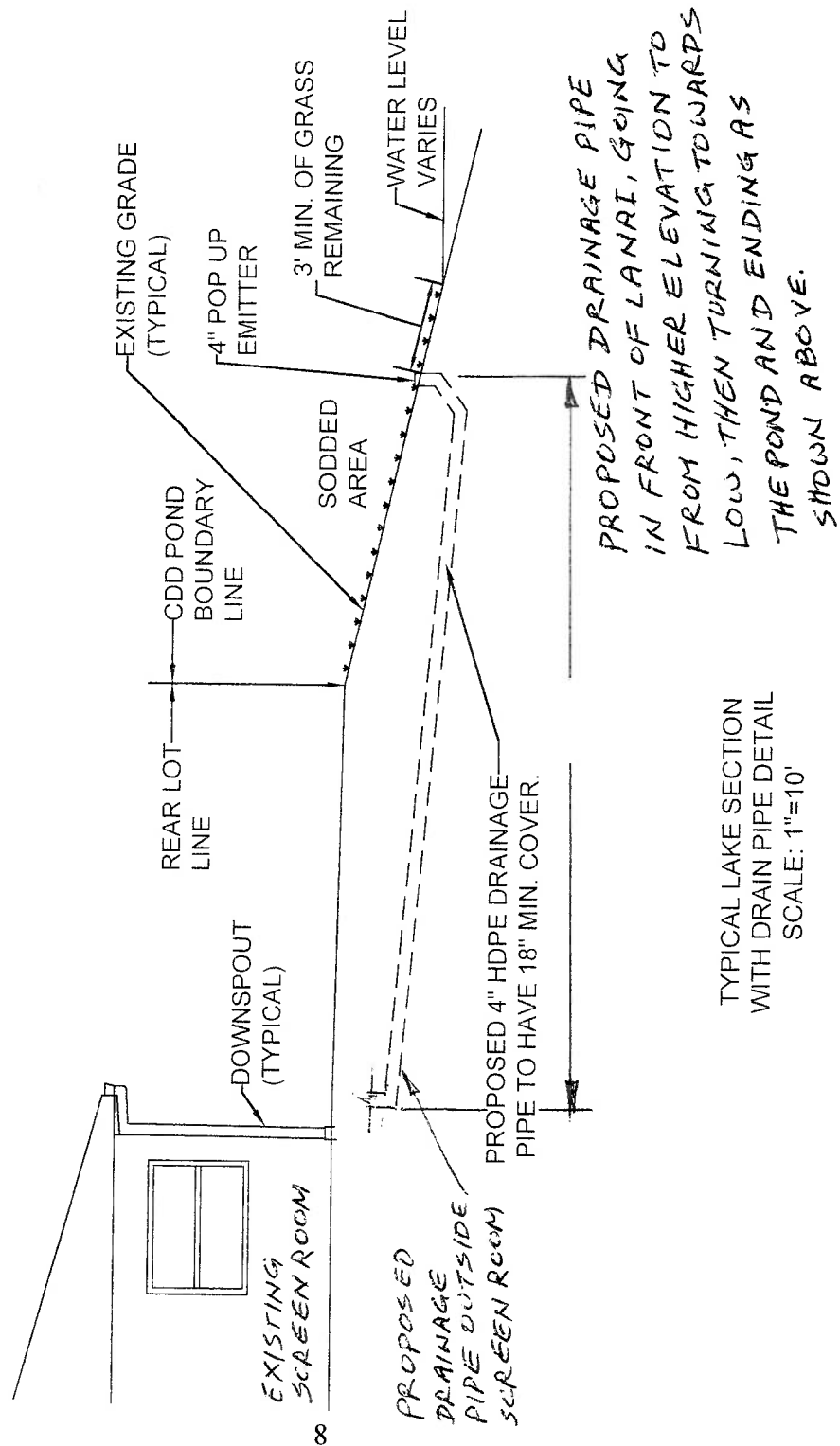


YAHIRRE HILARIO MARTINEZ
Notary Public
State of Florida
Comm# HH750100
Expires 12/17/2029

Yahirre Hilario Martinez
Notary Public, State of Florida
Print Name: Yahirre Hilario Martinez
My Commission Expires: 12/17/29
My Commission No.: HH 750100

Exhibit A

License Area and Proposed Improvements



PLAT OF SURVEY

U = UTILITY
UG = UNDERGROUND
• • • • • = BUILDING SETBACK LINE
C = CENTERLINE
A = DELTA (CENTRAL ANGLE)

ASSUMED NORTH MERIDIAN ; BEARINGS BASED ON THE

SECTION VI

*Item will be
provided under
separate cover.*

SECTION VII

Pilot Project Proposal for Triploid Grass Carp Stocking to Control Hydrilla in the Rome Pond (D-5)

Submitted to:

Poinciana Community Development District

Pond:

Rome Pond (D-5)

Location:

Solivita, Florida

Date:

August 21, 2026

1. Purpose

The purpose of this proposal is to **establish a long-term, environmentally responsible program for controlling the invasive aquatic plant hydrilla** (*Hydrilla verticillata*) in the Rome Pond, D-5, approximately a 3-acre pond.

Hydrilla is an aggressive invasive plant capable of forming dense underwater growth and surface canopies. In Florida, dense hydrilla growth can interfere with recreation and waterway function, reduce dissolved oxygen, restrict native vegetation, and adversely affect aquatic habitat.

The proposed approach is to use certified triploid grass carp as a biological control agent to reduce and maintain hydrilla at an acceptable level while **minimizing** the need for repeated herbicide applications.

2. Proposed Solution

It is proposed that the pond be stocked with approximately:

12 certified triploid grass carp

This represents approximately 4 fish per surface acre.

The proposed stocking rate is intentionally toward the lower portion of the Florida Fish and Wildlife Conservation Commission's recommended range of 3–10 fish per acre.

The exact number should be confirmed by the Florida Fish and Wildlife Conservation Commission (FWC) as part of the required Triploid Grass Carp Permit.

The pond has unusually heavy hydrilla coverage and the FWC may determine that a higher initial stocking rate is appropriate.

3. Why Triploid Grass Carp

Triploid grass carp are **sterile fish** specifically used in Florida for aquatic vegetation control. Their major source of food is Hydrilla.

FWC requires that only certified triploid grass carp be used for this purpose. The fish are individually tested as part of the certification process.

Triploid grass carp are particularly appropriate for this project because:

- Hydrilla is one of the aquatic plants they effectively consume.
- Biological control can provide long-term vegetation management.
- This approach can reduce dependence on repeated herbicide applications.
- Properly stocked grass carp can provide control for several years before supplemental stocking may be necessary.

FWC reports that grass carp require six months to one year to become effective, although control may last approximately five years before restocking is necessary.

4. Recommended Stocking Strategy

The proposed strategy is:

Item	Proposal
Pond size	Approximately 3 acres
Target plant	Hydrilla
Recommended initial stocking	12 fish
Approximate rate	4 fish/acre
Fish type	Certified triploid grass carp
Permit	FWC Triploid Grass Carp Permit
Initial monitoring period	6–12 months
Target result	Significant reduction in hydrilla while retaining desirable native vegetation

The objective should **not** be to eliminate every aquatic plant in the pond.

