Poinciana
Community Development District

Agenda Package

October 21, 2026

AGENDA

Poinciana
Community Development District

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

Wednesday
October 21, 2026
12:00 PM

The Gator Room
385 Village Drive
Poinciana, Florida

Zoom Information for Members of the Public:
Link: https://zoom.us/j/88297815550
Dial-in Number: (646) 876-9923
Meeting ID: 882 9781 5550

Board of Supervisors Meeting

1. Roll Call
2. Pledge of Allegiance
3. Consideration of Resolution 2027-01 Honoring the Life and Service of Robert 'Bob' Zimbardi
4. Public Comment Period on Agenda Items
5. Approval of Minutes of the September 16, 2026, Board of Supervisors Meeting
6. Consideration of Proposed Request for Proposals for Midge Management Services
7. Discussion of Proposed Property Transfers from the HOA to the CDD and of a Portion of Lake Polk from the CDD to the HOA
8. Review of Pending Resident Communication Regarding New Pond Maintenance Provider
9. Declaration of Vacancy in Seat 5 and Discussion of the Appointment Process for the Unexpired Term Ending November 2028
10. Staff Reports
    - A. Attorney
        - i. Review of Sandhill Crane Nesting Demarcation Program and Discussion of Preliminary License Agreement
        - ii. Update on Golf Course Bridge and Retaining Wall Repairs and Discussion of Possible Cart Path Closures
    - B. Engineer
    - C. District Manager
        - i. Action Items List
        - ii. Approval of Check Register
        - iii. Balance Sheet and Income Statement
    - D. Field Manager
        - i. Consideration of Proposal for Pond Dye
        - ii. Consideration of Proposal for Bluegill Stocking
        - iii. Pond Maintenance Report
        - iv. Midge Management Report
        - v. Customer Complaint Log
11. Supervisors' Requests

12. Other Business
13. General Audience Comments
14. **Next Meeting: November 18, 2026, 12:00 PM, The Gator Room**
15. Adjournment

SECTION III

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2027-01

IN MEMORY OF ROBERT "BOB" ZIMBARDI

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT HONORING THE MEMORY, LEADERSHIP, AND DEDICATED PUBLIC SERVICE OF ROBERT "BOB" ZIMBARDI; EXPRESSING SYMPATHY TO HIS WIFE AND FAMILY; AND PROVIDING FOR A COMMEMORATIVE PRESENTATION.

WHEREAS, Robert "Bob" Zimbardi began serving on the Board of Supervisors of the Poinciana Community Development District on November 18, 2009, and served continuously until his passing in September 2026, giving nearly seventeen years of service to the District and its residents; and

WHEREAS, Bob served as Chairman of the Board, having been elected to that position by his fellow supervisors, whose confidence in his leadership reflected the respect and esteem in which they held him; and

WHEREAS, throughout his tenure, Bob helped guide the District during the community's development and growth, contributing his time, experience, and thoughtful judgment to the work of the Board; and

WHEREAS, Bob gave careful consideration to the District's stormwater and other infrastructure policies, weighing their implications for the District, its residents, the environment, and other affected stakeholders, and bringing a thoughtful and balanced perspective to the Board's decisions; and

WHEREAS, Bob was a well-liked and respected colleague whose leadership, fellowship, and commitment to the community will be remembered with gratitude by those who served alongside him; and

WHEREAS, the Board wishes to preserve a lasting tribute to Bob's service and to express its heartfelt sympathy to his wife, Susan, and his family and friends;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recognition and Remembrance. The Board honors the memory of Robert "Bob" Zimbardi and expresses its sincere appreciation for his nearly seventeen years of continuous service, his leadership as Chairman, and his contributions to the District throughout the community's development and growth.

Section 2. Legacy of Service. The Board recognizes Bob's thoughtful approach to public service, his careful consideration of the people and resources affected by the Board's decisions, and the respect he earned from his fellow supervisors. His example of conscientious leadership will remain an enduring part of the District's history.

Section 3. Expression of Sympathy. On behalf of the District, the Board extends its deepest sympathy to Bob's wife, Susan, and to his family and friends. His fellow Board members share in their loss and remember with affection and gratitude the years they had the privilege of serving with him.

Section 4. Lasting Tribute. This Resolution shall be entered into the official records of the District as a lasting tribute to Bob's life and public service. A commemorative copy, bearing the signatures of his four fellow Board members, shall be presented to Susan as an expression of their respect, affection, and appreciation.

Section 5. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 21st day of October 2026.

BOARD OF SUPERVISORS
POINCIANA COMMUNITY DEVELOPMENT DISTRICT

Jon R. Cameron, Chairman	Rick McKelvey, Vice Chairman
Anita Nelson, Board Member	Tony Reed, Board Member

MINUTES

MINUTES OF MEETING
POINCIANA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was scheduled on Wednesday, **September 16, 2026,** at 12:00 p.m. via Zoom Communication Media Technology and in the Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Jon Cameron	Chairman
Rick McKelvey	Vice Chairman
Tony Reed	Assistant Secretary
Anita Nelson	Assistant Secretary
Robert Zimbardi	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	District Manager
Jan Carpenter	District Counsel
Ryan Eaton	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services Manager
Bill Snively	Aquatic Weed Management
Kevin Riemensperger	Steadfast
Marlena Gloff-Straw	Solivita Wildlife Advocates
Residents	

The following is a summary of the discussions and actions taken at the September 16, 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 12:21 p.m. All Supervisors were present in person.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

- **Introduction of Solivita Wildlife Advocates** *(Item 9)*

Representatives of Solivita Wildlife Advocates presented a proposed program to identify and mark sandhill crane nesting areas on District property and temporarily suspend mowing within designated areas. The Board discussed coordination with landscape and aquatic maintenance providers, potential costs, resident education, signage, and liability considerations. District Counsel requested a map of the affected District property and information needed to evaluate insurance and agreement requirements. Public comments addressed coordination with the fishing club, protection of nests, and maintenance worker safety. Ms. Adams would consult the District's insurer regarding the proposed access agreement.

> On MOTION by Mr. McKelvey, seconded by Mr. Reed, the Board unanimously authorized staff to coordinate with the landscape and aquatic maintenance providers regarding the proposed nesting-protection program, confirm that it would not increase contract costs, and directed District Counsel to prepare an agreement for consideration at the next meeting.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the August 19, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 19, 2026, Board of Supervisors Meeting. Mr. Cameron asked whether Supervisor Irene Stecher of the Poinciana West CDD Board had provided changes to the stormwater maintenance Scope of Services. Ms. Adams explained that Ms. Stecher had sent her an email, which she read aloud to the Board.

> On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the Minutes of the August 19, 2026, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Consideration of French Drain Application**

Ms. Adams presented a French drain application for 570 San Raphael Street. Staff confirmed that the property is within Poinciana CDD. The Board discussed the proposed discharge location and erosion prevention. The District Engineer indicated no objection to the proposed installation as presented. District Counsel identified outstanding signature documentation and advised that a license agreement would be prepared, subject to completion of staff review.

> On MOTION by Ms. Nelson seconded by Mr. Zimbardi with all in favor the French drain application from Mr. Shib and Nabanita Mitra of 570 San Raphael Street was approved, subject to staff review.

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

The District Engineer reviewed the water quality testing provided by Solitude. She explained that the results represented a single sampling event and that additional monitoring would be needed to identify trends. The Board discussed the limited number of ponds sampled and potential influences from rainfall, irrigation, and pond treatments. The District Engineer recommended continued monitoring and coordination regarding ponds experiencing problems. No action was taken.

SEVENTH ORDER OF BUSINESS **Consideration of Proposal for Triploid Grass Carp Stocking**

Ms. Adams presented a proposal submitted by resident David Kaiser for stocking Pond D5 with triploid grass carp for hydrilla control. Mr. Blanco reviewed the proposal and compared it with a prior proposal. Ms. Adams recommended deferring consideration until an aquatic maintenance provider had been selected. No action was taken.

EIGHTH ORDER OF BUSINESS **Consideration of Proposals for Aquatic Services**

A. Aquatic Weed Management
B. Solitude
C. Steadfast

The Board reviewed proposals from Aquatic Weed Management, Solitude, and Steadfast. Representatives of Aquatic Weed Management and Steadfast presented their proposed services and answered questions regarding inspection frequency, response times, reporting, drone inspections, aquatic vegetation control, midge services, and littoral plantings. No representative of Solitude was present.

Mr. Blanco reviewed current pond conditions and his experience with the prospective providers. Ms. Adams reported that the FY2027 budget included $165,440 for aquatic services. The proposals discussed included $153,000 from Aquatic Weed Management and $149,000 from Steadfast. The Board discussed service responsiveness and reporting before considering the proposals.

> Ms. Nelson MOVED to approve the proposal with Aquatic Weed Management for aquatic services in the amount of $153,000, subject to District Counsel preparing an agreement and Mr. Reed seconded the motion.

Mr. McKelvey preferred Steadfast, as they appeared to be more responsive to the Board's interests and offering services that the Board was interested in, such as pond dye.

> On VOICE VOTE with Ms. Nelson and Mr. Cameron in favor and Mr. Zimbardi, Mr. McKelvey and Mr. Reed dissenting, the proposal with Aquatic Weed Management for aquatic services in the amount of $153,000, subject to District Counsel preparing an agreement was not approved. (Motion Failed 2-3)

> On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the proposal with Steadfast for aquatic services in the amount of $149,000, subject to District Counsel preparing an agreement was approved.

Board Members requested that Steadfast start on October 1st.

> On MOTION by Mr. Reed seconded by Mr. Zimbardi with all in favor the termination and nonrenewal of the contract for aquatic services with Solitude was approved.

NINTH ORDER OF BUSINESS **Introduction of Solivita Wildlife Advocates**

Agenda Item 9, Introduction of Solivita Wildlife Advocates, was taken up during the public comment period.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

District Counsel introduced Ryan Eaton, who would assist with District matters. Counsel reported on Taylor Morrison's efforts to obtain bridge repair proposals and coordinate a meeting regarding the scope of work. The Board directed counsel to follow up with Taylor Morrison regarding repairs and closure if necessary.

B. Engineer

The District Engineer reported that, among the parcels recently transferred from Taylor Morrison to the HOA, there were 16 tracts that were either ponds, wetlands or open space adjacent to a pond or wetland. She had a list and graphics identifying the tracts. Ms. Adams would include these items in the next agenda package. District Counsel requested a copy of the list and graphics.

Mr. Cameron raised questions regarding ownership and signage at Pond 1B. The District Engineer would review the ownership boundaries.

C. District Manager

Ms. Adams reported that a lump sum payment had been received to satisfy the remaining bond assessments attributable to certain parcels conveyed by Taylor Morrison to the Solivita HOA. She explained that the funds would be remitted to the bond trustee for the applicable debt-service purpose rather than deposited in the General Fund.

i. Action Items List

Ms. Adams reviewed the Action Items List, which was included in the agenda package.

ii. Approval of Check Register

Ms. Adams presented the Check Register for the period of August 9, 2026, through August 29, 2026, totaling $83,155.20.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the August 9, 2026, through August 29, 2026, Check Register in the amount of $83,155.20 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2026.

