Poinciana
Community Development District

Agenda Package

November 18, 2026

AGENDA

Poinciana
Community Development District

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

November 11, 2026

Board of Supervisors
Poinciana Community
Development District

Dear Board Members:

The Board of Supervisors of Poinciana Community Development District will meet **Wednesday, November 18, 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. Organizational Matters
    A. Review of Letter(s) of Interest/Resume(s) for Vacancy in Seat 5
    B. Appointment of Individual
    C. Administration of Oaths to Newly Elected Supervisor
    D. Election of Officers
    E. Consideration of Resolution 2027-02 Electing Officers
5. Approval of Minutes of the October 21, 2026 Board of Supervisors Meeting
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Consideration of Proposals for Midge Treatment
    A. Clarke
    B. Steadfast
8. Consideration of Audit Engagement Letter
9. Consideration of License Agreement with Solivita Wildlife Advocates
10. Staff Reports
    A. Attorney
        i. Update on Property Acquisition from HOA
    B. Engineer
    C. District Manager
        i. Action Items List

ii. Approval of Check Register
iii. Balance Sheet and Income Statement

D. Field Manager
i. Presentation of Stormwater Conveyance Report
ii. Pond Maintenance Report
iii. Midge Management Report
iv. Customer Complaint Log
v. Consideration of Proposals for BTi Larvicide and Skeeter

11. Supervisors' Requests
12. Other Business
13. General Audience Comments
14. **Next Meeting: December 16, 2026, 12:00 PM, The Gator Room**
15. Adjournment

Sincerely,

Tricia L. Adams

District Manager

SECTION IV

SECTION A

Have a BS in Accounting & Marketing

Currently retired but active in Solivita Fishing Club currently the Vice President, and a member of the Honor Guard in the Veterans Club of Solivita.

I am a retired Air Force officer, who has worked in many positions in the Air Force including Budget Officer, Logistics Officer, and Air Refueling Maintenance Officer.

Worked as a Business Consultant for over 15 years and worked with a water quality company in California as their lead consultant.

Very active as Vice President in the Solivita Fishing Club, and has attended most of the PCDD meetings over the last year. Actively volunteering in Fish For Trash which is scheduled three times a year for cleaning around the ponds in Solivita. Assisted in writing and established safe fishing rules for PCDD board which were recently adopted. Actively reported issues with the ponds that was encountered or are reported to him as Vice President of the Solivita Fishing Club.

I am also in agreement that the two CDD Boards in Solivita should be merged.

During my many years of employment, I served in management positions striving to bring the best out of every organization.
The PCDD is important organization in our community and responsible for our storm water system. I feel strongly in protecting this asset for our community.
Thank you
Michael Schouten
602-300-6675

Brief Resume
George Tabak
207 Davinci Pass
863-271-6835

In 1971 we purchased of First Home. We lived in a small Community of 81 homes on 82 Acres. We moved into our home in September 1972. Our Community had a small Recreation area for the Children. It was to be maintained by the Community through the HOA. It consisted of a Basketball Hoop and a swing set. we started out taking turns keeping the grass mowed, until most the assignees did not show up for their turn to mow, which was expected. So, a few of the residents had to do all of the mowing and maintenance.

The County built a landfill not far from our Community. In 1995 I was ask to run for President, which I did and won. It wasn't a very difficult Position, since we were such a small community. Then in 1997, the County Executive requested that all of the Communities with an HOA provide a person to be part of an Advisory Committee for the Landfill. The County Exec. appointed a Committee Chairperson and set up regular meetings. We had a couple meetings with County Personnel. After about 6 months, some the the members decided to write a letter to the County Exec. to request we be allowed to elect our our Committee Chair. He agreed to allow us to do so and I was elected Chair Person of the Millersville Landfill

Advisory Committee.

The Committee members liked the fact that I was working in an Environmental Position for the Navy and later for the Program Executive Office for Aircraft Carriers (PEO Carriers).

During the next 7 years the Committee and I took our dealings directly with the County Exec., His Assistant and the Chief Medical Officer of the County with problems we discovered with the landfill. The Chairmanship position in nicely with my work at Navy headquarters and contacts I had established with EPA doing my work for the Navy. We made sure the Police did not allow trucks from outside our County to dump anything in the landfill and conducted periodic inspections of the landfill entrance after it closed at 5 PM some as late a 2AM.

There were a good number of farms in the surrounding area of the landfill. Some of the farmers had problems with their livestock. It was discovered that the farms had mostly shallow wells, only into the first aquifer. As a Committee Chair I generated a letter to the County Exec. and the Chief Medical Exec. requesting the County provide deeper wells, in the 3rd Aquifer, which the County agreed to do. We requested the County test wells in all of the surrounding communities and individual personal wells of homes that were not in a community. The County also did this. We wanted the Committee to assist with the selection of wells in each of the Communities in order to have a fair representation. Several of the single homes received deeper wells.

In my job with Naval Seas System Command throughout the last 15 years of my Career, I dealt with Environmental issues and Environmental Systems, I authored Documents used to install environmental equipment and systems onboard all Class Navy Ships. Later, in the Aircraft Carrier Office I was a member of a group that utilized the Small Business Innovative Research Program (SBIR). In that Program we authorized requests from the Navy to search for Small Businesses to develop environmental equipment and systems for the Navy. This consisted of providing capital for a Small Business to perform a short timeline development of a product that they felt would solve the advertised problem. With all of the SBIR, first level projects I was involved with I had control of around $3M and the programs that were approved for the next level was between $.5M - $1M each. If after a 6 month development we felt their work was good enough to go further, the Company and Government Employee made a presentation for the next step. This work went on for almost the entire last 5 years of my career in addition to my regular Carrier requirements.

In August 2004 I retired from Civil Service and we moved to Solivita.