The objective should therefore be to suppress hydrilla sufficiently to restore reasonable open-water conditions while preserving beneficial native aquatic vegetation, while reducing the current amount of herbicide being entered into the pond.

5. Current Hydrilla Reduction

The hydrilla is already extremely dense, (see attached photos) and the pond is currently being treated with herbicide to prevent Hydrilla. Unfortunately, this has not significantly controlled hydrilla growth.

FWC recognizes that chemical treatment can be used in conjunction with grass carp. FWC notes that an initial herbicide treatment followed by grass carp can produce quicker control.

The objective would be to reduce the existing hydrilla biomass sufficiently to allow the grass carp to maintain long-term control and reduce the amount of herbicide being introduced to the pond.

6. Expected Results

The anticipated results are:

Short term — 0–6 months

Limited visible change may occur while the fish establish and begin consuming the hydrilla.

Intermediate — 6–12 months

A significant reduction in hydrilla should become apparent if the stocking rate is appropriate.

Long term — 1–5 years

The grass carp should provide continuing biological suppression of hydrilla, reducing the need for repeated chemical or mechanical treatments.

7. Environmental Considerations

The goal of this program is **not** to create a vegetation-free pond.

Aquatic vegetation is a vital component of a healthy pond ecosystem. Excessive removal of vegetation can also affect water clarity and nutrient dynamics. FWC notes that when aquatic plants are removed, nutrients may become available to phytoplankton, potentially resulting in greener water and increased algae.

8. Recommended Action

It is recommended that the Poinciana CDD Board of Supervisors authorize the following actions:

1. Apply to the Florida Fish and Wildlife Conservation Commission for a Triploid Grass Carp Permit.
2. Request authorization for an initial stocking of approximately 12 certified triploid grass carp, subject to FWC's determination.
3. Obtain the fish from an FWC-approved supplier.
4. Monitor hydrilla coverage at 3, 6 and 12 months following stocking.

9. Conclusion

Triploid grass carp will offer a practical, long-term biological method for controlling hydrilla in the Rome Pond.

A conservative initial stocking of approximately 12 certified triploid grass carp, should provide a reasonable starting point while minimizing the risk of eliminating desirable aquatic vegetation.

This approach is consistent with FWC's current guidance that triploid grass carp can provide long-term control of problem aquatic vegetation.

Requested Approval:

Authorize the Poinciana CDD Board of Supervisors to proceed with FWC permitting process and evaluation for an initial stocking of approximately 12 certified triploid grass carp, with the final number subject to FWC approval.

FWC South Central Florida Invasive Plant Management Office:
863-534-7074

This office serves Polk County for invasive plant management matters.

SECTION VIII

SECTION A



Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919 – Bill

9/9/2026

Aquatic Vegetation Management RFP 2026-2027

Poinciana CDD,

2026 marks 26 years in the pond and wetland maintenance business for Aquatic Weed Management (AWM). We are a family-owned business located in Haines City, FL. Our current pond maintenance portfolio covers a five-county region, while our conservation/mitigation division expands out to 10 or more counties. With our attention to detail and customer service, we have no doubt that we can meet, or likely exceed, your expectations at Poinciana CDD.

Our scope of work and cost proposal will be as follows:

Our monthly maintenance team will target ALL vegetation (submersed, emerged and floating, including algae control) on 85 stormwater retention ponds. The cost for these services will be \$153,000 annually.

Licensing:

Our team holds certifications in aquatics, natural areas, and right of way through the Florida Department of Agriculture and Consumer Services.

We are proud to say that in 26 years we have not had any fines or penalties issued to our firm.

It is our opinion that it is not necessary for the CDD to request two site inspections per month. If the ponds are serviced correctly, one treatment per month is definitely sufficient. Our scope of work includes treatment for all vegetation. Should the CDD notice an issue, we will gladly send a technician out to rectify the problem at no charge to the CDD. With that in mind, our headquarters is located less than 10 miles (20 minutes) from your front gate.

At the board's request, we would appreciate the opportunity to provide cost estimates for larvicide services. We feel that we could save the CDD a considerable amount of money by completing pond maintenance and larvicide applications simultaneously while on site.

Any additional services, outside of routine pond maintenance, would be billed at \$100 per man hour. In the rare circumstance of a fish kill, this pricing would include disposal as well.

We highly encourage you to contact anyone on our list of references below. We work for numerous managers employed by GMS, and we feel that every one of them would consider us a preferred vendor when it comes to pond maintenance.

References:

Governmental Management Services – Central Florida

Clayton Smith

(407) 201-1514

csmith@gmscfl.com

We are proud to say that we maintain ponds in over 10 CDD's for GMS and have been doing so for nearly 20 years.

Garrison Property Services

Joe Garrison

(863) 557-0419

Joe@garrisonland.com

We are proud to say that we maintain ponds in over 20 HOA's for Garrison Property Management and have been for over 15 years.

Highland Community Management

Denise Abercrombie

(863) 412-6144

d.abercrombie@hcmanagement.org

We have been working with Denise for over 22 years and currently maintain ponds in over 20 HOA's.

Board of County Commissioners, Osceola County

Andrew Kohler

(407) 742-8653

Andrew.kohler@osceola.org

Vegetation management ranging from forestry mulching to aquatic herbicide application. We have enjoyed a great relationship with Osceola County for 17 years with jobs ranging from \$20,000 - \$200,000.

Should the board accept our terms, we will gladly supply all necessary licenses and insurance certificates as requested.

We are grateful for the opportunity to provide services for your community. We are just a phone call away should you have any questions or should clarification be necessary.

Sincerely,

Bill Snively

AQUATIC MAINTENANCE RFP FEE SUMMARY

12-Month Maintenance Services

PURPOSE

This summary provides the minimum service scope and fee schedule for competitive bidding of routine pond and aquatic plant maintenance.

SERVICE AREAS

Area	Quantity
Stormwater Retention Ponds	85

MINIMUM REQUIRED SERVICES

- 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

EMERGENCY SERVICES

(Note: The board is aware that pricing is based on acreage of the pond in need. Please provide pricing on hourly rate for bid purposes.)

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

BID FEE SCHEDULE

Service	Bid Amount
Monthly Pond & Aquatic Maintenance Fee	\$12,750
Additional / Optional Services (if applicable)	\$0
TOTAL MONTHLY FEE	\$12,750
TOTAL ANNUAL FEE (12 MONTHS)	\$153,000

PRICING REQUIREMENTS

Contract Term: Bid pricing shall be based on a 12-month service period.

Included Costs: Pricing shall include all labor, equipment, materials, treatment products, transportation, routine inspections, and applications necessary to perform the required services.

Exclusions / Additional Services: Any service not included in the monthly maintenance fee shall be clearly identified and priced separately by the bidder.