D. Field Manager

i. Field Manager's Report
ii. Pond Maintenance Report
iii. Midge Management Report
iv. Customer Complaint Log

Mr. Blanco presented the Field Manager, Pond Maintenance, Midge Management and Pond Dye Reports and Customer Complaint Log, which were included in the agenda package. *There was Board consensus to have Steadfast provide a recommendation at the next meeting whether to stock the ponds with Bluegill, versus Gambusia fish and shrimp.*

Mr. Blanco reported that the items identified in the Engineer's Report would be completed by the end of the week. Juniper would install the bank plantings at Pond E3 during the first week of October. He was reviewing complaints with Floralawn, regarding unmaintained non-pond tracts. Staff was updating the landscaping map to delineate the frequency of services and the areas to be maintained. The updated map would be included in the next agenda package.

Mr. Blanco reported that the lights in the Bella Viana Tunnel had been replaced, and a review of the tunnel lighting had been performed for the Valencia Tunnel. Regarding the pond dye project, Mr. Blanco reported that the black dye had performed better than the blue dye in Pond 10A.

Mr. Reed requested that the pond dye project be expanded to include the application of pond dye to 10 ponds to create a natural habitat for dragonflies and that a representative from Steadfast attend CDD meetings. Mr. Blanco would follow up with Steadfast. Mr. Cameron requested the invoices for 140 Golf Drive. Mr. Blanco would obtain the invoices from Floralawn and provide them.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Reed requested that a tool for unclogging drains be purchased for field staff to use, when necessary, for this and other CDDs, with the cost allocated among the CDDs.

Mr. McKelvey requested proposals for midge treatment. Following discussion, staff was directed to present an RFP for midge management services at the October meeting.

Ms. Nelson indicated that she had received a request from a resident to include the neighborhoods located within the Poinciana and Poinciana West CDDs, when the notice for the monthly meetings was distributed. The need for resident communication regarding the pond maintenance transition was discussed. Ms. Adams would provide proposed language for an email that could be sent to residents at the next meeting.

Mr. Cameron reported on a recent meeting with Floralawn concerning proactive service and responsiveness.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS General Audience Comments

A resident supported identifying the neighborhoods served by each CDD in meeting communications. Ms. Kerr supported the change in aquatic maintenance provider and raised concerns regarding mowing equipment near pond banks. Mr. Blanco would follow up with Floralawn regarding equipment use and site conditions. Ms. Kendricks expressed appreciation for the meeting.

FOURTEENTH ORDER OF BUSINESS Next Meeting Date – <u>October 21, 2026, The Gator Room</u>

Mr. Cameron stated that the next meeting was scheduled for October 21, 2026, at 12:00 p.m. in the Gator Room, 385 Village Drive, Poinciana, Florida.

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FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Reed seconded by Ms. Nelson with all in favor the meeting was adjourned at 2:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Poinciana Community Development District

Request for Proposals for Midge Management Services

DRAFT FOR BOARD REVIEW | October 2026

Purpose and service area

The Poinciana Community Development District (District) invites qualified firms to propose a practical program to reduce nuisance midge activity associated with approximately 85 District stormwater ponds. Proposals should include assessment, monitoring, recommended treatment, and reporting. Firms should recommend a program suited to site conditions and explain the expected results and limitations.

The March 2026 Poinciana CDD Wetland & Pond Ownership Map accompanies this request as Exhibit A. The map depicts multiple ownership categories and preferred fishing locations. Only District ponds designated by the District are included in the requested service area.

For pricing, use approximately 85 District ponds as the planning basis and identify the pond IDs, estimated treatment acreage, and assumptions used. Advise the District of any discrepancies or access limitations. The final pond schedule and treatment area will be confirmed before execution of an agreement.

Midge assessment and treatment program

Describe the initial assessment, how nuisance midges and likely source ponds will be identified, and the proposed sampling and monitoring methods. Explain how findings and resident complaints will be used to prioritize ponds, determine when treatment is warranted, and measure results. Identify the baseline information to be collected and any testing or monitoring charged separately.

Recommend inspection and treatment frequencies, seasonal adjustments, and the response to unexpected midge emergence. Identify the proposed products and active ingredients, application methods, treatment coverage, and conditions that would trigger additional or changed treatments. Explain expected effectiveness, limitations, and the time needed to evaluate results.

Describe precautions for fish, littoral plants, water quality, other organisms, and residents using nearby areas. All products must be labeled for the intended use and applied according to their labels and applicable requirements by properly qualified personnel.

Supplemental measures

If recommended, separately describe and price adult midge treatment, fish stocking, water quality testing, sediment or nutrient treatments, aeration, or other supplemental measures. Explain the purpose, supporting site findings, limitations, and any required approvals. No particular product or species is required. Supplemental services require prior written District authorization.

Service coordination and reporting

State the soonest available start date, routine service schedule, response time for midge complaints, and after-hours contact process. Coordinate access, treatment scheduling, resident notices, and follow-up with the District's designated Field Services contact. Identify any site access or equipment needs.

Provide a brief report after each visit identifying pond IDs inspected or treated, sampling results and observed conditions, products and quantities applied, application dates, restrictions, and recommended follow-up. Include a periodic summary of midge activity, treatment results, complaint trends, and recommended program adjustments; state the proposed reporting frequency.

Promptly notify District staff by phone or email of fish kills, suspected treatment-related impacts, public safety concerns, or conditions requiring additional expenditure. Do not perform services outside the approved scope without written District authorization.

Pricing

Provide the following prices and explain any variation by pond, acreage, season, service frequency, or treatment method. State all included inspections, sampling, treatment applications, labor, materials, equipment, mobilization, reporting, and applicable taxes. Identify exclusions, treatment limits, and charges for additional visits or applications.

Service	Proposed price
Initial assessment or testing, if additional	One time $_____
Recommended recurring midge program	Monthly $_____ Annual $_____
Total first year cost for the recommended program	Total $_____
Additional authorized treatment or complaint response	Unit $_____
Optional services listed separately	Attach itemized prices

For each optional service, provide the unit price, proposed quantity and frequency, and estimated annual cost. Clearly distinguish recurring costs from one-time costs. If pricing is per application rather than a fixed monthly fee, provide the rate, estimated annual number of applications, and estimated annual total with the assumptions used.

State the proposed contract term, renewal terms, any proposed price adjustments, and how long the proposal pricing remains valid. Identify how charges would change if the District adjusts the number of ponds or treatment acreage.

Proposal submission and contacts

Submit one PDF proposal by email to Iman Sakalla at ISakalla@gmscfl.com with a copy to Field Services Manager Joel Blanco at JBlanco@gmscfl.com and District Manager Tricia Adams at TAdams@gmscfl.com, using the subject line “Poinciana CDD Midge Management Proposal.”

Proposal deadline: November 10, 2026

Site visits and technical questions: Joel Blanco, Field Services Manager at JBlamco@gmscfl.com

Firms are encouraged to review site conditions before submitting a proposal. Coordinate visits through the designated District contact. Any clarification that changes the requested scope or pricing assumptions will be provided to all firms receiving this request.

Proposal contents

- A concise description of the recommended midge management strategy, assessment and monitoring methods, proposed treatment schedule, expected results, and limitations.
- Itemized pricing, pond IDs and acreage assumptions, included treatment quantities, optional services, exclusions, proposed contract term, and earliest start date.
- The assigned manager’s name and contact information, staffing plan, complaint response times, and proposed subcontractors and their roles.
- Relevant Florida experience, applicable licenses and qualifications, evidence of insurance, and three references for comparable work.
- A sample service report and description of how results and recommended adjustments will be communicated to District staff and the Board.

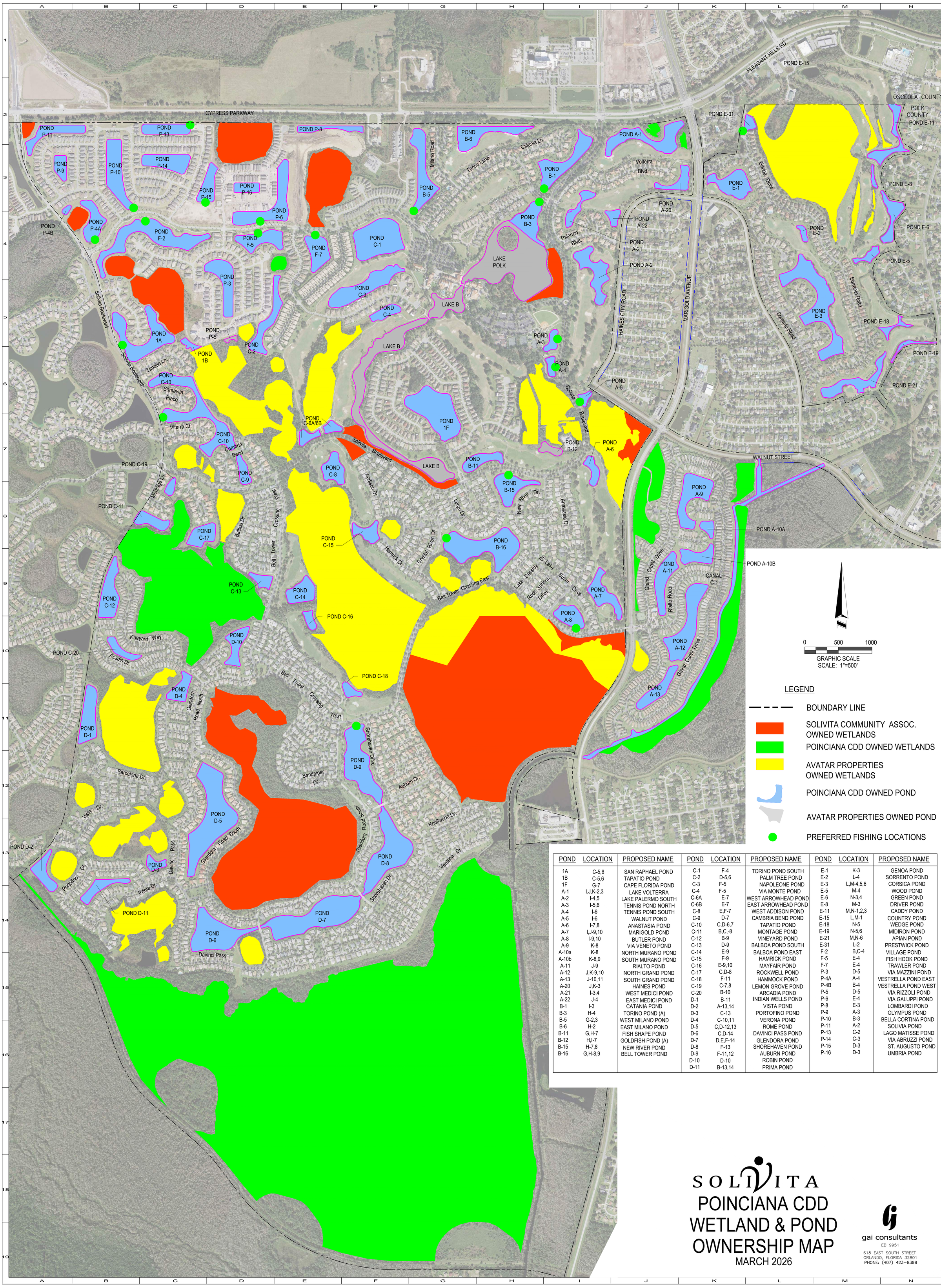
Selection and agreement

The Board of Supervisors will consider the proposed approach, relevant experience, qualifications, service and reporting commitments, references, and price. The District may request clarification or revised pricing, discuss the scope with firms, select optional services separately, or decline to select a proposal.