Since moving to Solivita, I have participated in numerous Clubs in various positions. We have ben here 22 years and I LOVE every minute of the Life we have here. I have always been willing to help out in the neighborhood here . I have had a great deal of interaction with other groups and committees throughout my lifetime and understand the workings of community organizations and outside Organizations. I have decided to offer my knowledge and seri8ve to fill in the void on the CDD.

SECTION E

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Poinciana Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. George Flint is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Tricia Adams is elected Assistant Secretary.

Section 5. Jill Burns is elected Treasurer.

Section 6. Katie Costa is elected Assistant Treasurer.

Section 7. Darrin Mossing, Sr. is elected Assistant Treasurer.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

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, **October 21, 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
Anita Nelson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathleen Leo	District Engineer
Joel Blanco	Field Services Manager
Freddy Blanco	Field Services Manager
Kevin Riemensperger	Steadfast Alliance
Leo Mills	Treasurer, Solivita Wildlife Advocates
Residents	

The following is a summary of the discussions and actions taken at the October 21, 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 12:01 p.m. A quorum was present.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2027-01 Honoring the Life and Service of Robert 'Bob' Zimbardi**

Mr. Cameron announced that Mr. Robert 'Bob' Zimbardi had passed away shortly after the September 16, 2026, meeting. Ms. Adams presented Resolution 2027-01, which was included in the agenda package, honoring Mr. Zimbardi's life and service and read the resolution into the record. A commemorative copy, bearing the signatures of the Board Members, was presented to Mr. Zimbardi's wife as an expression of their respect, affection and appreciation. In his memory, the Board set aside an empty chair and observed a moment of silence.

> On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor Resolution 2027-01, Honoring the Life and Service of Mr. Robert 'Bob' Zimbardi was adopted.

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

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS **Approval of Minutes of the September 16, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the September 16, 2026, Board of Supervisors Meeting. No corrections were requested.

> On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the Minutes of the September 16, 2026, Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS **Consideration of Proposed Request for Proposals for Midge Management Services**

Ms. Adams presented the proposed RFP for midge management services, including monthly service and supplemental treatment options. Mr. Cameron discussed greater specificity regarding the scope. Mr. Joel Blanco explained that the scope reflected the District's service history and maintenance needs. Ms. Adams stated that a pond maintenance map would accompany the RFP and that proposals were due November 10, 2026.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor approving the Request for Proposals for midge management services was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Proposed Property Transfers from the HOA to the CDD and of a Portion of Lake Polk from the CDD to the HOA**

Mr. Cameron recalled that the HOA had received 42 parcels from Taylor Morrison as part of the amenity purchase. The District Engineer reviewed the parcels and identified the ones that the CDD could acquire in their entirety, because they were part of the stormwater system. Mr. Cameron also noted that discussions had taken place regarding the potential transfer of the north end of Lake Polk, currently owned by the CDD, to the HOA. This would allow the HOA to own the entire pond, which was used for recreational purposes, as it was already maintaining the pond and its banks.

The District Engineer presented a spreadsheet identifying the parcels by their corresponding exhibit numbers. Thirteen parcels were identified as CDD tracts based on their wetland designation or location adjacent to a pond. Additional parcels were identified as potential future acquisitions; however, they would need to be subdivided before being transferred to the CDD. District Counsel recommended that the District acquire the parcels in their entirety.

Mr. Cameron recommended that the Board not acquire #41, a small portion by Via Toledo and #15 at this time, as it is being split and the portion of the split to be transferred to the HOA would be one the District would transfer to be part of #4, a large parcel off Marigold Avenue, as Taylor Morrison planned to split these parcels. District Counsel agreed, as the CDD should not be acquiring part of a pond.

On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the proposed property transfers from the HOA to the CDD and of a portion of Lake Polk from the CDD to the HOA with the exception of Parcels 41 and 15, subject to the District Engineer and the Chairman working with the HOA was approved.

EIGHTH ORDER OF BUSINESS **Review of Pending Resident Communication Regarding New Pond Maintenance Provider**

The Board reviewed the draft resident letter concerning the transition to Steadfast. Members requested that the letter explain the stormwater management purpose of the ponds and describe the temporary appearance of dying vegetation following treatment. By consensus, the Board directed staff to revise and distribute the letter.

NINTH ORDER OF BUSINESS **Declaration of Vacancy in Seat 5 and Discussion of the Appointment Process for the Unexpired Term Ending November 2028**

Ms. Adams reported that Seat 5, the term of which ends in November 2028, was vacant following the passing of Mr. Zimbardi, which expired in November of 2028. The remaining Board Members had the authority to appoint a replacement to serve the remainder of the term. Historically, the Board had requested resumes and Letters of Interest from residents who met the qualifications for appointment, including being a registered voter in Polk County, at least 18 years of age, a U.S. citizen, a Florida resident and residing within the boundaries of the CDD.

By consensus, the Board directed staff to distribute a vacancy notice requesting résumés and letters of interest from qualified District residents by Friday, November 6, 2026.

TENTH ORDER OF BUSINESS **Consideration of Proposal for Bottlebrush Tree Trimming near Glendora Road**

Mr. Joel Blanco presented Floralawn's $124.64 proposal to trim a bottlebrush tree on District property adjacent to 1232 Glendora Road. The Board discussed responsibility for the expense, and Ms. Adams confirmed that landscape funding was available.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the proposal from Floralawn to trim a bottlebrush tree at 1232 Glendora Road in the amount of $124.64 was approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Review of Sandhill Crane Nesting Demarcation Program and Discussion of Preliminary License Agreement

District Counsel reviewed a preliminary license agreement for the sandhill crane nesting demarcation program, including insurance requirements and procedures for reviewing proposed

locations. The Board discussed the HOA's participation and the respective responsibilities of the parties. Mr. Leo Mills described the proposed marking procedures and stated that Solivita Wildlife Advocates, as a 501(c)3, was willing to obtain liability insurance naming the District as an additional insured. District Counsel will revise the agreement, naming the Solivita Wildlife Advocates as the licensing party.

ii. Update on Golf Course Bridge and Retaining Wall Repairs and Discussion of Possible Cart Path Closures

District Counsel reported that Taylor Morrison had arranged a meeting with a Board representative and field staff to discuss the proposed bridge repairs following the District's request that Taylor Morrison proceed with repairs or close the bridge. Mr. Cameron requested that the District Engineer or a representative attend to address structural repairs.