SECTION B

AQUATIC MAINTENANCE RFP FEE SUMMARY

12-Month Maintenance Services

PURPOSE

This summary provides the minimum service scope and fee schedule for competitive bidding of routine pond and aquatic plant maintenance.

SERVICE AREAS

Area	Quantity
Stormwater Retention Ponds	85

MINIMUM REQUIRED SERVICES

- 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

EMERGENCY SERVICES

(Note: The board is aware that pricing is based on acreage of the pond in need. Please provide pricing on hourly rate for bid purposes.)

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

BID FEE SCHEDULE

Service	Bid Amount
Monthly Pond & Aquatic Maintenance Fee	\$ <u>11,539.80</u>
Additional / Optional Services (if applicable)	\$ <u>125.00/hr</u>
TOTAL MONTHLY FEE	\$ <u>11,539.80</u>
TOTAL ANNUAL FEE (12 MONTHS)	\$ <u>138,477.60</u>

PRICING REQUIREMENTS

Contract Term: Bid pricing shall be based on a 12-month service period.

Included Costs: Pricing shall include all labor, equipment, materials, treatment products, transportation, routine inspections, and applications necessary to perform the required services.

Exclusions / Additional Services: Any service not included in the monthly maintenance fee shall be clearly identified and priced separately by the bidder.

SECTION C

2026 STEADFAST

ALLIANCE



GMS

Proposal for Pond Maintenance:

Solivita/Poinciana

385 Village Drive, Poinciana, FL 34759



9/8/2026

Governmental Management Services Central Florida, LLC

219 East Livingston St, Orlando, FL 32801

Attn: Tricia Adams

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Poinciana CDD.

Program to consist of ponds #1A-P16 (85 total) as indicated on attached map.

Area to be serviced measures 163,644 LF & 263.21 AC.

Occurrence: 8 events/month

Annual Cost: \$148,800.00

(\$12,400.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.^{*,3}

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Steadfast

Aquatics Division

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

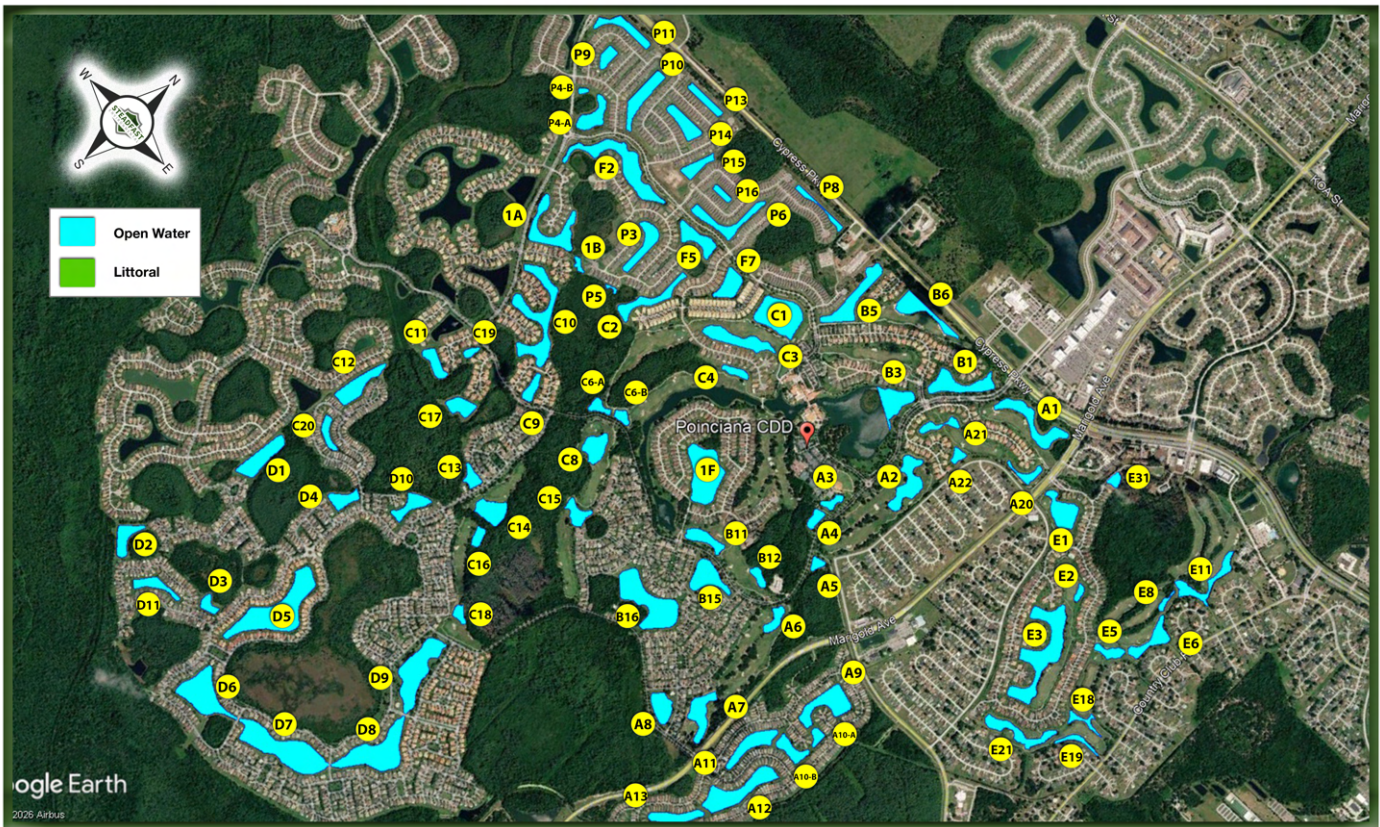
Service Area



POINCIANA CDD

385 Village Dr, Poinciana, FL 34759

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:



Steadfast Alliance Aquatics Reference Sheet

Contractor Qualifications

Steadfast Alliance provides a robust system of project scheduling, coordination, and communication hosted on our custom, industry-leading project management system and driven by a seasoned construction administration team. Our System is supported through scalable direct and indirect operational management that begins with relationship building and continues through lead generation, operational management, and project completion. Most importantly, Steadfast Alliance leverages the collective resources, knowledge, skills, and unparalleled industry experience of both our team and the Alliance itself.

Company Profile

Steadfast Alliance is a full-spectrum green industry solution for commercial landscaping and environmental services, founded in 2019 by John Faulkner and Tony Canorro. Headquartered in San Antonio, Florida, with additional locations in Palmetto, Lecanto, and Land O' Lakes, Steadfast provides comprehensive landscape and aquatic maintenance services to HOAs, CDDs, and community associations throughout Florida. Our team is committed to delivering reliable, high-quality service backed by strong client relationships and a proven track record across a growing portfolio of accounts.