Any selection is subject to Board approval and execution of a written agreement reviewed by District Counsel. The agreement will establish the final scope, pricing, term, insurance requirements, and other contract conditions. This request does not authorize work or guarantee an award.

Pond Map

Poinciana CDD Wetland & Pond Ownership Map, March 2026, provided separately with this request. The map is a reference for ownership and pond identification; the final service schedule must identify the District ponds included in the agreement.



LEGEND

- BOUNDARY LINE
- SOLIVITA COMMUNITY ASSOC. OWNED WETLANDS
- POINCIANA CDD OWNED WETLANDS
- AVATAR PROPERTIES OWNED WETLANDS
- POINCIANA CDD OWNED POND
- AVATAR PROPERTIES OWNED POND
- PREFERRED FISHING LOCATIONS

POND	LOCATION	PROPOSED NAME
1A	C-5,6	SAN RAPHAEL POND
1B	C-5,6	TAPATIO POND
1F	G-7	CAPE FLORIDA POND
A-1	I,J,K-2,3	LAKE VOLTERRA
A-2	I-4,5	LAKE PALERMO SOUTH
A-3	I-5,6	TENNIS POND NORTH
A-4	I-6	TENNIS POND SOUTH
A-5	I-6	WALNUT POND
A-6	I-7,8	ANASTASIA POND
A-7	I,J-9,10	MARIGOLD POND
A-8	I-9,10	BUTLER POND
A-9	K-8	VIA VENETO POND
A-10a	K-8	NORTH MURANO POND
A-10b	K-8,9	SOUTH MURANO POND
A-11	J-9	RIALTO POND
A-12	J,K-9,10	NORTH GRAND POND
A-13	J-10,11	SOUTH GRAND POND
A-20	J,K-3	HAINES POND
A-21	I-3,4	WEST MEDICI POND
A-22	J-4	EAST MEDICI POND
B-1	I-3	CATANIA POND
B-3	H-4	TORINO POND (A)
B-5	G-2,3	WEST MILANO POND
B-6	H-2	EAST MILANO POND
B-11	G,H-7	FISH SHAPE POND
B-12	H,I-7	GOLDFISH POND (A)
B-15	H-7,8	NEW RIVER POND
B-16	G,H-8,9	BELL TOWER POND

POND	LOCATION	PROPOSED NAME
C-1	F-4	TORINO POND SOUTH
C-2	D-5,6	PALM TREE POND
C-3	F-5	NAPOLEONE POND
C-4	F-5	VIA MONTE POND
C-6A	E-7	WEST ARROWHEAD POND
C-6B	E-7	EAST ARROWHEAD POND
C-8	E,F-7	WEST ADDISON POND
C-9	D-7	CAMBRIA BEND POND
C-10	C,D-6,7	TAPATIO POND
C-11	B,C,-8	MONTAGE POND
C-12	B-9	VINEYARD POND
C-13	D-9	BALBOA POND SOUTH
C-14	E-9	BALBOA POND EAST
C-15	F-9	HAMRICK POND
C-16	E-9,10	MAYFAIR POND
C-17	C,D-8	ROCKWELL POND
C-18	F-11	HAMMOCK POND
C-19	C-7,8	LEMON GROVE POND
C-20	B-10	ARCADIA POND
D-1	B-11	INDIAN WELLS POND
D-2	A-13,14	VISTA POND
D-3	C-13	PORTOFINO POND
D-4	C-10,11	VERONA POND
D-5	C,D-12,13	ROME POND
D-6	C,D-14	DAVINCI PASS POND
D-7	D,E,F-14	GLENDORA POND
D-8	F-13	SHOREHAVEN POND
D-9	F-11,12	AUBURN POND
D-10	D-10	ROBIN POND
D-11	B-13,14	PRIMA POND

POND	LOCATION	PROPOSED NAME
E-1	K-3	GENOA POND
E-2	L-4	SORRENTO POND
E-3	L,M-4,5,6	CORSICA POND
E-5	M-4	WOOD POND
E-6	N-3,4	GREEN POND
E-8	M-3	DRIVER POND
E-11	M,N-1,2,3	CADDY POND
E-15	L,M-1	COUNTRY POND
E-18	N-5	WEDGE POND
E-19	N-5,6	MIDIRON POND
E-21	M,N-6	APIAN POND
E-31	L-2	PRESTWICK POND
F-2	B,C-4	VILLAGE POND
F-5	E-4	FISH HOOK POND
F-7	E-4	TRAWLER POND
P-3	D-5	VIA MAZZINI POND
P-4A	A-4	VESTRELLA POND EAST
P-4B	B-4	VESTRELLA POND WEST
P-5	D-5	VIA RIZZOLI POND
P-6	E-4	VIA GALUPPI POND
P-8	E-3	LOMBARDI POND
P-9	A-3	OLYMPUS POND
P-10	B-3	BELLA CORTINA POND
P-11	A-2	SOLIVIA POND
P-13	C-2	LAGO MATISSE POND
P-14	C-3	VIA ABRUZZI POND
P-15	D-3	ST. AUGUSTO POND
P-16	D-3	UMBRIA POND

SOLIVITA

POINCIANA CDD WETLAND & POND OWNERSHIP MAP

MARCH 2026

gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

SECTION VII

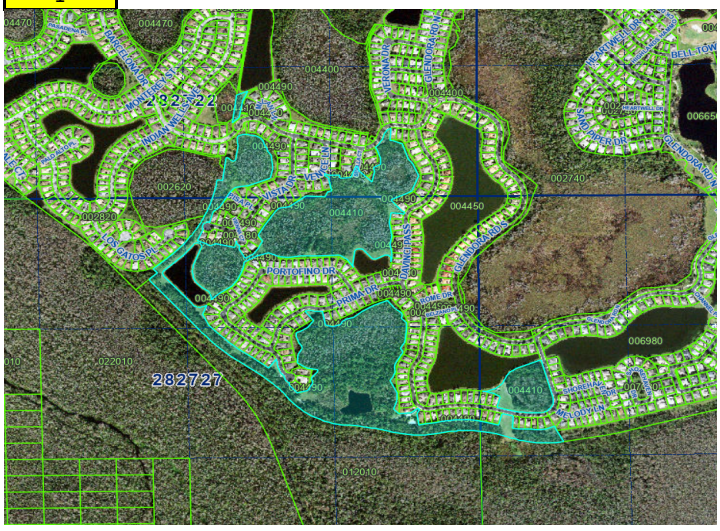
Poinciana CDD Property Transfers

Reference:
Agreement for Sale and Purchase (Solovita Club)
Exhibit A-1, Section #22, Pages 19-20

Parcel ID	Current Owner	Purpose/Description of Property	Size (ac.)	Reccommendation to Transfer (Yes/No)	New Owner (If Applicable)	Additional Comments	Exhibit (See Other Tab)
28-27-13-933513-001210	Avatar Properties, Inc.	Wetlands	39.75	Yes	CDD		6
28-27-15-933571-000930	Avatar Properties, Inc.	Wetlands	28.13	Yes	CDD		8
28-27-23-000000-022010	Avatar Properties, Inc.	Pond	0.68	Yes	CDD		15
28-27-14-000000-043010	Avatar Properties, Inc.	Wetlands	13.29	Yes	CDD		16
28-27-14-933543-001710	Avatar Properties, Inc.	Wetlands	3.18	Yes	CDD		23
28-27-14-933540-001000	Avatar Properties, Inc.	Wetlands	2.30	Yes	CDD		26
28-27-15-933571-000950	Avatar Properties, Inc.	Wetlands	0.46	Yes	CDD		33
28-27-14-933543-001730	Avatar Properties, Inc.	Wetland/Open Space	0.30	Yes	CDD	Open Space Area is Separate	35
28-27-14-933541-004140	Avatar Properties, Inc.	Wetlands	0.13	Yes	CDD		37
28-27-23-000000-033010	Avatar Properties, Inc.	Wetlands	0.10	Yes	CDD		39
28-27-14-933530-001000	Avatar Properties, Inc.	Open Space/Pond Buffer	0.03	Yes	CDD		41
28-27-23-000000-043010	Avatar Properties, Inc.	Wetlands	0.01	Yes	CDD		42
28-27-27-000000-031010	Avatar Properties, Inc.	Wetlands	0.003	Yes	CDD		43

Exhibits (From Polk County Property Appraiser Map)

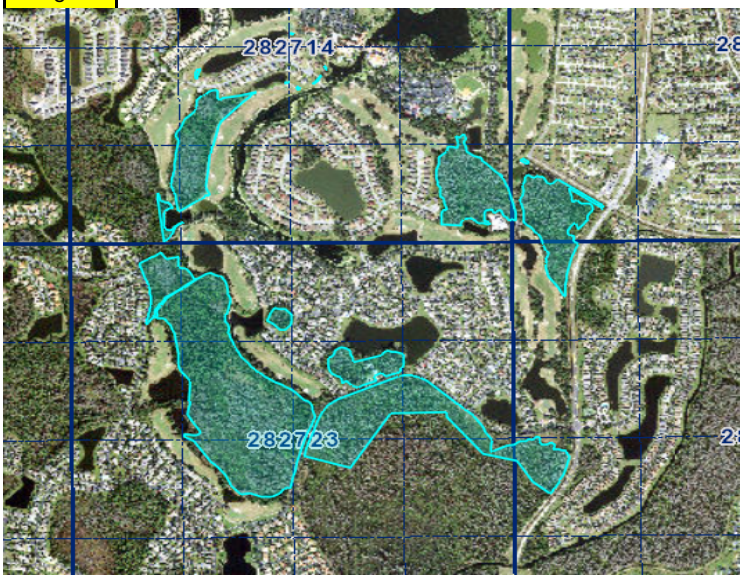
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2