B. Engineer

Ms. Leo reported on coordination concerning the Marigold Avenue widening project and the proposed acquisition of wetland property near Pond A1. She requested drainage information and structural calculations addressing impacts to District facilities, together with a construction-related road-closure schedule. The Board also discussed maintenance responsibility for the facility along Marigold Avenue, which Ms. Leo identified as the County's responsibility.

District Manager

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package for informational purposes.

ii. Approval of Check Register

Ms. Adams presented the Check Register for the period of August 30, 2026, through October 10, 2026, totaling $192,231.84. Ms. Nelson asked whether the $8,000 to $9,000 in miscellaneous revenue posted in December 2025, was from Taylor Morrison. Ms. Adams would confirm.

> On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the August 30, 2026, through October 10, 2026, Check Register in the amount of $192,231.84 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through August 31, 2026, which were included in the agenda package. Mr. McKelvey asked about tunnel pressure-washing expenditures and service frequency. Mr. Joel Blanco reported that four cleanings had been performed. Ms. Adams stated that staff would review actual expenditures during preparation of the Fiscal Year 2028 budget.

Ms. Adams explained that acquiring additional ponds could require corresponding amendments to the aquatic and midge management service agreements.

C. Field Manager

i. Consideration of Proposal for Pond Dye

ii. Consideration of Proposal for Bluegill Stocking

iii. Pond Maintenance Report

Mr. Joel Blanco reviewed completed maintenance work, the pond-dye trial, water-quality testing, and outstanding planting corrections at Pond E3. He reported that Steadfast began aquatic maintenance services on October 1, 2026, and described treatment of duckweed in Pond A1 and installation of riprap at the identified drainage structures

Mr. Riemensperger presented Steadfast's $5,198 proposal to apply black pond dye to 10 ponds. Ms. Nelson asked about its effectiveness. Mr. Riemensperger explained the intended reduction in light penetration and stated that additional applications might be needed as the dye dissipated.

> On MOTION by Ms. Nelson seconded by Mr. McKelvey with all in favor the proposal from Steadfast for pond dye in 10 ponds in the amount of $5,198 was approved.

Mr. Joel Blanco presented Steadfast's $4,575 proposal for a trial bluegill stocking in Pond B1 as a midge-management measure. Ms. Adams identified the applicable Fiscal Year 2027 budget allocations.

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the proposal from Steadfast for Bluegill stocking in the amount of $4,575 was approved.

Ms. Nelson commented favorably on the detail in Steadfast's reports. Mr. Riemensperger described the treatment reporting and initial hydrilla-control work. Steadfast reported a condition at Pond D6 requiring repair and stated that a proposal would be presented at a future meeting. Mr. Joel Blanco reported that a comprehensive maintenance report and treatment logs would be provided in November.

iv. Midge Management Report

v. Customer Complaint Log

Mr. Joel Blanco presented the Midge Management Report and Customer Complaint Log, which were included in the agenda package.

TWELFTH ORDER OF BUSINESS Supervisors' Requests

Supervisors discussed an upcoming marketplace in the Gator Room and expressed appreciation for management, field staff, and the District's professional consultants.

THIRTEENTH ORDER OF BUSINESS General Audience Comments

Resident Mike Schouten of 939 Glendora Road South and Vice President of the Fishing Club asked about ownership of land along Marigold Avenue. Mr. Cameron described its current ownership and the proposed transfer to the HOA.

Resident Joseph Gallina of 664 Grand Canal Drive reported vegetation and debris in the canal near his property. Mr. Joel Blanco stated that the new aquatic maintenance provider would address the area.

Mr. Schouten described the Fishing Club's cleanup events and Stormwater Safety Ambassador Program and stated that preferred fishing areas would be discussed at its January meeting.

Resident Sharon Burns of 328 Sorrento Road reported concerns regarding a possible sinkhole and overgrown vegetation near Pond E21. District Counsel reported that she was requesting investigation by Taylor Morrison, and Mr. Joel Blanco stated that Steadfast would address the pond vegetation.

Resident John Langrock of 430 Treviso Drive reported drainage, vegetation, and tree-maintenance concerns near his property. Ms. Adams identified the property as HOA-owned.

Resident Sunshine Croce of 1930 Molise Drive Ms. Croce reported floating vegetation and weeds in Pond B5. Mr. Joel Blanco stated that he would notify the pond technician.

Resident Sue Ralston of 720 Grand Canal Drive hoped that the new vendor addressed the maintenance issues in her canal.

Resident Marjorie Weldy of 108 Tivoli Trace Court was informed that Pond E3 would be prioritized for treatment; however, there was no evidence that this pond had been treated by Steadfast. The Chairman requested that Mr. Joel Blanco obtain confirmation from Steadfast regarding when the pond was treated.

Resident Angela Damico of 1232 Glendora Road suggested that Floralawn remove the Bottlebrush tree rather than trim it, as it would require trimming every year or two. The Chairman preferred to have the tree trimmed at this time, but the Board could consider removing it in the future.