Our one-stop services include:

- Lake and Pond Maintenance
- Aquatic Weed Control
- Triploid Grass Carp Stocking
- Wetland Mitigation
- Native Beneficial Plantings
- Selective Vegetation Removal
- Emergency Storm Cleanup
- Forestry Mulching
- Drainage Ditch Mowing

Awards & Recognition



Tampa Bay Business Journal – 2025-2026 Book of Lists

Steadfast was named the second-largest commercial landscaping firm in the Tampa Bay Business Journal's 2025-2026 Book of Lists.



Landscape Management 150 – Ranked #69 Nationally

Landscape Management recognizes Steadfast as #69 nationally, the 5th fastest growing landscape company in the U.S. and the fastest growing landscape company in Florida.

Personnel Qualifications / Professional Licenses

Joseph Hamilton - 10+ years in Aquatic Management & Environmental Compliance Experience, FDEP Licensed Stormwater Inspector, Florida Green Industries Best Management Practice Certified.

Kevin Riemensperger - 5+ years in Aquatic Management & Environmental Compliance Experience, FMNP Certified Florida Master Naturalist, FDEP Licensed Stormwater Inspector, Florida Green Industries Best Management Practice Certified.

SePRO Certified Stewards of Water



Project Management

Joe Hamilton / Environmental Division Director

Joe earned a Bachelor of Science degree in Environmental Science from Saint Leo University and has more than 10 years of experience in the environmental field, including environmental laboratory testing. He is licensed by the Florida Department of Agriculture and Consumer Services as a Restricted Pesticide Applicator.

As Steadfast's Environmental Division Manager, Joe utilizes his Environmental Science background and experience in water testing and analysis to effectively manage clients' lakes and wetlands. His work contributes to the success of numerous lake and wetland restoration and nutrient reduction projects throughout North Hillsborough County, Pasco County, and surrounding areas.

Joe enjoys the new opportunities his role presents, takes pride in problem-solving, and values the collaboration involved in strategic lake management planning.

Kevin Riemensperger / Aquatic Division Manager

Kevin Riemensperger earned a Bachelor of Science degree in Biology from the University of South Florida and is a graduate member of the National Society of Leadership and Success. He is a certified Florida Master Naturalist through the University of Florida and a certified Stormwater Inspector.

As Steadfast's Aquatics Division Manager, Kevin oversees the company's aquatic maintenance operations, working to provide effective, environmentally responsible solutions for clients and the communities they serve. Since joining Steadfast Contractors Alliance, he has played an integral role in growing and developing the Aquatics Division and its client portfolio.

Kevin's goal is to continue expanding Steadfast's Aquatics Division while advancing innovative and biologically focused approaches to pond and aquatic management, and helping educate the communities he serves about the importance of healthy aquatic environments.

Relevant Experience

North AR-1 of Pasco CDD (Angeline CDD)

Work Performed: Routine Aquatic Maintenance, Shoreline Erosion Repair

Revenue for Account: \$120,690.00

Contact Name: David Wenck – Senior District Manager

Email: david@hikai.com

Phone Number: (813) 680-1940

Estancia at Wiregrass CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Aeration Install/Maintenance

Revenue for Account: \$117,084.00

Contact Name: Clayton Smith - Field Service Manager

Email: csmith@gmscfl.com

Phone Number: (813) 344-4844

Bridgewater of Wesley Chapel CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Fountain & Aeration Install/Maintenance, Native Fish Stocking

Revenue for Account: \$91,178.00

Contact Name: Heath Beckett – District Manager

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536



STEADFAST ALLIANCE

30435 Commerce Dr, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Epperson Ranch CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Aeration Install/Maintenance

Revenue for Account: \$79,380.00

Contact Name: Heath Beckett – District Manager

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536

Mirada CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$62,000.00

Contact Name: Jason Greenwood – District Manager

Email: jgreenwood@gms-tampa.com

Phone Number: (813) 344-4844

Cory Lakes CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$57,600.00

Contact Name: Brian Young – District Manager

Email: byoung@gms-tampa.com

Phone Number: (813) 344-4844

Avalon Groves CDD

Work Performed: Routine Aquatic Maintenance, Native Aquatic Plantings, Invasive Vegetation Removals

Revenue for Account: \$52,980.00

Contact Name: Heath Beckett

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536

Hidden Creek CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$34,740.00

Contact Name: Amanda Ferguson – District Manager

Email: aferguson@gms-tampa.com

Phone Number: (813) 344-4844 x102

Solterra Resort CDD

Work Performed: Routine Aquatic Maintenance

Revenue for Account: \$28,716.00

Contact Name: Brian Mendes

Email: bmendes@rizzetta.com

Phone Number: (407) 472-2471 x4404



Poinciana CDD Aquatics

Inspection Date:

9/3/2026 10:52 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1F

Condition: Excellent Great ✓ Good Poor Mixed Condition Improving



Comments:

Notable nuisance grass growth amid beneficial plants. Targeted treatments recommended.
No algae observed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Smartweed

SITE: B1

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter; treatment needed.
Nuisance grasses present amid beneficial plants; targeted treatment needed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☐ Subsurface Filamentous	☒ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:

Inspection Report

SITE: B3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae is clinging to decaying nuisance grasses. The algae will clear naturally as the grasses continue to decay, but algaecide treatments can help speed this up.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: B5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the nuisance growth around the perimeter is decayed. Continued monitoring for new growth recommended.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: C10

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter; heavy treatment needed.
Nuisance grasses should also be addressed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: D5

Condition: Excellent Great ☒ Good Poor ☒ Mixed Condition Improving



Comments:

Filamentous algae and notable nuisance grass growth both present around the perimeter; treatment needed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: D9

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter; treatment needed.
Continued monitoring for new nuisance grass growth recommended.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Chara		
	Hydrilla	Slender Spikerush	Other:

SITE: D11

Condition: Excellent Great Good ☒ Poor ☒ Mixed Condition Improving



Comments:

Large patches of nuisance grasses present around the perimeter; heavy treatment needed.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Chara		
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: P9

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving



Comments:

Filamentous algae and notable nuisance grass growth both present around the perimeter; treatment needed. care should be taken around beneficial plants.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: P11

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter; treatment needed.
Mild nuisance grass growth should also be addressed.

I apologize for not collecting a low-profile photo. It started to rain as I brought the drone down.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



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Any issues noted today don't appear to be from neglect, just a slight lack of knowledge on proper treatment techniques. Most ponds within the community are planted with native, beneficial plants. These are often costly thus most aquatics vendors avoid spraying them. However, this has allowed invasive growth amid and around the beneficials. Altering treatment methods through use of different equipment and herbicide mixes can make a huge difference when spraying areas like these.

Algal growth also seems to be pervasive. Mitigating phosphorous buildup in ponds will be key here. Adding nutrient abatement products to algaecide mixes has proven invaluable in almost all of the communities we currently service.