3



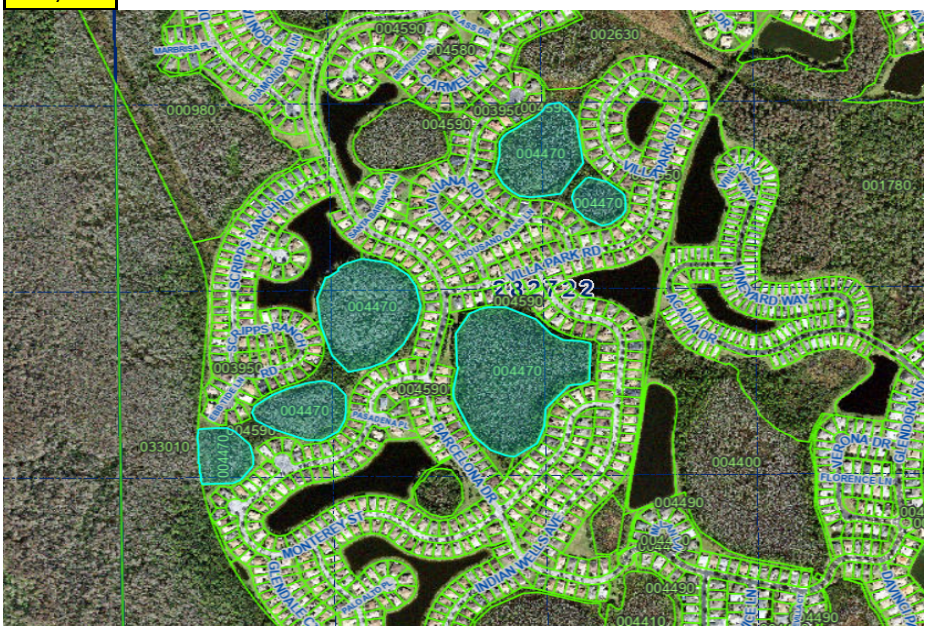
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COUNTY
6
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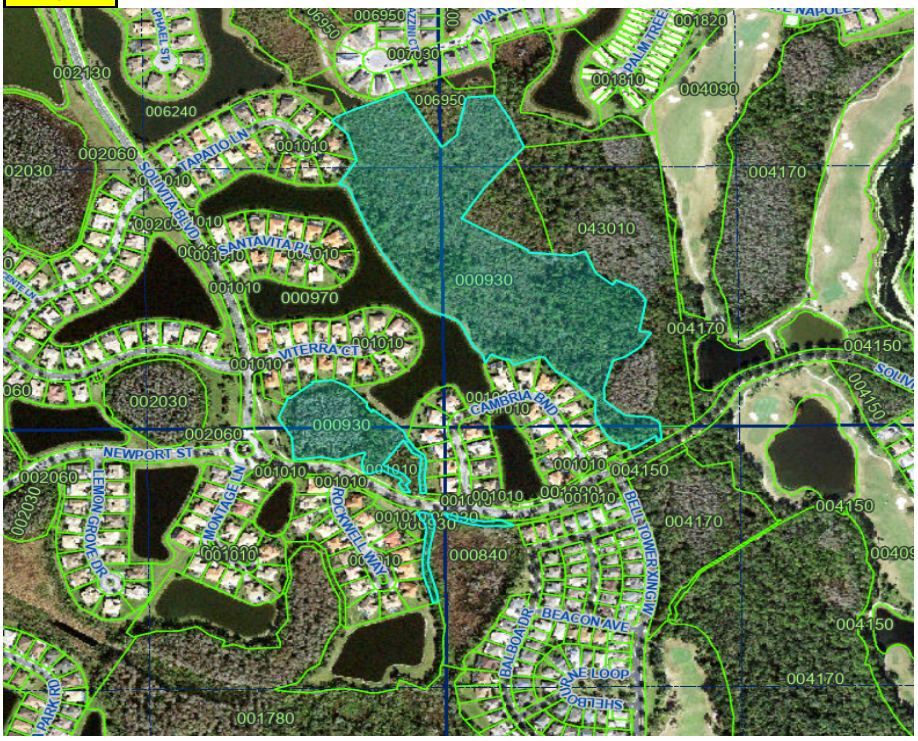
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OSCEOLA COUNTY
282713
001300
001210
001340
001420
000710
110060
062005
069000
CADDY CIR
CADDY LN
BRASSIE LN
DIVOT LN
DRIVER CIR
DRIVER LN
GREEN DR
GREEN CT
FORE LN
COUNTRY CLUB RD
PUTT LN
WOOD LN
WOOD DR
LONG DR
SHORT DR
FAIRWAY RD
MARIGOLD AVE
SIENNA AVE
CORSICA WAY
SORRENTO RD
AMALFI LN
PRESTWICK CT
PRESTWICK PL
SCURRY CT
WOOD CT
INDEE DR
RWATER LN
001360

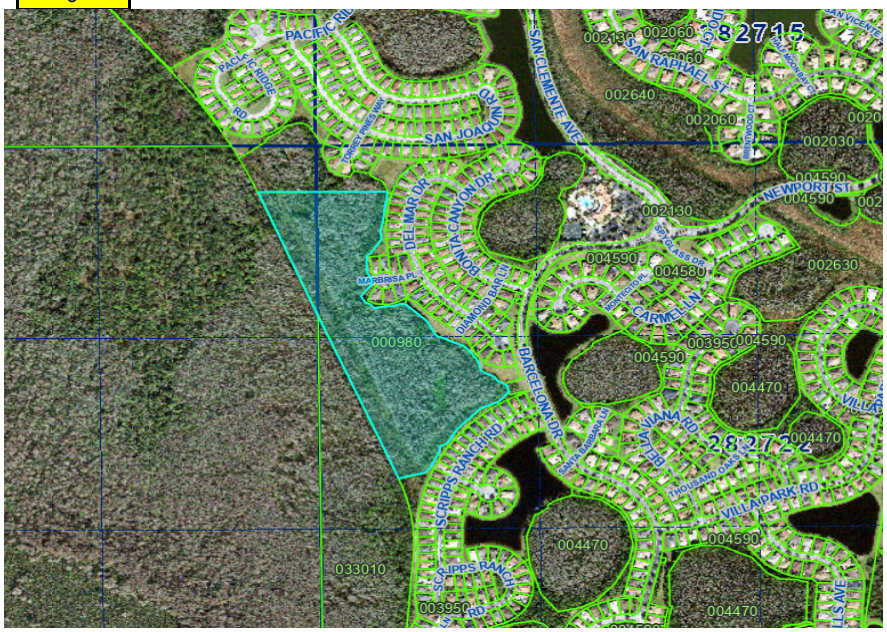
7


004590
004580
002630
CARMEL LN
000980
004590
004470
VILLA PARK RD
001780
004470
004470
004590
004470
004590
004590
033010
004400
004490
004490
004410

8


006950
001820
002130
006240
001810
004090
006950
002060
001010
004170
043010
001010
000930
001010
000970
004170
004150
001010
002030
000930
002060
NEWPORT ST
001010
004150
002060
001010
004170
004150
000840
001780
004170

9


PACIFIC RIDGE RD
SAN JOAQUIN RD
SAN CLEMENTE AVE
SAN RAPHAEL ST
NEWPORT ST
DEL MAR DR
SANTA CATALINA DR
CORONA DEL MAR CT
DIAMOND BAR CT
MARBESA PL
CARMELINA
BARCELONA DR
SANTA BARBARA LN
VIANA RD
THOUSAND OAKS
SCRIPPS RANCH RD
VILLA PARK RD
VILLA
2715
2827
2827
000980
033010
002130
002060
002640
002030
004590
004580
002630
004470
003950
004590

10


CYPRESS PKWY
MAYFAIR ST
SEPIA ST
LASSITER WAY
LADERA RANCH RD
WALNUT CREEK LN
JASMINE CREEK RD
CIELO TRL
SAN CLEMENTE AVE
HARBOR RIDGE DR
SHADY CANYON WAY
PRESIDO PARK
BELAIR WAY
PACIFIC
001110
001060
002040
002130
000950
022010
002800
2827

11


28271
002030
002060
002640
002090
002130
004590
004580
002630
006940
000930
000970
000840
IRVINE RANCH RD
SAN CLEMENTE AVE
SAN RAPHAEL ST
RANCHO MIRAGE DR
SOLIVITA BLVD
TAPATIO LN
SANTAVITA PL
VITERRA CT
NEWPORT ST
LEMON GROVE DR
VIA MAZZINI CT
VIA RIZZOLI CT
VIA TOLEDO CT
VIA PALOS CT
CAMBRIA RD
ROCKWELL WAY
SPYGLASS DR

14


002640
002060
002130
SAN RAPHAEL ST
002060
002030
002030
002060
000930
NEWPORT ST
002130
001010
001010
004590
002060
004590
002030
MONTAGE LN
LEMON GROVE DR
001010
001010
002090
002130
001010
002630
004580
SKYGLASS DR
CARMEL LN
004590
004590
282722
004470
004470
001800
001780
003950
VILLA PARK RD
VILLA PARK RD
VITERRA CT
VIVITA BLVD

15


006610
022020
000003
000005
011010
011020
006720
MARIGOLD AVE
NOVA AVE
VENTANA DR
AURORA ST
KNOLLWOOD DR
OAKLEAF DR
CORONADO DR

16


VIA MONTE NAPOLEONE DR
SANTAVITA PL
VITERRA CT
SOLIVIA BLVD
043010
000970
000930
004200
004170
004150
004370
28

17


004590
002810
002840
28272
INDIAN WELLS AVE
004400
004490
MONTEREY ST
002800
002840
004490
BARCELONA DR
GLENDALE CT
002840
004490
VENICE LN
004490
002620
004490
VISTA DR
PISA PL
004490
004410
002820
004490
004490
LOS GATOS PL
004490
022010
28272
PORTOFINO DR
004490
PRIMA DR
004480
004490

18


002800
002030
28271
PACIFIC RIDGE RD
002090
002130
002060
002060
002640
002060
002030
002030
004590
002060
NEWPORT ST
004590
002030
002130
004590
002630
004580
CARMEL LN
000980
003950
004590
004590
28272
004470
004470

19


000990
002090
002130
004590
002630
004580
CARMEL LN
000980
004590
004470
282722
004470
001800
003950
VILLA PARK RD
033010
004530
004470
004590
INDIAN WELLS AVE
MARBRISA PL
DEL MAR DR
CANYON DR
BARCELONA DR
SCRIPPS RANCH RD
FOUNTAIN VALLEY LN
VILLA PARK RD

20


CASAVISTA
000870
004090
004190
004170
VILLAGE DR
004170
004170
004170
004040
SOLIVITA BLVD

21


282722
282727
004590
003950
004470
004590
004470
PASADENA PL
PARCELONA DR
033010
004400
004490
004410
MONTEREY ST
GLENDALE CT
PALO ALTO PL
INDIAN WELLS AVE
002620
VISTA DR
VENICE LN
004490
004490
004410
PISA PL
002820
004490
004490
LOS GATOS PL
004490
PORTOFINO DR
004490
PRIMA DR
004490
022010
034010
004490

22


CYPRESS PKWY
045000
002180
002160
042000
000850
000890
MILANO RD
000960
TORINO LN
MILANO RD
043000
005600
MOLISE DR
282744
LAZIO LOOP
005620
005600
001820
000870
000870
005600
001780
004090
CASAVISTA DR
PALM TREE LP

23


007010
007030
006950
006940
007000
001820
004170
001710
001790
004090
001010
001000
043010
000930
000970
VIA TOLEDO CT
VIA RIZZOLI CT
PALM TREE DR