FOURTEENTH ORDER OF BUSINESS **Next Meeting Date – November 18, 2026, 12:00 PM, The Gator Room**

The next meeting was scheduled for November 18, 2026, at 12:00 p.m.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. McKelvey seconded by Ms. Nelson with all in favor the meeting was adjourned at 1:36 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VI

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
POINCIANA COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, TADAMS@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Poinciana Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

SECTION A

Poinciana Midge Management Proposal

Poinciana Community Development District
Board of Supervisors

Submittal Due: November 10, 2026

Response Submitted by:
Clarke Environmental Mosquito Management, Inc.
3036 Michigan Avenue
Kissimmee, FL 34744

01

Experience & Program Foundation

Established field knowledge, pond-specific history, and a program built on local research.

Clarke has more than 30 years of experience performing mosquito and midge control services in Florida and has provided midge control services for Poinciana Community Development District since 2004. This long-standing partnership provides a unique understanding of the District's ponds, seasonal conditions, and service requirements.

In 2004, Clarke conducted a full ecological study with entomologist Jim McNally, Dr. Ali of the University of Florida, and Amy Solis of Clarke. The team surveyed District ponds, evaluated laboratory and field performance, identified species and breeding habitats, and reviewed common control methods. The program evolved over time to adjust products and equipment and include new ponds based on enhancements in technology and the needs of the community.

Current midge infestation

The 2004 ecological study confirmed two primary groups in District ponds: chironomid midges and chaoborid midges. Their different larval habitats influence product selection and application strategy.

Characteristic	Chironomid midges	Chaoborid midges
Family	Chironomidae	Chaoboridae
Common names	Non-biting midges; some larvae are called bloodworms.	Phantom midges; larvae are also called glassworms.
Adult appearance	Small mosquito-like flies, often with feathery antennae in males.	Delicate, chironomid-like flies distinguishable by wing and antenna characteristics.
Larval appearance	Segmented larvae with a head capsule; some are bright pink or red.	Nearly transparent larvae with paired air sacs and raptorial antennae.
Pond location	Often associated with mud and bottom sediment, especially near pond edges.	Can occupy open water and deeper lake zones.
Nuisance potential	High during heavy emergence; adults collect near buildings, vegetation, and lights.	High during heavy emergence; adults remain closely associated with aquatic habitats.
Life cycle	Egg → larva → pupa → adult	Egg → larva → pupa → adult

02

Larval Control Strategy

Monthly, pond-specific larvicide treatments supported by mapped assets and flexible application methods.

Clarke's GIS department has mapped all 85 ponds in the District. A visual inspection of the 57 ponds not included in prior contracts is recommended, but not required. February is the preferred inspection period because midge activity typically increases based on the life cycle. Inspection results would help identify the midge type present and guide product selection.

Breeding sites will be treated with EPA approved larvicide using power and/or hand operated equipment. Product selection will depend on the type of midges present at each pond. Long lasting residual larvicides will be utilized to target midge larvae throughout the month.

Product Selection

Based on the over 20 years of experience in the District, Natular G30 is the preferred product to be used when a pond has chironomid midges. It is recommended that this product be applied via backpack monthly.

Strike is the preferred product to be used when a pond has chaoborid midges. Because these midge larvae are found in the deeper areas of the pond, a product that can be available throughout the water column must be used. This product is effective on chironomids as well and is the best choice when a pond has both types of midges. This product must be applied monthly to guarantee results, per the manufacturer's recommendations. It will also be applied via backpack.

We have spoken with the manufacturer who has given us guidance regarding using Skeeter to treat midges They have not historically been used in the District, however, we are providing an option to use these products should the District choose to do so. These products would also be applied via backpack.

Additional information about each product is shown below.

Natular G30

- Granular larvicide
- AI: Spinosad
- OMRI Listed
- Larvae ingests or absorbs product which overstimulates nervous system causing paralysis then death

Strike

- Granular larvicide
- AI: Methoprene
- Insect Growth Regulator
- Larvae absorbs product via contact and it stops the growth process

Skeeter

- 25(b) product, larvicide oil
- AI: Garlic oil, soybean oil, inert ingredients (water and egg)
- Not EPA Registered
- Larvicide oil coats the surface of the water. Nematodes enter midge larvae and release bacteria into the bloodstream

Recommended Program

The current midge control program facilitated by Clarke has been greatly successful in decreasing the midge infestation and keeping the activity managed since it's inception over twenty years ago. Clarke understands that the District is seeking a program that will allow it treat all community ponds without exponentially increasing it's budget. We have included offers for three different programs that includes a high tier program featuring only the current products being used, a mid-tier program using a mix of current products and a new product and a low tier program that features only the new product.

Clarke recommends the mid-tier product as this program allows the District to guarantee the same level of control on the ponds that have been treated for years with proven products and treat the additional ponds with a more economical new product. The goal was to provide an option that would give the District the ability treat all ponds with larvicide and include an optional ATV ULV service while keeping costs within a close range of the costs of the current program.

Should the District choose a program option that utilizes the Skeeter product and decide that it does not meet control standards, this product used at those ponds may be switched to Natular G30 or Strike at the Additional Authorized Treatment per acre rate listed for those products.

Drone application option

In addition to traditional application methods, Clarke can provide larvicide applications by drone. Drones can quickly reach difficult breeding sites and can apply liquid or granular larvicides.

03

Optional Adult Midge Control

Targeted ULV applications around pond perimeters and community streets.

The most effective method of targeting adult midges is ULV application by ATV around the pond perimeter, where adults emerge. Clarke also offers ULV applications along community streets by truck.

Clarke's dedicated truck- and ATV/UTV-mounted fleet uses gas-powered Cougar® and Grizzly® equipment and all-electric Pro-Mist® ULV spray machines. Proprietary software manages applications in real time and supports flexible, transparent reporting to the District.



Pictured: Example of ULV Clarke ATV



Pictured: Example of ULV Clarke Truck

Recommended service model

The District may decide to have all ponds sprayed on a regular schedule or rely on weekly reports of activity to schedule these treatments. A regular schedule provides predictable coverage and cost; activity-based treatment can reduce spending by focusing on confirmed nuisance areas.