RECOMMENDATIONS

Treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

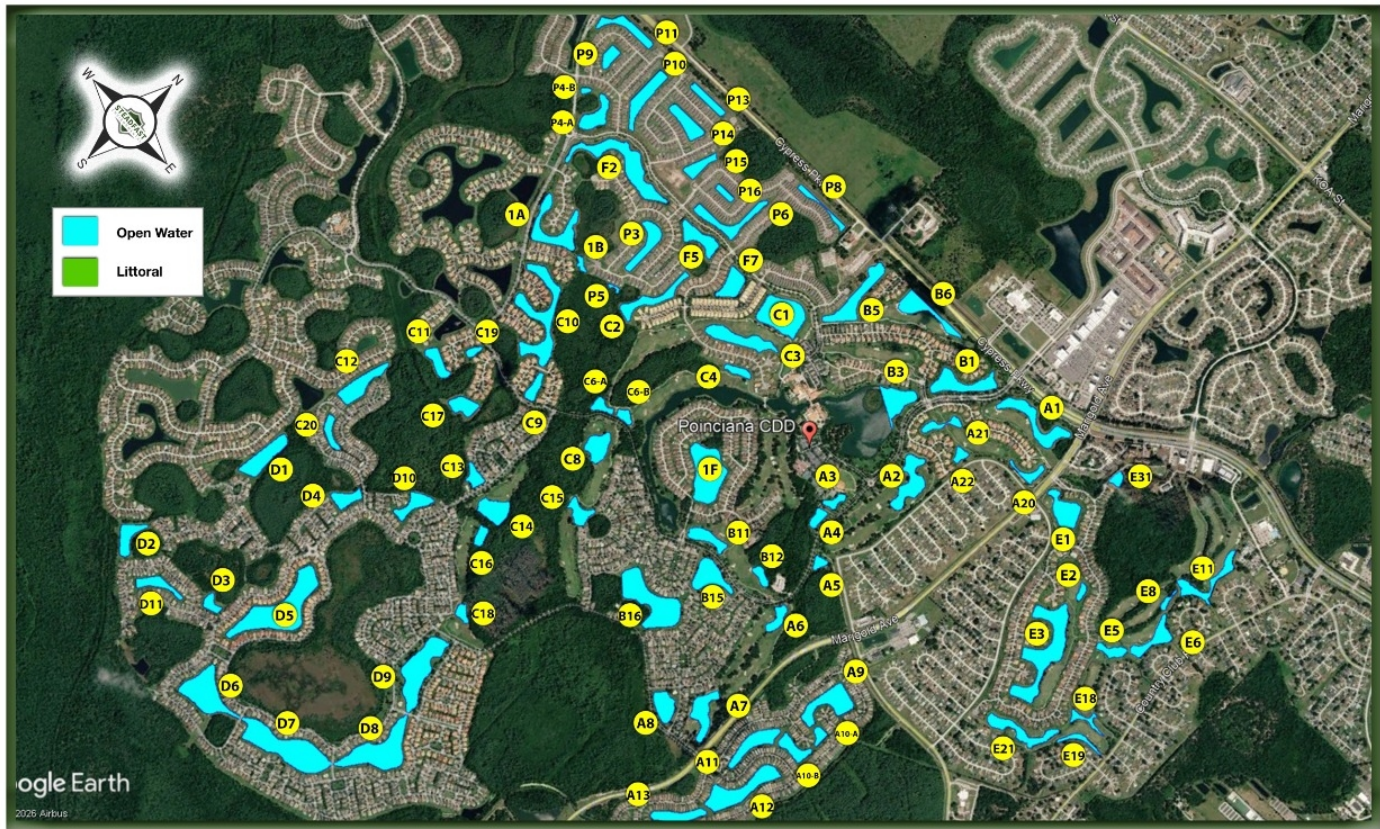
Consider Steadfast Environmental for all your aquatics needs!

MAINTENANCE AREA



POINCIANA CDD
385 Village Dr, Poinciana, FL 34759

Gate Code:



SECTION IX

SECTION C

SECTION 1

Poinciana Community Development District
Action Items September 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.
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. Parcel list under evaluation by DE. Bond debt payoff payment for parcels transferred to HOA received on 08.21.2026.
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 follow-up from DC in July, August and September.
05.20.2026	Determine feasibility of electronic tracking software for pond maintenance		On Hold	Implementation of ortomosaic map services and management software being tested at other CDDs.
08.19.2026	Update Pond Ownership Map	District Engineer	On Hold	

SECTION 2

Poinciana Community Development District

Summary of Check Register

August 9, 2026 to August 29, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	Truist		
	8/12/26	396-397	\$ 29,144.42
	8/19/26	398-403	\$ 51,282.81
	8/26/26	404	\$ 1,687.50
			\$ 82,114.73
	Hancock Whitney	Autopays	\$ 216.97
			\$ 216.97
Payroll	<u>August 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	50240	\$ 184.70
			\$ 823.50
			\$ 83,155.20

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/26	00004	8/01/26 40672	202608 320-53800-46200 LANDSCAPE MAINT AUG26	FLORALAWN 2 LLC	*	16,322.42	16,322.42 000396
8/12/26	00044	8/01/26 PSI28645	202608 320-53800-47000 AQUATIC MAINT AUG26	SOLITUDE LAKE MANAGEMENT, LLC	*	12,822.00	12,822.00 000397
8/19/26	00011	8/17/26 00104042	202608 320-53800-47100 AQUATIC MAINTENANCE AUG26	CLARKE ENVIRONMENTAL MOSQUITO	*	15,913.03	15,913.03 000398
8/19/26	00001	8/01/26 330	202608 320-53800-12000 FIELD MANAGEMENT	GOVERNMENTAL MANAGEMENT SERVICES	*	956.17	5,275.37 000399
		8/01/26 331	202608 310-51300-34000 MANAGEMENT FEES		*	3,898.83	
		8/01/26 331	202608 310-51300-35200 WEBSITE ADMINISTRATION		*	74.42	
		8/01/26 331	202608 310-51300-35100 INFORMATION TECHNOLOGY		*	111.58	
		8/01/26 331	202608 310-51300-51000 OFFICE SUPPLIES		*	.18	
		8/01/26 331	202608 310-51300-42000 POSTAGE		*	234.19	
8/19/26	00027	8/11/26 156092	202607 310-51300-31500 GENERAL COUNSEL JUL26	LATHAM LUNA EDEN & BEAUDINE	*	321.50	321.50 000400
8/19/26	00025	8/13/26 4652392	202608 300-13100-10200 DEBT 1% ADMIN FEE		*	13,721.15	
		8/13/26 4652393	202608 310-51300-49100 MAINT 1% ADMIN FEE		*	9,536.76	
8/19/26	00038	8/08/26 2153 08-	202608 320-57200-48600 TUNNEL PRESSURE WASHING	POLK COUNTY PROP	*	2,850.00	23,257.91 000401
				PRESSURE WASH THIS			2,850.00 000402
8/19/26	00044	8/11/26 PSI29441	202608 320-53800-48200 VEGETATION REMOVAL FINAL	SOLITUDE LAKE MANAGEMENT, LLC	*	3,665.00	3,665.00 000403
8/26/26	00017	8/07/26 2241265	202607 310-51300-31100 ENGINEER SERVICES JUL26	GAI CONSULTANTS, INC	*	1,687.50	1,687.50 000404
TOTAL FOR BANK C						82,114.73	
POIN POIN CDD				TPARK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/10/26	00062	8/06/26 3720-07. 202607 320-53800-43000 1051 CYPRESS PK TUN JUL26		DUKE ENERGY	*	85.95	85.95 080033
8/10/26	00062	8/06/26 3960-07. 202607 320-53800-43000 1051 CYPRESS PKY JUL26		DUKE ENERGY	*	110.77	110.77 080034
8/10/26	00062	8/06/26 9846-07. 202607 320-53800-43000 500 GENOA DR JUL26		DUKE ENERGY	*	20.25	20.25 080035
TOTAL FOR BANK Z						216.97	
TOTAL FOR REGISTER						82,331.70	