24


CYPRESS PKWY
001100
001070
000960
000940
001700
002680
001300
OLYMPUS WAY
001320
001280
VILLA MARINA AVE
PALAZZO DR
SOLIVITA BLVD
VESTRELLA DR
000970
002640

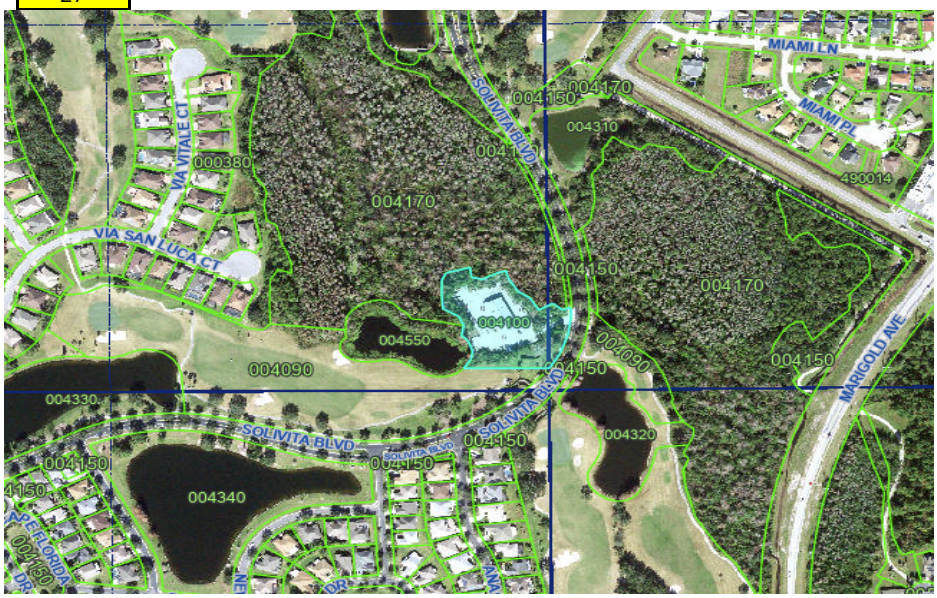
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CYPRESS PKWY
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OLYMPUS WAY
001320
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VESTRELLA DR
000970
SOLIVITA BLVD
001330
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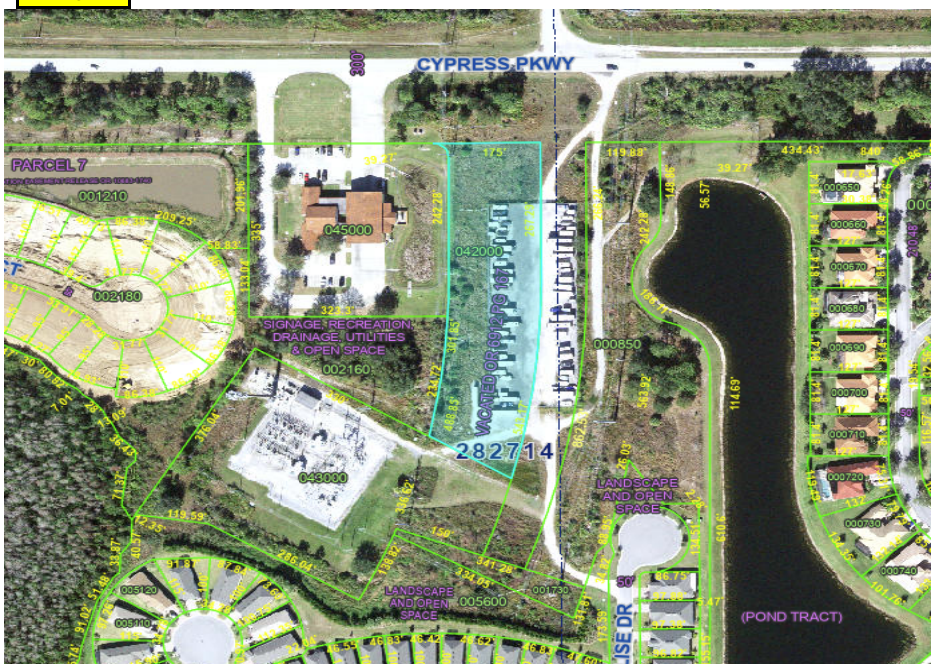
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006940
VIA MAZZINI
006950
001820
004170
001710
001790
006240
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001010
001000
SANTAVITA BLVD
002080
043010
000930
000970
002100
VITERRA CIR
004170
004360
004350
002030
004150

27


MIAMI LN
MIAMI PL
490014
004170
004150
004310
004170
VIA VITALE CT
000380
VIA SAN LUCA CT
004150
004170
004100
004550
004090
004150
004090
004150
MARIGOLD AVE
004330
SOLIVITA BLVD
004150
004320
004150
004340
004150

28


CYPRESS PKWY
300'
PARCEL 7
001210
045000
042000
002180
SIGNAGE, RECREATION, DRAINAGE, UTILITIES & OPEN SPACE
002160
000850
282714
043000
LANDSCAPE AND OPEN SPACE
005600
LANDSCAPE AND OPEN SPACE
(POND TRACT)

29


002810
002600
002840
BARCELONA DR
002800
ALO ALTO PL

30


002090
002070
002060
002060
002640
ESCONDIDO CT (PRIVATE ROAD)

31


004470
004580
004420
004400
002840
BARCELONA DR
INDIAN WELLS AVE
002610
004490
002840
004490
VISTA DR

32


001700
RETENTION POND
CONSERVATION
001720
001690
CYPRESS PKWY
JASMINE CREEK RD
ADERA RANCH RD

33


002030
000930
001010
001010
002060
LAGUNA
001010
001010
CAMBRIA BND
002120
MONTAGE LN
ROCKWELL WAY
000930
000840
000980
000990
LEMON GROVE DR

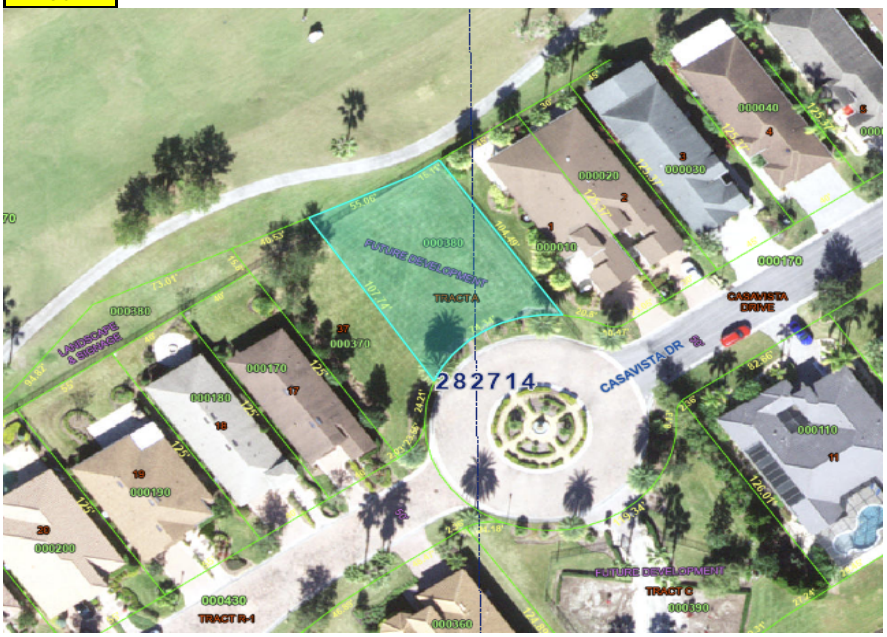
34


000870
CASAVISTA
000130
000120
000110
000390
000360
000430
000350
000340
000330
000320
34.14'
32.21'
35.66'
37.52'
48.62'

35


043000
LANDSCAPE AND OPEN SPACE
005600
LANDSCAPE AND OPEN SPACE
(POND TRACT)
MOLISE DR
005520
TREE DR
LANDSCAPE AND OPEN SPACE
001810
LANDSCAPE AND OPEN SPACE
VILLAGE CENTER RD
001820
(POND TRACT)
000870
282714

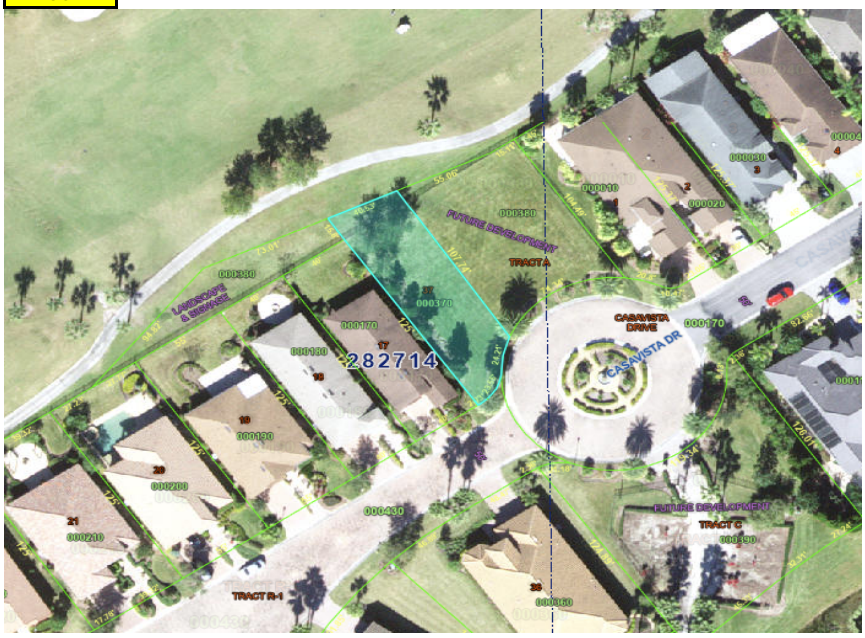
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FUTURE DEVELOPMENT
TRACT A
000380
000040
000030
000020
000010
000170
CASAVISTA DRIVE
CASAVISTA DR
282714
000370
000110
000190
000200
000430
TRACT R-1
FUTURE DEVELOPMENT
TRACT C
000360
000390

37


004170
043010
282714
004170
004350

38


FUTURE DEVELOPMENT
TRACT A
LANDSCAPE & SIGNAGE
CASAVISTA DRIVE
CASAVISTA DR
282714
TRACT R-1
FUTURE DEVELOPMENT
TRACT C

39


004360
282714
004350
004370
001010
004150
000960
004170

40


000920
TRACT P-B1
000950
TORINO LN
TRACT B
LANDSCAPE
000870
TRACT G-3
PARCEL LD-1
SOLIVITA BLVD
VOLTERRA BLVD
000721
000410
41
000720
004520
282714
(POND TRACT)
PRIVATE RDS
000660
PARCEL LD-4
42
000420
TRACT P-B3