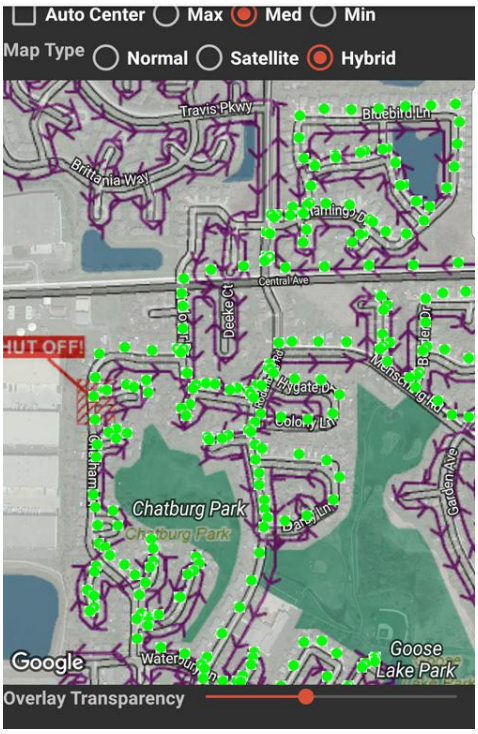
Clarke recommends that ponds be divided into four zones and each week one zone will be scheduled for treatment. If there are service requests for ponds outside of the scheduled group, we will add those ponds to the treatment list at the adult treatment ATV ULV per mile rate.

Adulticide treatment via ATV and truck will be invoiced on a per mile basis.

Technology, transparency & quality control

Each Clarke spray unit is calibrated and characterized annually and whenever product selection or desired flow rate changes. SmartFlow™ automatically adjusts the ULV application rate based on vehicle speed, while telematics capture vehicle location, driver behavior, and spray on/off data.

Prius is Clarke's proprietary GPS-enabled data collection and management platform. It documents time, roads and driveways sprayed, direction of travel, vehicle speed, spray status, stop duration, underspeeds and overspeeds, acres or miles treated, application rate, insecticide used or remaining, and wind conditions.



Pictured: Pre-drawn ULV route (in purple) on field mobile device with live route (in green) that is driven by the field technician at time of application.

Poinciana Community Development Dist (S07800) — *Filter Date between 09/01/2026 and 09/30/2026*

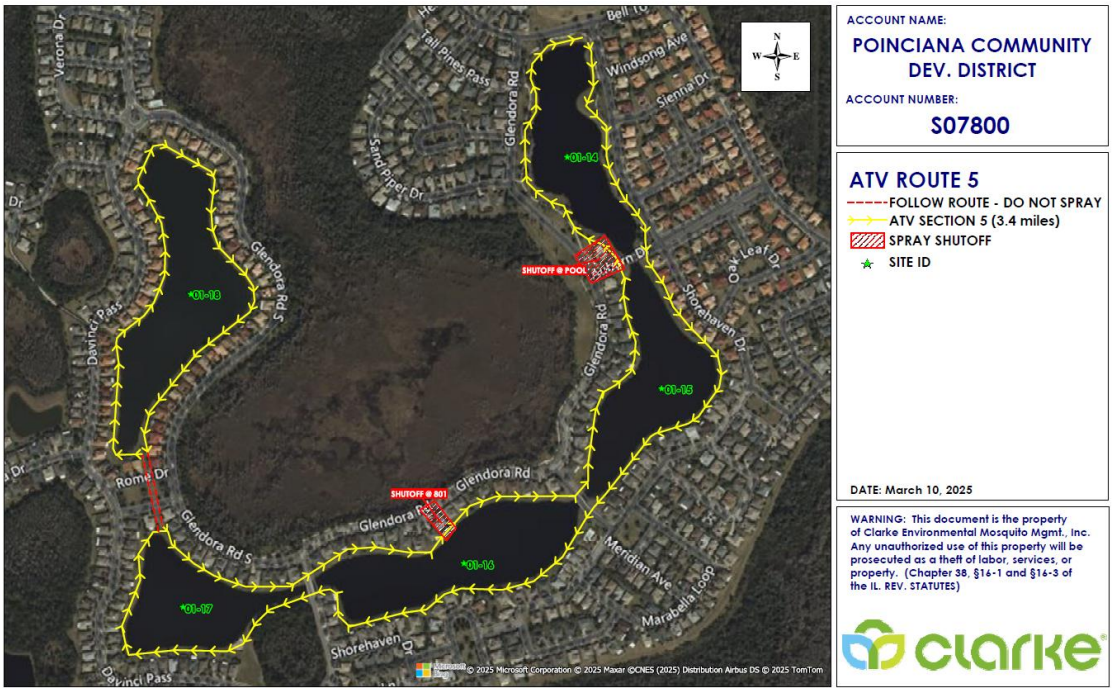
Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		09/16/2026	09/16/2026	9.40	acr
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		09/16/2026	09/16/2026	16.35	acr
Total						**25.76**	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		09/03/2026	09/04/2026	13.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		09/04/2026	09/04/2026	16.90	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		09/10/2026	09/10/2026	15.56	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		09/10/2026	09/10/2026	16.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		09/15/2026	09/15/2026	16.70	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		09/18/2026	09/18/2026	14.00	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		09/22/2026	09/22/2026	17.20	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		09/25/2026	09/25/2026	14.10	mi

Ponds Treated

Prius ID	Customer ID
001-0001	B1
001-0003	E1
001-0005	E3
001-0018	D5
001-0021	F7
001-0023	C10
Prius ID	**Customer ID**
001-0002	E31
001-0004	E2
001-0006	E21
001-0007	B15
001-0008	A9
001-0009	10A
001-0010	10B
001-0011	A11
001-0012	A12
001-0013	A13

Pictured: Prius mission report.