POIN POIN CDD TPARK

SECTION 3

Poinciana
Community Development District

Unaudited Financial Reporting
July 31, 2026



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5	<u>Capital Reserve Fund</u>
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8	<u>Assessment Receipt Schedule</u>

Poinciana
Community Development District
Combined Balance Sheet
July 31, 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	\$ 101,362	\$ -	\$ -	\$ 101,362
Operating - Truist	\$ 145,931	\$ -	\$ -	\$ 145,931
Money Market - Bank United	\$ 650,567	\$ -	\$ 263,235	\$ 913,802
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 137,184	\$ -	\$ 137,184
Revenue	\$ -	\$ 566,609	\$ -	\$ 566,609
Interest	\$ -	\$ 8	\$ -	\$ 8
Principal	\$ -	\$ 101	\$ -	\$ 101
Prepayment	\$ -	\$ 3,988	\$ -	\$ 3,988
Due from Debt Service	\$ 9,803	\$ -	\$ -	\$ 9,803
Prepaid Expenses	\$ 2,333	\$ -	\$ -	\$ 2,333
Total Assets	\$ 909,996	\$ 707,889	\$ 263,235	\$ 1,881,121
Liabilities:				
Accounts Payable	\$ 2,837	\$ -	\$ -	\$ 2,837
Due to General Fund	\$ -	\$ 9,803	\$ -	\$ 9,803
Total Liabilites	\$ 2,837	\$ 9,803	\$ -	\$ 12,640
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 263,235	\$ 263,235
Nonspendable:				
Prepaid Items	\$ 2,333	\$ -	\$ -	\$ 2,333
Restricted for:				
Debt Service	\$ -	\$ 698,086	\$ -	\$ 698,086
Unassigned	\$ 904,826	\$ -	\$ -	\$ 904,826
Total Fund Balances	\$ 907,159	\$ 698,086	\$ 263,235	\$ 1,868,481
Total Liabilities & Fund Balance	\$ 909,996	\$ 707,889	\$ 263,235	\$ 1,881,121

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 886,925	\$ 886,925	\$ 902,161	\$ 15,236
Interest	\$ 8,673	\$ 8,673	\$ 18,907	\$ 10,234
Miscellaneous Revenue	\$ -	\$ -	\$ 8,902	\$ 8,902
Total Revenues	\$ 895,598	\$ 895,598	\$ 929,971	\$ 34,373
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 8,000	\$ 2,000
FICA Expense	\$ 918	\$ 765	\$ 689	\$ 77
Engineering	\$ 20,000	\$ 16,667	\$ 20,018	\$ (3,352)
Attorney	\$ 35,000	\$ 29,167	\$ 30,178	\$ (1,011)
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	\$ 38,988	\$ 38,988	\$ (0)
Information Technology	\$ 1,339	\$ 1,116	\$ 1,116	\$ 0
Website Maintenance	\$ 893	\$ 744	\$ 744	\$ (0)
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 2,600	\$ 2,167	\$ 872	\$ 1,295
Printing & Binding	\$ 500	\$ 417	\$ 318	\$ 99
Insurance	\$ 8,927	\$ 8,927	\$ 8,228	\$ 699
Legal Advertising	\$ 5,500	\$ 4,583	\$ 943	\$ 3,641
Other Current Charges	\$ 2,400	\$ 2,000	\$ 1,291	\$ 709
Office Supplies	\$ 400	\$ 333	\$ 3	\$ 331
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 150,146	\$ 128,740	\$ 121,836	\$ 6,904

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 11,474	\$ 9,562	\$ 9,562	\$ -
Property Insurance	\$ 25,494	\$ 25,494	\$ 22,722	\$ 2,772
Electric	\$ 1,800	\$ 1,500	\$ 1,704	\$ (204)
Landscape Maintenance	\$ 205,665	\$ 171,388	\$ 164,724	\$ 6,663
Aquatic Control Maintenance	\$ 165,444	\$ 137,870	\$ 128,146	\$ 9,724
Aquatic Midge Management	\$ 191,733	\$ 159,778	\$ 157,979	\$ 1,798
Pressure Washing	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Lift Station Maintenance	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
R&M - Plant Replacement	\$ 10,000	\$ 10,000	\$ 10,133	\$ (133)
Storm Structure Repairs	\$ 41,616	\$ 34,680	\$ 3,699	\$ 30,981
Stormwater Water Quality/Landscape Improvements	\$ 23,500	\$ 19,583	\$ 6,465	\$ 13,118
Contingency	\$ 12,000	\$ 12,000	\$ 23,615	\$ (11,615)
Total Operations & Maintenance:	\$ 703,727	\$ 594,354	\$ 528,749	\$ 65,605
<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	\$ 764,820	\$ 692,311	\$ 72,509
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 237,659	
Fund Balance - Beginning	\$ -		\$ 669,500	
Fund Balance - Ending	\$ -		\$ 907,159	

Poinciana
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,278,850	\$ 1,278,850	\$ 1,298,735	\$ 19,885
Assessments - Prepayments	\$ -	\$ -	\$ 3,261	\$ 3,261
Interest	\$ 20,000	\$ 20,000	\$ 29,410	\$ 9,410
Total Revenues	\$ 1,298,850	\$ 1,298,850	\$ 1,331,407	\$ 32,557
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		\$ 28,547	
Fund Balance - Beginning	\$ 523,210		\$ 669,539	
Fund Balance - Ending	\$ 526,583		\$ 698,086	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ 5,000	\$ 5,000	\$ 6,934	\$ 1,934
Total Revenues	\$ 5,000	\$ 5,000	\$ 6,934	\$ 1,934
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 6,934	
<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		\$ 48,660	
Fund Balance - Beginning	\$ 214,104		\$ 214,575	
Fund Balance - Ending	\$ 260,830		\$ 263,235	