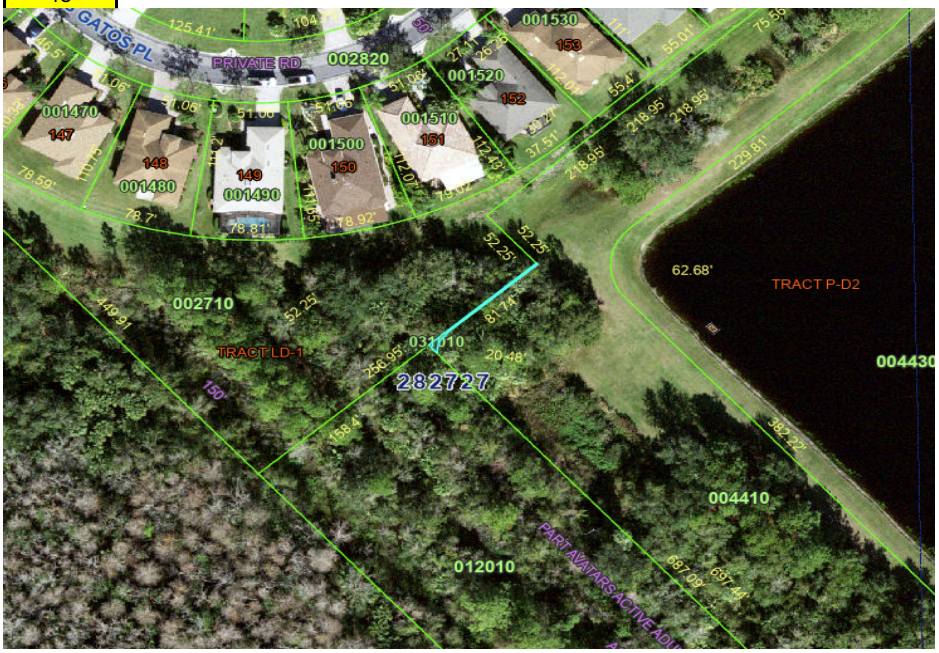
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VIA COM
001320
VILLAGE CENTER
TRACT LD-1 006970
TRACT LD-2 006980
TRACT LD-5
VIA ROMA ST
(PRIVATE ROAD)
640
006400
006390
639
001000
001830
005490
549
TRACT LS-1
LIFT STATION
006990
638
006380
006370
637
636
006360
635
006350
TRACT R-1
VIA TOLEDO CT
(PRIVATE ROAD)
006730
673
006720
672
006710
671
634
006340
006320
632
006310
631
670

42


PRIVATE RDS
(PRIVATE ROAD)
GLENDORA RD N
001860
004320
432
004330
433
434
004340
431
004310
430
004300
043010

43


GATOS PL
PRIVATE RD
002820
001530
153
001520
152
001510
151
001500
150
001490
149
001480
148
001470
147
125.41'
104'
50'
55.01'
75.59'
218.95'
229.81'
62.68'
TRACT P-D2
004430
002710
TRACT LD-1
031010
282727
20.48'
258.95'
81.74'
52.25'
449.91'
150'
158.4'
382.22'
004410
012010
687.09'
697.44'
PART AVATARS ACTIVE ADU

Chrome File Edit View History Bookmarks Profiles Tab Window Help
Wed Oct 14 2:24 PM
Property Search
Polk County Florida Property
Ask Gemini
map.polkflpa.gov/?parcelid=282715933571000940
Work

Polk County Property Appraiser

Interactive Map

Help

- Layers
- Basemaps
- Legend
- Export/Print
- Measurement
- Email Link to Map
- Coordinate Conversion
- Sketch
- Select Parcels
- Sales Search
- Submit Feedback
- Troubleshooting
- Collapse

EXAMPLE: SMITH JER...

Parcel ID: 282714933542000930

Zoom to | Help: Docking

Property | Sales | Value | Links

Data last updated on 10/14/2026

Parcel Details:	282714933542000930
Owner1:	POINCIANA COMMUNITY DEVELOPMENT DISTRICT
Physical Addr/Postal City & Zip:	SOLIVITA BLVD POINCIANA 34759
Short Legal Desc:	SOLIVITA PHASE 1E PB 128 PGS 27-30 TRACT P-B3
DOR Code:	0900 (Vac. Residential / or Misc Imp. Common Elements/Areas)
Acreage:	4.0673

Powered by Esri

SECTION VIII

Item will be provided under separate cover.

SECTION X

SECTION A

SECTION 1



What’





Solivita Wildlife Advocates

DO NOT MOW BEYOND THIS POINT



This area protects an active sandhill crane nest and its young.

Please help us keep them safe.

NEST ID:



LICENSE AGREEMENT
BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA COMMUNITY ASSOCIATION, INC.

THIS LICENSE AGREEMENT (this "Agreement") is made on this ____ day of _____, 2026 (the "Effective Date"), by and between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District") and **SOLIVITA COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is c/o RealManage, 270 W. Plant Street, Winter Garden, Florida 34787 (the "Association").

RECITALS

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

WHEREAS, the Association is a private homeowners association located within the boundaries of the District;

WHEREAS, the Solivita Wildlife Advocates (the "SWA") is a wildlife preservation club sanctioned by the Association that desires to undertake a sandhill crane nesting demarcation program on certain property owned by the District;

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

WHEREAS, the District Property contains areas that may be suitable for sandhill crane nesting generally located ten (10) to fifteen (15) feet from applicable waterlines, as more particularly described in **Exhibit "A"** (the "Nesting Areas"), and the SWA desires to temporarily demarcate and protect these Nesting Areas from mowing and other landscaping services during designated periods of sandhill crane nesting; and

WHEREAS, the District and the Association agree that it is in their mutual best interests to enter into this Agreement regarding the limited and temporary access to and use of the District Property for the purposes stated herein, subject to the District's continuing control over and access to the District Property.

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

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

2. District Property; Grant of Revocable License.

A. Subject to the terms and conditions of this Agreement, the District hereby grants to the Association the non-exclusive, revocable right and license to use the District Property during the Term (defined in Section 3 below) for the SWA's installation, maintenance, and removal of demarcations (the "Improvements") of the Nesting Areas within the District Property, solely for wildlife conservation and public education purposes. The Association is responsible for the SWA's acts and omissions under this Agreement. This license does not create any interest in the District Property, and the District may revoke it at any time upon written notice in accordance with Section 3 below.

B. In the event of any alteration, modification and/or relocation of the District Property (or portions thereof), the District and the Association shall execute an amendment to this Agreement which sets forth any modifications, deletions or additions to the District Property.

C. The Association shall ensure that all Improvements and Signage (defined in Section 4 below) installed by the SWA within the District Property are of a type and design approved in advance and in writing by the District. The District may withhold approval in its reasonable discretion.

3. Term of Use of the District Property. The Association shall be entitled to install, maintain and remove the Improvements within the Nesting Areas within the District Property in accordance with the terms and conditions of this Agreement for an initial period of [___ months/years] commencing on the Effective Date, which shall be automatically renewed for an additional [___ months/years] (the "Term"), unless either party provides the other party at least thirty (30) days written notice of its intent not to renew.

4. Safety Obligations. The Association will, at its own cost: (i) install and maintain all Improvements in a safe condition, in good repair, and in compliance with all applicable laws, codes, and the District's requirements; (ii) post and maintain the signage described in **Exhibit "B"** attached hereto (the "Signage"), in the locations and number approved by the District; (iii) place all Signage and Improvements so they do not block sight lines, sidewalks, roadways, drainage, utilities, or ADA-accessible routes; (iv) inspect the Nesting Areas at least [monthly/quarterly] (but promptly after any severe weather) and promptly repair or replace damaged or missing Signage, Improvements, or other fixtures; (v) promptly tell the District about any injury, incident, hazard, or wildlife conflict that occurs in or around the Nesting Areas within the District Property; and (vi) make sure that all SWA Participants (defined in Section 5 below) follow safe work practices, including traffic control when working on nearby roadways.

5. Participant Documents; Condition Precedent to Access. Prior to entering or accessing the District Property for any purpose under this Agreement, each officer, director, member, volunteer, agent, or other individual participating in the SWA's activities on the District

Property (each, an "SWA Participant") shall execute and deliver to the Association the following documents (collectively, the "Participant Documents"): (i) a written volunteer agreement; (ii) an acknowledgement of the risks associated with the SWA's activities in or around the Nesting Areas within the District Property, including the risks described in Section 10 below; and (iii) a waiver and release of liability in favor of the District, its officers, directors, agents, employees, and contractors. The Participant Documents may be combined into a single instrument with generally the same terms as the form in **Exhibit "C"** attached hereto. The execution and delivery of the Participant Documents by an SWA Participant is a condition precedent to that SWA Participant's access to or use of the District Property, and no SWA Participant shall be permitted to enter or access the District Property unless and until such SWA Participant has executed and delivered the Participant Documents. The Association shall maintain the executed Participant Documents for the duration of the Term and for a period of not less than five (5) years thereafter, and shall provide copies of the executed Participant Documents to the District within five (5) business days following the District's written request. Any access to the District Property by an SWA Participant who has not executed and delivered the Participant Documents shall constitute a default by the Association under this Agreement, and the District may revoke this license in accordance with this Agreement.

6. SWA Coordinator; Reporting Obligations.

A. Prior to the SWA's first access to the District Property, the Association shall designate in writing one (1) SWA Participant to serve as the SWA's coordinator and primary point of contact for all activities under this Agreement (the "SWA Coordinator") and may designate one (1) additional SWA Participant to serve as an alternate (the "Alternate SWA Coordinator"). Each designation shall include the designee's name, mailing address, email address, and telephone number, and shall be subject to the approval of the District, which approval shall not be unreasonably withheld. The SWA Coordinator and any Alternate SWA Coordinator shall have executed and delivered the Participant Documents in accordance with Section 5 above. If the SWA Coordinator and/or the Alternate SWA Coordinator resign, are removed by the Association, or are otherwise unable to serve, the Association shall designate a successor and provide written notice to the District within ten (10) business days of the vacancy that includes the same designation information listed above. No SWA Participant shall enter or access the District Property for any purpose under this Agreement unless an approved SWA Coordinator is then serving.

B. The SWA Coordinator shall: (i) provide the District with written notice not less than fourteen (14) days prior to the commencement of each designated period of sandhill crane nesting, identifying the Nesting Areas to be demarcated and the anticipated dates of installation and removal of the Improvements; (ii) notify the District within twenty-four (24) hours of any injury, incident, hazard, or wildlife conflict occurring in or around the Nesting Areas within the District Property, followed by a written report within five (5) business days thereafter; (iii) notify the District promptly upon becoming aware of any active nest, any damaged or missing Signage or Improvements, or any communication from a wildlife agency relating to the Nesting Areas; (iv) provide the District with a written summary of the inspections required under Section 4 above on a [monthly/quarterly] basis; (v) maintain a current roster of all SWA Participants who have executed the Participant Documents and provide a copy of such

roster to the District upon request; and (vi) provide the District with written notice of the removal of the Improvements at the conclusion of each designated period of sandhill crane nesting.