Treatment maps are layered over community maps so technicians can follow assigned routes, verify completed areas, avoid shutoffs, and review work at the end of each mission. Special instructions are shown directly on the route map, and maps are checked and updated as the District grows.



Pictured: Actual sample route map used by drivers to complete ground ULV missions.

05

Resident Response, Safety & Reporting

A clear service pathway for activity reports, resident questions, field safety, and monthly accountability.

Resident questions and complaint response

District residents currently contact the District at (407) 841-5524 ext. 147 or isakalla@gmscfl.com regarding midge activity, treatment requests, and pesticide questions. The District forwards relevant information to Clarke for direct follow-up or pond scheduling. Clarke will provide a monthly call log with the date, name, and address of the caller.

The District may also choose to place a service link on its website. Under the recommended four-zone model, ponds outside the scheduled zone may be added at the adult treatment ATV ULV per mile rate.

Safety

Clarke is 100% OSHA compliant. New, veteran, and seasonal employees complete HAZWOPER training conducted by a certified trainer, with training signoffs retained in supervisor files. Motor vehicle reports are completed before drivers are hired.

- Provide consistent, high-quality service
- Protect residents and employees

- Protect the District

- Reduce liability risk for the District and Clarke

Monthly reporting

- Adulticiding report with miles sprayed and acres treated
- Larviciding report with square footage or acreage treated with biolarvicide
- Brief narrative of access issues or field challenges
- Service-request summary, including adulticiding requests
- Other pertinent information requested by the District

Program Options

Three scalable annual programs aligned to pond inventory, midge type, and budget priorities.

HIGH TIER

79 chironomid ponds • Natular G30
6 chaoborid ponds • Strike

MID TIER

22 chironomid ponds • Natular G30
6 confirmed chaoborid ponds • Strike
57 new untreated ponds • Skeeter

LOW TIER

85 ponds • Skeeter

OPTIONS

Authorized adjustments
Ponds later identified with chaoborid midges should be switched from Natular G30 or Skeeter to Strike and be invoiced per acre. Optional adult control is available by ATV or truck at a per-mile rate.

Pricing and Terms

Service	Proposed price
Optional initial assessment or testing	$250 per pond, one time
Option 1 – High Tier Program	Monthly $21,804.12 Annual $261,649.44
Option 2 – Mid Tier Program	Monthly $17,163.75 Annual $205,965.00
Option 3 – Low Tier Program	Monthly $9,757 Annual $117,084.00
Total first-year cost of Recommended Program: Mid Tier Program	Total $205,965.00
Additional Authorized Treatment: Strike larvicide treatment	Unit $698 per acre
Additional Authorized Treatment: Natular G30 larvicide treatment	Unit $276.85 per acre
Optional Service: Adult treatment – ATV ULV	Unit $85.10 per mile

Service	Proposed price
Optional Service: Adult treatment – Truck ULV	Unit $98.48 per mile

Terms

The offers in this proposal will be valid for acceptance through December 31st.

The duration of this contract will be three years with two – 1 year renewals. The terms of this Agreement will commence on its signing date (the "Effective Date") and will continue through **September 30, 2029**. There will be an annual increase to the fees associated with this contract of 3% or CPI index, whichever is greater.

SECTION B

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

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

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

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

Epperson Ranch CDD

Work Performed: Routine Aquatic Maintenance, Shoreline Erosion, Monthly Midge Fly treatment, Aeration Install
Revenue for Account: $79,380.00
Contact Name: Heath Beckett – District Manager
Email: hbeckett@vestapropertyservices.com
Phone Number: (321) 263-0132 x536

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

Poinciana Community Development District

Request for Proposals for Midge Management Services

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.

-Likely source ponds will be identified by documenting the location, frequency, and severity of resident inquiries regarding nuisance midge activity. This information provides a cost-effective means of developing a heatmap of problem areas and prioritizing ponds requiring more intensive treatment. Additional assessments may be conducted through Ekman dredge sampling to evaluate benthic midge larval densities and determine whether populations exceed established nuisance thresholds at the time of sampling. Ekman dredge sampling is available at an additional cost of $250 per sample, with a three-sample minimum ($750 minimum per assessment).

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.

-Monthly treatments utilizing the bioactive larvicide SKEETER are recommended. During scheduled aquatic maintenance visits, the site technician will visually assess midge activity and document observations to help evaluate treatment effectiveness and identify emerging problem areas. Additional sampling may be conducted as needed. Seasonal adjustments may be incorporated into the program, with reduced treatment frequency generally considered between November and March, subject to Board discussion and observed midge activity.

Unexpected midge emergence may be addressed through additional SKEETER applications or the use of alternative Bacillus thuringiensis israelensis (Bti) products, depending on the conditions observed and the desired response.

The proposed product, SKEETER, is a garlic oil-based formulation containing host-specific biological agents intended to target nuisance midges. Applications are performed using spray equipment mounted on UTVs and boats to provide coverage across designated pond surface areas.

Following implementation of the program, a reduction in midge activity is generally anticipated within approximately 30 days, with more substantial and consistent results expected over a 90-day period. Continued monthly treatment is necessary to maintain suppression.

Midge control should not be considered eradication. A baseline population will persist throughout the property, and additional midges may migrate from untreated ponds, neighboring properties, or protected areas outside the treatment program. Due to the widespread presence and high reproductive capacity of midges, no treatment program can reasonably be expected to eliminate them entirely.

Alternative Bti products may be utilized at the Board's discretion. While these products can provide effective short-term larval control, they generally require more frequent applications and greater labor inputs to maintain suppression, potentially resulting in higher long-term costs and less consistent control.

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.

-All products utilized in the midge management program will be labeled for their intended application and applied in accordance with product label requirements and applicable regulatory standards by appropriately licensed and trained technicians.