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	\$ 66	\$ -	\$ -	\$ 902,161
Interest	\$ 1,379	\$ 1,290	\$ 1,021	\$ 1,040	\$ 2,503	\$ 2,745	\$ 2,488	\$ 2,339	\$ 2,062	\$ 2,038	\$ -	\$ -	\$ 18,907
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	\$ 2,104	\$ -	\$ -	\$ 929,971
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	\$ 1,688	\$ -	\$ -	\$ 20,018
Attorney	\$ 4,267	\$ 3,966	\$ 610	\$ 6,149	\$ 2,910	\$ 4,122	\$ 1,801	\$ 3,284	\$ 2,748	\$ 322	\$ -	\$ -	\$ 30,178
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	\$ 3,899	\$ -	\$ -	\$ 38,988
Information Technology	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ 112	\$ -	\$ -	\$ 1,116
Website Maintenance	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ 744
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 60	\$ 4	\$ 413	\$ 11	\$ 206	\$ 9	\$ 67	\$ 2	\$ 50	\$ -	\$ -	\$ 872
Printing & Binding	\$ 13	\$ -	\$ 67	\$ -	\$ 3	\$ 3	\$ 157	\$ 31	\$ 3	\$ 41	\$ -	\$ -	\$ 318
Insurance	\$ 8,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,228
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232	\$ 711	\$ -	\$ -	\$ -	\$ 943
Other Current Charges	\$ 201	\$ 101	\$ 123	\$ 58	\$ 158	\$ 144	\$ 141	\$ 143	\$ 82	\$ 141	\$ -	\$ -	\$ 1,291
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
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	\$ 6,326	\$ -	\$ -	\$ 121,836

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	\$ 956	- \$	- \$	9,562
Property Insurance	\$ 22,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,722
Electric	\$ 102	\$ 117	\$ 135	\$ 109	\$ 106	\$ 241	\$ 262	\$ 220	\$ 195	\$ 217	\$ -	\$ -	1,704
Landscape Maintenance	\$ 16,322	\$ 17,822	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ 16,322	\$ -	\$ -	164,724
Aquatic Control Maintenance	\$ 12,748	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ 12,822	\$ -	\$ -	128,146
Aquatic Midge Management	\$ 15,143	\$ 15,722	\$ 15,722	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ 15,913	\$ -	\$ -	157,979
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,667	\$ 3,667	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	10,133
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,699
Stormwater Water Quality/Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ 3,665	\$ -	\$ -	6,465
Contingency	\$ 11	\$ 4,651	\$ 5,551	\$ 330	\$ -	\$ 8,275	\$ -	\$ -	\$ 4,186	\$ 611	\$ -	\$ -	23,615
Total Operations & Maintenance:	\$ 68,005	\$ 52,091	\$ 51,509	\$ 46,453	\$ 49,786	\$ 61,895	\$ 46,275	\$ 46,234	\$ 53,195	\$ 53,307	\$ -	\$ -	528,749
<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	\$ 59,633	\$ -	\$ -	692,311
Excess (Deficiency) of Revenues over Expenditures	\$ (92,894)	\$ 176,520	\$ 506,970	\$ (32,644)	\$ (40,579)	\$ (50,399)	\$ (27,167)	\$ (52,532)	\$ (50,361)	\$ (57,529)	\$ -	\$ -	237,659

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
7/31/26	04/01/26-06/30/26	\$ -	\$ -	\$ -	\$ 65.74	\$ 65.74	\$ 65.74
Total Collected		\$ 956,746.73	\$ (37,811.03)	\$ (18,383.50)	\$ 1,609.23	\$ 902,161.43	\$ 902,161.43
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	Scheduling stocking along with PWCDD stocking in late Sept.
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	Scheduling stocking along with PWCDD stocking in late Sept.
Addressing Items on the Engineer's Report 2026	GMS	Pending	\$ 5,252.00	Est. Sept. 2026	Work has been scheduled for the week of Sept. 14th.
Installation of Bank Plantings on E3	Juniper	Pending	\$ 2,970.15		Agreement has been signed by both parties and currently being scheduled.
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	Aquatics Weed Management, Solitude, & Steadfast	Discussion	Summary Sheet to be Provided		Staff had requested (2) proposals from outside aquatics vendors and requested current vendor to submit proposal for board discussion.

Monitoring Landscaping Maintenance for Non-Pond Tracts	Floralawn	N/A	N/A		During mid-July & early August, complaints of un-maintained, non-pond tract areas were noted by residents and the HOA. Areas were addressed with the Floralawn team with weekly reviews conducted. An updated landscaping map is being worked on delineating frequency of service and areas.
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Poinciana CDD

Field Management Report – Photo Supplement

Continued Review of Ponds



Photo Description:

✚ Ponds in picture (L to R):
E3, E3 (2nd picture), A21,
and C1



Continued Review of Ponds Cont'd



Photo Description:

✚ Ponds in picture (L to R): C1 (2nd picture), A9, D8, D8 (2nd picture)



Review of Landscaping Non-Pond Tracts



Photo Description:

- ✚ Shorehaven Park has been consistently maintained since last month's meeting.
- ✚ B-1 common area was brought to our attention and has been serviced consistently.



Bella Viana Tunnel Lights & Tunnel Light Review



Photo Description:

- + (5) tunnel lights were replaced in the Bella Viana tunnel.
- + Venezia tunnel lights were reviewed with all lights working.



SECTION 2



Aquatics Maintenance Report

Poinciana CDD

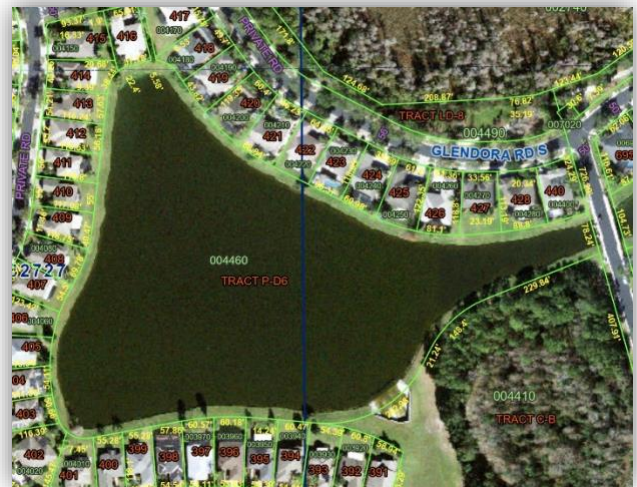
August 2026

Inspection Report

Overall Aquatic Comments

Comments: Overall I am happy where we are at with these ponds, I have a few treatments to get in and they will be back in order. I have a few others I am trying to correct as well, weather last 2-3 weeks has been difficult, rain coming early and lasting a while, causing grass mix to be washed off, clouds and rain causing D.O. to be too low for treatments. I plan on boat treatments next week if banks and yards dry out, if not I will be treating from the shore. Landscaping crews are not doing mowing or weedeating to waterline, which cause me to kill the banks or worse kill good grasses, both Floralawn and golf course crews need to cut to waterline.

Pond: D-6



Comments: Grasses and algae are dying will be treated next week.

Inspection Report

Pond: D-7



Comments: Grasses are dead or dying, algae has been damaged and will be treated next week.

Pond: D-8



Comments: Fireflags are dead, dying or have been cut. Small ring of algae and grasses are still present and will be treated next week.

Inspection Report

Pond: D-9



Comments: Fireflags are dead, dying or have been removed, small islands of dead/dying alligator weed are present. Algae is dying and will be treated again next week.