C. The SWA Coordinator shall coordinate with the landscape maintenance contractor engaged by the District to perform mowing and other landscaping services on the District Property (the "Landscape Contractor") and shall: (i) provide written notice to the Landscape Contractor, with a copy to the District, not less than seven (7) days prior to the installation of the Improvements, identifying the location and boundaries of each demarcated Nesting Area and the anticipated duration of the demarcation; (ii) promptly notify the Landscape Contractor, with a copy to the District, of any change in the location, boundaries, or duration of any demarcated Nesting Area, and of the removal of the Improvements; and (iii) promptly notify the Landscape Contractor of any active nest or hazard that may affect the performance of the Landscape Contractor's services. The SWA Coordinator shall not direct, supervise, or modify the scope of the Landscape Contractor's services, and any conflict between the SWA's activities and the Landscape Contractor's services shall be referred to the District for resolution. Nothing in this Section 6.C shall create any contractual relationship between the Association or the SWA and the Landscape Contractor, or modify any agreement between the District and the Landscape Contractor.

7. Indemnification. The Association agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by the District or its agents, assigns, and contractors, arising from, growing out of, or resulting from the SWA's installation, maintenance, or removal of the Improvements within the Nesting Areas or access to the District Property, or any other adjacent areas where the SWA's equipment or personnel may be located, including costs, attorney's fees, and other expenses incurred by the District in defending any such claim unless such loss, damage, or injury is due to the negligence of the District, its employees, agents, or invitees. This Section 7 shall survive termination of this Agreement.

8. Insurance. The Association shall maintain commercial general liability insurance, at the Association's sole expense, with limits of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the aggregate. Such insurance shall not exclude coverage for claims arising out of the acts or omissions of participating volunteers or for bodily injury to participating volunteers. The Association shall provide the District with a certificate of insurance naming the District and evidencing such coverage prior to execution of this Agreement, annually during the Term, and upon each renewal of this Agreement.

9. Waiver. The Association waives and releases all claims against the District, its officers, directors, agents, employees, and contractors, and agrees that the District shall not be liable for injury to persons or damage to property sustained by the SWA or by an occupant of the District Property, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the District Property, or from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, and contractors or of any other person.

10. Assumption of Risk. The Association and the SWA acknowledge that sandhill cranes are wild animals whose behavior is unpredictable and that the Improvements within the Nesting Areas may attract sandhill cranes and other wildlife. The Association, the SWA, and the SWA Participants assume all risks arising from the Improvements and the activities in or around the Nesting Areas within the District Property.

11. Removal and Restoration. Upon the expiration, termination, or revocation of this Agreement, or within thirty (30) days following the District's request, the Association shall remove the Improvements and Signage and restore the Nesting Areas or any changed portions of the District Property to their prior condition. Removal will be timed to avoid active nesting where the wildlife agency requires it. If the Association does not comply with this Section 11, the District may perform the work at the Association's sole cost and expense.

12. Compliance with Applicable Laws.

A. The Association and the SWA shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the District Property and the Improvements in the Nesting Areas within the District Property. The District makes no representation that applicable laws, ordinances, or regulations permit the maintenance of the Nesting Areas or the work contemplated under this Agreement.

B. Without limiting Section 12.A above, the Association and the SWA shall comply with the Migratory Bird Treaty Act, applicable Florida wildlife laws and regulations, and any applicable permit conditions. Neither the Association nor the SWA shall handle, relocate, or disturb any sandhill crane, nest, or egg. Any installation, maintenance, or removal of Signage or Improvements near an active nest shall be performed so as to avoid disturbance, or as otherwise approved by the applicable wildlife agency.

13. Sovereign Immunity and Public Records.

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

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

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this

Agreement and may be facsimiles rather than originals and shall be fully as effective as though all signatures were originals to the same copy.

15. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

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

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

If to Association: Solivita Community Association, Inc.
270 W. Plant Street,
Winter Garden, Florida 34787
Attention: _____
Email: _____
Telephone: _____

Copy to: _____
_____
_____
Attention: _____
Email: _____
Telephone: _____

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

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

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

18. Interpretation; Governing Law. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA**.

[*SIGNATURE PAGES FOLLOW*]

DRAFT

CO-SIGNATURE PAGE TO THE LICENSE AGREEMENT BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA COMMUNITY ASSOCIATION, INC.

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

Witnesses:

Signature:_____

Print Name: _____

Signature: _____

Print Name: _____

District:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district.

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF _____)

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

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

CO-SIGNATURE PAGE TO THE LICENSE AGREEMENT BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA COMMUNITY ASSOCIATION, INC.

Witnesses:

Signature:_____

Print Name: _____

Signature: _____

Print Name: _____

Association:

SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation.

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF _____)

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

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

DRAFT

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF _____

COUNTY OF _____

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of **SOLIVITA COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation (the "Association"), hereby attests under penalty of perjury that the Association, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Association.

Date: _____, 2026

SOLIVITA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation

Signed:_____
Name:_____
Title:_____

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of **SOLIVITA COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation. Said person is *(check one)* ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

_____
Signature of person taking acknowledgment
Name (typed, printed or stamped):_____
Title or Rank:_____
Serial number (if any):_____

DRAFT

EXHIBIT "A"

"District Property" and "Nesting Area(s)"

[See attached.]

DRAFT

EXHIBIT "B"

"Signage"

[See attached.]

DRAFT

EXHIBIT "C"

Participant Documents

[See attached.]

DRAFT

SECTION C

SECTION 1

Item will be provided under separate cover.

SECTION 2

Poinciana
Community Development District

Summary of Check Register

August 30, 2026 to October 10, 2026

Fund		Date	Check No.'s		Amount
General Fund					
	Truist	9/1/26	405-406	$	16,933.48
		9/9/26	407	$	1,380.90
		9/17/26	408-409	$	15,798.00
		9/22/26	410-411	$	20,965.47
		9/25/26	412	$	29,806.00
		10/6/26	413	$	16,322.42
				$	101,206.27
	Hancock Whitney	9/17/26	38	$	50,000.00
		9/25/26	39	$	40,000.00
			Autopays	$	202.07
				$	90,202.07
Payroll		**September 2026**			
		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	50241	$	184.70
				$	823.50
				$	**192,231.84**

*** CHECK DATES 08/30/2026 - 10/10/2026 *** POINCIANA - GENERAL FUND
BANK C GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/01/26	00004	9/01/26	41287	202609	320	53800	46200			*	16,322.42		
			LANDSCAPE MAINT SEP26										
									FLORALAWN 2 LLC			16,322.42	000405
9/01/26	00001	7/31/26	332	202607	320	53800	49000			*	611.06		
			TUNNEL LIGHT DIAGNOSE										
									GOVERNMENTAL MANAGEMENT SERVICES			611.06	000406
9/09/26	00017	9/01/26	2242451	202608	310	51300	31100			*	1,380.90		
			ENGINEER SERVICES AUG26										
									GAI CONSULTANTS, INC			1,380.90	000407
9/17/26	00027	9/11/26	157133	202608	310	51300	31500			*	2,976.00		
			GENERAL COUNSEL AUG26										
									LATHAM LUNA EDEN & BEAUDINE			2,976.00	000408
9/17/26	00044	9/02/26	PSI30041	202609	320	53800	47000			*	12,822.00		
			AQUATIC MAINT SEP26										
									SOLITUDE LAKE MANAGEMENT, LLC			12,822.00	000409
9/22/26	00011	9/15/26	00104073	202609	320	53800	47100			*	15,913.03		
			AQUATIC MAINTENANCE SEP26										
									CLARKE ENVIRONMENTAL MOSQUITO			15,913.03	000410
9/22/26	00001	9/01/26	333	202609	320	53800	12000			*	956.17		
			FIELD MANAGEMENT										
		9/01/26	334	202609	310	51300	34000			*	3,898.83		
			MANAGEMENT FEES										
		9/01/26	334	202609	310	51300	35200			*	74.42		
			WEBSITE ADMINISTRATION										
		9/01/26	334	202609	310	51300	35100			*	111.58		
			INFORMATION TECHNOLOGY										
		9/01/26	334	202609	310	51300	51000			*	.09		
			OFFICE SUPPLIES										
		9/01/26	334	202609	310	51300	42000			*	2.35		
			POSTAGE										
		9/01/26	334	202609	310	51300	42500			*	9.00		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			5,052.44	000411
9/25/26	00034	9/17/26	34186	202609	300	15500	10000			*	29,806.00		
			FY27 INSURANCE PREMIUM										
									AP GOVERNMENTAL INSURANCE AGENCY			29,806.00	000412
10/06/26	00004	10/01/26	42056	202610	320	53800	46200			*	16,322.42		
			LANDSCAPE MAINT OCT26										
									FLORALAWN 2 LLC			16,322.42	000413

TOTAL FOR BANK C 101,206.27

*** CHECK DATES 08/30/2026 - 10/10/2026 *** POINCIANA - GENERAL FUND
BANK C GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

POIN POIN CDD TPARK

*** CHECK DATES 08/30/2026 - 10/10/2026 *** POINCIANA - GENERAL FUND
BANK D GENERAL FUND-HW

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/17/26	00013	9/17/26	09172026	202609	300	10100	10200			*	50,000.00		
			TRNSFR HW TO TRUIST										
									POINCIANA CDD			50,000.00	000038
9/25/26	00013	9/25/26	09252026	202609	300	10100	10200			*	40,000.00		
			TRNSFR HW TO TRUIST										
									POINCIANA CDD			40,000.00	000039
									TOTAL FOR BANK D		90,000.00		

*** CHECK DATES 08/30/2026 - 10/10/2026 *** POINCIANA - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/11/26	00062	9/04/26	3720-08. 1051 CYPRESS PK TUN AUG26	202608	320	53800	43000			*	78.27		
									DUKE ENERGY			78.27	080036
9/11/26	00062	9/04/26	3960-08. 1051 CYPRESS PKY AUG26	202608	320	53800	43000			*	103.81		
									DUKE ENERGY			103.81	080037
9/11/26	00062	9/04/26	9846-08. 500 GENOA DR AUG26	202608	320	53800	43000			*	19.99		
									DUKE ENERGY			19.99	080038

TOTAL FOR BANK Z 202.07

TOTAL FOR REGISTER 191,408.34

SECTION 3

Poinciana

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Poinciana

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash				
Operating - Hancock Whitney	$ 101,060	$ -	$ -	$ 101,060
Operating - Truist	$ 62,876	$ -	$ -	$ 62,876
Money Market - Bank United	$ 652,424	$ -	$ 263,986	$ 916,410
Investments				
Series 2022				
Reserve	$ -	$ 137,566	$ -	$ 137,566
Revenue	$ -	$ 568,147	$ -	$ 568,147
Interest	$ -	$ 8	$ -	$ 8
Principal	$ -	$ 102	$ -	$ 102
Prepayment	$ -	$ 3,995	$ -	$ 3,995
Due from Debt Service	$ 23,524	$ -	$ -	$ 23,524
Prepaid Expenses	$ 2,333	$ -	$ -	$ 2,333
Liabilities:				
Accounts Payable	$ 5,170	$ -	$ -	$ 5,170
Due to General Fund	$ -	$ 23,524	$ -	$ 23,524
Fund Balance:				
Assigned for:				
Capital Reserves	$ -	$ -	$ 263,986	$ 263,986
Nonspendable:				
Prepaid Items	$ 2,333	$ -	$ -	$ 2,333
Restricted for:				
Debt Service	$ -	$ 686,294	$ -	$ 686,294
Unassigned	$ 834,714	$ -	$ -	$ 834,714
Total Liabilities & Fund Balance	$ 842,218	$ 709,818	$ 263,986	$ 1,816,022