The proposed treatment products are specifically intended to target nuisance midges within the family Chironomidae. When applied according to label directions, these products are designed to minimize impacts to fish, littoral vegetation, water quality, and other non-target organisms. Application methods and treatment coverage will be selected to minimize unnecessary exposure to surrounding areas and residents utilizing adjacent amenities.

Treatment activities will be conducted in accordance with applicable environmental precautions, label restrictions, and licensing requirements to ensure responsible and appropriate application.

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.

Supplemental services outside the scope of the base agreement will be proposed and priced separately based on site-specific conditions, logistical requirements, material availability, and economic considerations. All supplemental services require prior written District authorization.

Fish Stocking: *Fish stocking is an effective supplemental means of reducing nuisance midge populations by introducing natural predators of midge larvae. Bluegill, Redear Sunfish (Shellcracker), and other native sunfish are generally effective generalist foragers and can provide sustained biological control when supported by suitable pond conditions. Fish stocking is most effective when paired with aeration or native littoral plantings that improve habitat and foraging opportunities. Established populations may reproduce naturally, providing long-term benefits. Stocking recommendations will consider pond conditions, existing fish populations, and appropriate stocking densities. Pricing is dependent on fish species, size, quantity, pond acreage, and seasonal availability. Typical stocking costs range from approximately $1–$2 per fish.*

Water Quality Testing: *Water quality sampling may be conducted to evaluate parameters such as dissolved oxygen, pH, nutrients, and other indicators of pond health. Testing is often more useful for identifying underlying causes of recurring algal growth or other water*

quality concerns than for directly assessing midge populations. Establishing baseline conditions is recommended, as subsequent sampling provides greater value when results can be compared over time to identify trends and evaluate changes. Pricing reflective of the parameters being tested and the number of samples taken. Ranging from $100-$400 per sample.

Nutrient Reduction Programs: *Nutrient reduction treatments commonly involve phosphate sequestration, targeting phosphorus as a limiting nutrient in aquatic systems. Phosphate-binding materials can be applied to reduce the availability of dissolved phosphorus in the water column, potentially limiting algal growth and other nutrient-driven organic production. Treatment recommendations will depend on supporting site findings and nutrient conditions. Pricing is based primarily on pond surface acreage, treatment requirements, and material costs at the time of quotation.*

Native Plantings: *Native littoral plantings can help establish a more functional aquatic ecosystem by providing habitat, food resources, and refuge for organisms that prey upon nuisance midges. Commonly selected species include Pickerelweed, Arrowhead, and native rushes, which are generally well suited to Florida stormwater retention areas. Plantings are best installed in staggered phases to improve survivorship and reduce the risk of seasonal conditions affecting the entire installation. Pricing is based on planting area, species selection, plant quantity, and seasonal availability. Typical installation costs are approximately $2 per plant.*

Aeration Installation: *Aeration systems improve pond circulation and overall aquatic conditions by increasing water movement and supporting dissolved oxygen levels. Properly designed systems can reduce stagnation, improve habitat suitability for fish, and support more stable pond conditions. Aeration may also contribute to reduced algae-related issues under appropriate conditions, although it is not a direct midge eradication method. Pricing depends on pond acreage, water volume, system design, installation access, electrical availability, and the amount of airline tubing required. Installation costs can range from several thousand dollars to substantially higher amounts where extensive electrical infrastructure or distribution piping is required.*

All supplemental measures will be evaluated individually based on observed site conditions, anticipated benefits, limitations, and applicable approvals before implementation.

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.

-Services can commence upon receipt of treatment materials, anticipated in late December or early January. Monthly treatments are recommended, with seasonal adjustments as appropriate.

Midge complaints can be addressed within as little as 48 hours, subject to material availability and scheduling. Steadfast will coordinate access, scheduling, resident notices, and follow-up with the District's designated Field Services contact.

No additional access arrangements or specialized equipment are anticipated.

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.

A report will be generated each treatment event detailing areas treated as well as any observed site conditions.

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	$250.00 per Ekman Sample, 3-sample minimum ($750.00).
Recommended recurring midge program – Once-per-month SKEETER application to all ponds (alternatively, March – November).	Monthly: $20,825.00 Annual: $249,900.00 Mar-Nov: $187,425.00
Total first year cost for the recommended program	Total: $249,900.00
Authorized **additional** treatment or complaint response.	Unit: $100.00/acre (additional)
Optional services listed separately	See above descriptions and approximate pricing.

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.

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

Quote

#EST000029

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

$249,900.00

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
12	**Midge Fly Treatment** Monthly midge fly treatment to all lakes in Poinciana CDD. Team of technicians to apply oil-based larvicide to all ponds twelve [12] times per year, once [1] per month, per label rate. 25-30 day efficacy. Estimated 263.21 AC. Est. Timeframe: 1 day per event. To be billed per event.	$20,825.00	$249,900.00

Subtotal	$249,900.00
Tax Total (%)	
Total	$249,900.00

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): _____

EST000029

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000229

11/03/2026

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

$187,425.00

Expires: 12/03/2026

Expires	Sales Rep
12/03/2026	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
9	**Midge Fly Treatment** Monthly midge fly treatment to all lakes in Poinciana CDD From March-November, (9 times per year). Team of technicians to apply oil-based larvicide to all ponds nine [9] times per year, once [1] per month, per label rate. 25-30 day efficacy. Estimated 263.21 AC. Est. Timeframe: 1 day per event. To be billed per event.	$20,825.00	$187,425.00

Subtotal	$187,425.00
Tax Total (%)	
Total	$187,425.00

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.