Pond: A-9



Comments: 6-8 foot ring of hydrilla is still present, weather was very difficult to work around last 2 weeks of month, boat launch area is extremely wet and will make ruts in yards.

Inspection Report

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



Comments: Looks great, just a very small ring of algae is present and will be treated this month.

Pond: C-12



Comments: Hydrilla is dead and falling out, grasses are still present and will be treated this month.

Inspection Report

Pond: P-6



Comments: Small clumps of grasses are present, most are in deep water, algae is dying and no lollies are present. Landscaping crew are leaving a lot grasses that cutting, if I spray them it will kill the banks.

Pond: D-5



Comments: Hydrilla has been reduced by 80-85%, grasses, algae and hydrilla will all be treated next week, landscaping crew needs to mow down to waterline.

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Thursday, September 10, 2026

Poinciana Community Development Dist (S07800)

Filter Date between 08/01/2026 and 08/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treatment	
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		08/20/2026	08/20/2026	9.81	acr	Prius ID	Customer ID
						9.81		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		08/06/2026	08/06/2026	14.40	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/07/2026	08/07/2026	16.90	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/14/2026	08/14/2026	14.30	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/14/2026	08/14/2026	17.30	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/20/2026	08/20/2026	14.20	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/21/2026	08/21/2026	17.50	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/28/2026	08/28/2026	12.16	mi		
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/28/2026	08/28/2026	16.50	mi		
						123.26			

PCDD-August

SECTION 4

Poinciana CDD - Customer Complaint Log

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
8/10/2026	Lisa Patti	3674 Via Monte Napoleone Dr		C3	Requesting follow up	Joel	Requested adulticide treatment with Clarke and conveyed that larvicide treatment was approved for the pond last Dec.	08/10/26
8/12/2026	Lynette Moore	792 Grand Canal Dr		Canal 1	Requesting clean up of canal; algae & weeds growing	Joel	Reviewed the canal (banks were too wet) and requested ATV weed treatment with boat treatment to be scheduled once the banks were dry enough.	08/14/26
8/12/2026	Donald Price	507 Palermo Blvd		PA21	Algae bloom, weeds	Joel	Requested treatment of weeds on the west portion of the pond and algaecide treatment on the east portion of the pond with Solitude.	08/14/26
8/12/2026	Joyce Tucker	507 Barcelona Dr		PD5	Algae bloom in pond	Joel	Reviewed the pond (evidence of treated hydrilla) and requested additional hydrilla treatment with Solitude.	08/14/26
8/14/2026	Candace Stanford	987 Glendora Rd S		PD5	Sediment build up in pond	Joel	Resident clarified that the pond didn't not sediment but hydrilla that appeared like it. Provided the same update as	08/14/26
8/14/2026	Larry Spence	584 Highlands Hammock Dr		PD9	Requesting clean up/maintenance	Joel	Requested weed treatment of edges of Shorehaven Park with	08/14/26
8/18/2026	Jan Gripp	3685 Via Monte Napoleone Dr		C3	Landscape vendors of HOA & CDD overlapping mow areas on go	Joel	Clarified CDD, HOA, and Golf Course owned areas near C3 and best mowing practices involving (2) different areas	08/18/26
8/18/2026	David Emery	1089 Glendora Rd S		PD5	Requesting clean up of pond	Joel	Provided the same update as Ms. Tucker.	08/18/26
8/19/2026	Ruth Horst	410 Davinci Pass		PD6	Grass islands/weeds in pond	Joel	Requested weed treatment of the grass islands and edge weed	08/21/26
8/20/2026	Dennis Demo	785 Grand Canal Dr.		PA1213	Grass not being mowed around tree	Joel	Requested string trimming of trees on the CDD owned tract v	08/20/26
8/20/2026	Gary Fluxgold	860 Pacific Ridge Rd			Photo of pond from next door, no description of pond area given	Joel	Requested pond numbers or location. Resident could not provide	08/21/26
8/20/2026	Peter Losi	554 Davinci Pass		PD5	Scum, overgrown grass/weeds, odor, decrease in wildlife	Joel	Provide general maintenance information on hydrilla and	08/21/26
8/19/2026	Joy Aronson (via NextDoor-	151 Terra Vista Lane		PD8	Photos of overgrown grasses, questions about treatment options	Joel	Provided general maintenance information, timeline of landscaping maintenance mows during July-August, and	08/19/26
8/20/2026	Joy Aronson	151 Terra Vista Lane		PD8	Photos of overgrown grasses, questions about treatment options	Joel	Received additional pictures the resident sent.	N/A
8/20/2026	Deborah Stafford	525 Tapatio Lane		P1	Photos of pond with algae/scum on surface	Joel	Requested weed and algaecide treatment with Solitude.	08/21/26
8/21/2026	Joy Aronson	151 Terra Vista Lane		PD8	Follow up questions and comments	Joel	Answered the residents follow up questions on the aquatics	08/21/26
8/21/2026	Lynette Moore	792 Grand Canal Drive		Canal 1	Following up	Joel	Solitude provided update that the banks were still wet for best treatment with weed treatment completed	08/21/26
8/23/2026	David Kaiser	584 Davinci Pass		PD5	Submitting proposal to stock triploid grass carp	Joel	Received confirmation that resident will provide grass carp in	08/24/26
8/24/2026	Nancy Perrotto	322 Acadia Drive		PC20	Requesting trimming of bottlebrush	Joel	Informed resident that tree trimming is not a part of the agreement but will request a proposal from Floralawn	08/24/26
8/24/2026	Alvin Chipman	3624 Via Rizzoli Ct		Tract A	Fence damaged during lawn service, requesting information to	Joel	Scheduling reviewing the area in question.	08/24/26
8/24/2026	Shelley Destefano (HOA)	Lombardi Ct/Varese		P8	Requesting update on cleanup of P8	Joel	Provided update (treated algae but high weeds on the pond edges.) Requested additional weed spray treatment from	08/24/26
8/25/2026	Steve Mizel	117 Torino Lane		PB1	Requesting mowing around palm trees	Joel	Requested string trimming area around trees with Floralawn	08/26/26
8/25/2026	Jun Bai	819 Glendora Rd		PD7	Requesting cleanup of ponds- weeds, dead plants, branches, littorals, algae; odors, mosquitoes/midges	Joel	Provided general maintenance information.	08/26/26
8/27/2026	Dennis Demo	785 Grand Canal Dr.		PA1213	Grass not mowed around trees	Joel	Followed up with Floralawn on the request.	08/28/26
8/26/2026	Lisa Patti	3674 Via Monte Napoleone Dr		C3	Following up	Joel	Left resident a voicemail	08/26/26
8/31/2026	Jerry Urgelles	189 Torino Lane		D4	Requesting mowing/trimming of weeds	Joel	Informed resident that tree trimming is not a part of the agreement but will request a proposal from Floralawn	09/02/26

SECTION 5

*Item will be
provided under
separate cover.*