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 886,925	$ 886,925	$ 892,625	$ 5,700
Interest	$ 8,673	$ 8,673	$ 20,955	$ 12,282
Miscellaneous Revenue	$ -	$ -	$ 8,902	$ 8,902
Total Revenues	**$ 895,598**	**$ 895,598**	**$ 922,482**	**$ 26,884**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 11,000	$ 9,000	$ 2,000
FICA Expense	$ 918	$ 842	$ 765	$ 77
Engineering	$ 20,000	$ 20,000	$ 21,399	$ (1,399)
Attorney	$ 35,000	$ 32,083	$ 33,154	$ (1,070)
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	$ 42,887	$ 42,887	$ (0)
Information Technology	$ 1,339	$ 1,227	$ 1,227	$ 0
Website Maintenance	$ 893	$ 819	$ 819	$ (0)
Telephone	$ 100	$ 92	$ -	$ 92
Postage	$ 2,600	$ 2,383	$ 1,106	$ 1,277
Printing & Binding	$ 500	$ 458	$ 318	$ 141
Insurance	$ 8,927	$ 8,927	$ 8,228	$ 699
Legal Advertising	$ 5,500	$ 5,042	$ 943	$ 4,099
Other Current Charges	$ 2,400	$ 2,200	$ 1,430	$ 770
Office Supplies	$ 400	$ 367	$ 3	$ 364
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 150,146**	**$ 141,109**	**$ 131,728**	**$ 9,381**

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Operations & Maintenance				
Field Services	$ 11,474	$ 10,518	$ 10,518	$ -
Property Insurance	$ 25,494	$ 25,494	$ 22,722	$ 2,772
Electric	$ 1,800	$ 1,800	$ 1,906	$ (106)
Landscape Maintenance	$ 205,665	$ 188,526	$ 181,047	$ 7,480
Aquatic Control Maintenance	$ 165,444	$ 151,657	$ 140,968	$ 10,689
Aquatic Midge Management	$ 191,733	$ 175,755	$ 173,892	$ 1,863
Pressure Washing	$ 12,000	$ 11,000	$ 2,850	$ 8,150
Lift Station Maintenance	$ 3,000	$ 2,750	$ -	$ 2,750
R&M - Plant Replacement	$ 10,000	$ 9,167	$ 7,333	$ 1,834
Storm Structure Repairs	$ 41,616	$ 38,148	$ 3,699	$ 34,449
Stormwater Water Quality/Landscape Improvements	$ 23,500	$ 21,542	$ 12,930	$ 8,612
Contingency	$ 12,000	$ 12,000	$ 23,615	$ (11,615)
Other Expenditures				
Transfer Out - Capital Reserve	$ 41,726	$ 41,726	$ 41,726	$ -
Excess (Deficiency) of Revenues over Expenditures	$		$ 167,548	
Fund Balance - Beginning	$ -		$ 669,500	
Fund Balance - Ending	$ -		$ 837,048	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Assessments - Tax Roll	$ 1,278,850	$ 1,278,850	$ 1,285,014	$ 6,164
Assessments - Prepayments	$ -	$ -	$ 3,261	$ 3,261
Interest	$ 20,000	$ 20,000	$ 31,339	$ 11,339
Expenditures:				
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
Excess (Deficiency) of Revenues over Expenditures	$ 3,373		$ 16,755	
Fund Balance - Beginning	$ 523,210		$ 669,539	
Fund Balance - Ending	$ 526,583		$ 686,294	

Poinciana

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Interest	$ 5,000	$ 5,000	$ 7,685	$ 2,685
Expenditures:				
Miscellaneous	$ -	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 5,000		$ 7,685	
Other Financing Sources/(Uses):				
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**		**$ 49,411**	
Fund Balance - Beginning	$ 214,104		$ 214,575	
Fund Balance - Ending	$ 260,830		$ 263,986	

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	$ (9,537)	$ -	$ 892,625
Interest	$ 1,379	$ 1,290	$ 1,021	$ 1,040	$ 2,503	$ 2,745	$ 2,488	$ 2,339	$ 2,062	$ 2,038	$ 2,048	$ -	$ 20,955
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**	**$ (7,489)**	**$ -**	**$ 922,482**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 2,000	$ -	$ 1,000	$ -	$ 9,000
FICA Expense	$ 153	$ 77	$ -	$ 77	$ 77	$ 77	$ 77	$ -	$ 153	$ -	$ 77	$ -	$ 765
Engineering	$ 2,688	$ 1,938	$ -	$ -	$ 4,003	$ 4,172	$ 1,003	$ 2,908	$ 1,620	$ 1,688	$ 1,381	$ -	$ 21,399
Attorney	$ 4,267	$ 3,966	$ 610	$ 6,149	$ 2,910	$ 4,122	$ 1,801	$ 3,284	$ 2,748	$ 322	$ 2,976	$ -	$ 33,154
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	$ 3,899	$ -	$ 42,887
Information Technology	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ -	$ 1,227
Website Maintenance	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ -	$ 819
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 50	$ 60	$ 4	$ 413	$ 11	$ 206	$ 9	$ 67	$ 2	$ 50	$ 234	$ -	$ 1,106
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	$ 139	$ -	$ 1,430
Office Supplies	$ 0	$ 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**	**$ 9,892**	**$ -**	**$ 131,728**

Poinciana

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Services	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ -	$ 10,518
Property Insurance	$ 22,722	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,722
Electric	$ 102	$ 117	$ 135	$ 109	$ 106	$ 241	$ 262	$ 220	$ 195	$ 217	$ 202	$ -	$ 1,906
Landscape Maintenance	$ 16,322	$ 17,822	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ -	$ 181,047
Aquatic Control Maintenance	$ 12,748	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ 12,822	$ -	$ 140,968
Aquatic Midge Management	$ 15,143	$ 15,722	$ 15,722	$ 15,913	$ 15,913	$ 15,913	$ 15,913	$ 15,913	$ 15,913	$ 15,913	$ 15,913	$ -	$ 173,892
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,850	$ -	$ 2,850
Lift Station Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
R&M - Plant Replacement	$ -	$ -	$ -	$ -	$ 3,667	$ 3,667	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,333
Storm Structure Repairs	$ -	$ -	$ -	$ -	$ -	$ 3,699	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,699
Stormwater Water Quality/Landscape Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,800	$ 6,465	$ 3,665	$ -	$ 12,930
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**	**$ 52,731**	**$ -**	**$ 581,480**
Other Expenditures													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ 41,726	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,726
Total Other Expenditures	**$ -**	**$ -**	**$ -**	**$ 41,726**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 41,726**
Total Expenditures	**$ 94,273**	**$ 63,318**	**$ 56,396**	**$ 103,160**	**$ 62,032**	**$ 75,703**	**$ 54,548**	**$ 58,650**	**$ 64,598**	**$ 59,633**	**$ 62,623**	**$ -**	**$ 754,934**
Excess (Deficiency) of Revenues over Expenditures	$ (92,894)	$ 176,520	$ 506,970	$ (74,370)	$ (40,579)	$ (50,399)	$ (27,167)	$ (52,532)	$ (50,361)	$ (57,529)	$ (70,111)	$	$ 167,548

Poinciana

Community Development District

Special Assessment Receipts

Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

100%

Date	Distribution	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Net Assessments Received	General Fund
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**
8/13/26	1 % admin fee	$ (9,536.76)	$ -	$ -	$0.00	**$ (9,536.76)**	**$ (9,536.76)**
Total Collected		**$ 947,209.97**	**$ (37,811.03)**	**$ (18,383.50)**	**$ 1,609.23**	**$ 892,624.67**	**$ 892,624.67**
Percentage Collected							**101%**

DEBT SERVICE ASSESSMENTS

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

100%

Date	Distribution	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Net Assessments Received	Debt Service Fund
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**
8/13/26	1 % debt svc fee	$ (13,721.15)	$ -	$ -	$ -	**$ (13,721.15)**	**$ (13,721.15)**
Total Collected		**$ 1,362,931.42**	**$ (53,855.81)**	**$ (26,283.56)**	**$ 2,221.79**	**$ 1,285,013.84**	**$ 1,285,013.84**
Percentage Collected							**101%**

SECTION D

SECTION 1

STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000028

10/02/2026

Bill To

c/o Governmental Management Services
Poinciana CDD
219 E Livingston St
Orlando FL 32801
United States

Ship To

Poinciana CDD
385 Village Dr
Poinciana FL 34759
United States

TOTAL

$5,198.00

Expires: 11/01/2026

Expires	Sales Rep
11/01/2026	Kevin Riemensperger

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Pond Dyeing** Pond Dyeing – Scope: Dye application to ponds for aesthetic improvement, and to reduce algal growth between maintenance events. Dye will need 24-48 hours from application date to mix before uniformity of color is achieved. Ponds to be dyed: A9, P6, C20, C12, A20 Total AC: 14.44 EST Timeframe: 1 day	$1,574.00	$1,574.00
1	**Pond Dyeing** Pond Dyeing – Scope: Dye application to ponds for aesthetic improvement, and to reduce algal growth between maintenance events. Dye will need 24-48 hours from application date to mix before uniformity of color is achieved. Ponds to be dyed: D6, D7, D8, D9 Total AC: 34.21 EST Timeframe: 1 day	$3,624.00	$3,624.00

Subtotal	$5,198.00
Tax Total (%)	
Total	$5,198.00

EST000028

STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance
.com

Quote

#EST000028

10/02/2026

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000028

SECTION 2

STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000027

10/02/2026

Bill To

c/o Governmental Management Services
Poinciana CDD
219 E Livingston St
Orlando FL 32801
United States

Ship To

Poinciana CDD
385 Village Dr
Poinciana FL 34759
United States

TOTAL

$4,575.00

Expires: 11/01/2026

Expires	Sales Rep
11/01/2026	Kevin Riemensperger

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Fish Stocking** Fish Stocking – Purpose: Stocking of 2475 mixed Bluegill & Shellcracker/Redear Sunfish (550/acre) into ponds. Additional benefits include: midge fly larvae & other insect population reduction, increased angling opportunities & boosting the pond's biological productivity among others. Ponds to be stocked: B-1 Total # of Fish: 2475 *Fish availability subject to seasonal & economic factors. EST Timeframe: 1 Day	$4,575.00	$4,575.00

Subtotal	$4,575.00
Tax Total (%)	
Total	$4,575.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000027

SECTION 3

Item will be provided under separate cover.

SECTION 4

Item will be provided under separate cover.

SECTION 5

Item will be provided under separate cover.