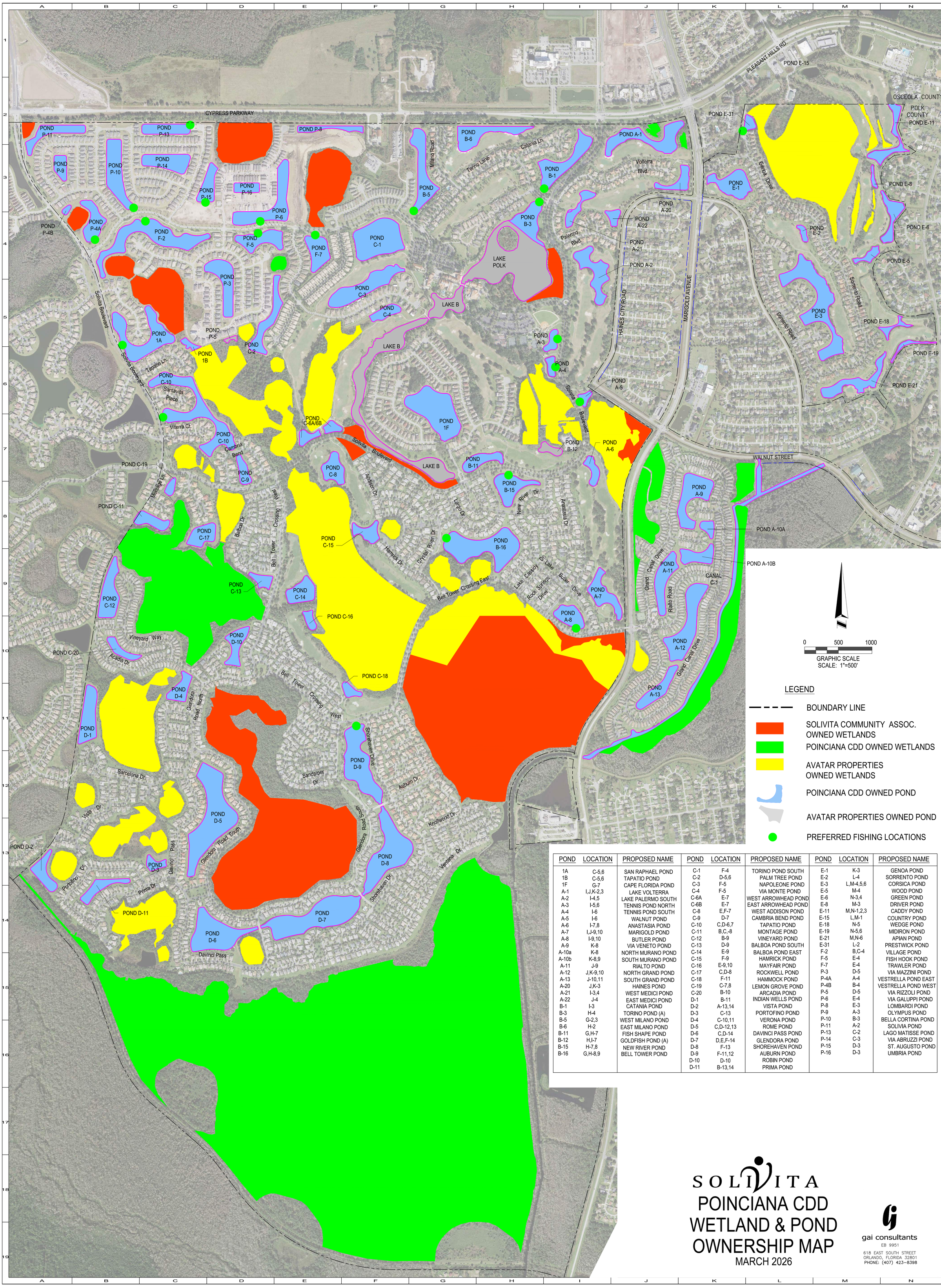
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000229



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 VIII

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

September 10, 2026

Poinciana Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Poinciana Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Poinciana Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,350. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Poinciana Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Poinciana Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Poinciana Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION IX

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, a tax-exempt organization under Section 501(c)(3) of the *Internal Revenue Code* (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: _____

If to SWA: Solivita Wildlife Advocates, a 501(c)(3) organization
_____
_____
Attention: _____
Email: _____
Telephone: _____

DRAFT

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.]

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EXHIBIT "C"

Participant Documents

[See attached.]

DRAFT

SECTION X

SECTION A

SECTION 1

Item will be provided under separate cover.

SECTION C

SECTION 1

Poinciana Community Development District
DRAFT Action Items November 2026

Meeting Assigned	Action Item	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	**In Process**	BOS approved retention letter with Gray Robinson (Cypress Parkway) 11.20.2024 and (Marigold) 05.20.2026. Marigold widening being monitored by Kathy.
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 maintenance invoice provided 10.09.2026. Letter to property owner mailed 10.22.2026.
10/21/26	Transfer portion of Lake Polk from CDD to HOA	**In Process**	Parcel ID 282714933542000930
03.18.2026	Review of parcels included with stormwater system to be considered for conveyance to CDD.	**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. BOS to review tracts for consideration of transfer to CDD 10.21.2026. 13 parcels approved for transfer 10.21.2026: 6, 8, 16, 23, 26, 33, 35, 37, 39, 42, 43
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. BOS directed legal letter regarding closure 09.16.2026. Meeting to review proposed repars scheduled 10.29.2026.
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	**On Hold**	
10.21.2026	RFP for Midge Management	**In Process**	Form of RFP approved 10.21.2026; proposals due 11.10.2026.
09.16.2026	Onboard Steadfast	**Completed**	Terminate Solitide. Legal agreement for Steadfast completed. Steadfast started service October 1. Letter to residents regarding transition provided to HOA 10.22.2026.

SECTION 2

Poinciana
Community Development District

Summary of Check Register

October 11, 2026 to November 7, 2026

Fund		Date	Check No.'s		Amount
General Fund					
	Truist	10/13/2026	414-415	$	4,199.05
		10/20/2026	416	$	4,778.30
		11/4/2026	417-419	$	22,350.70
				$	31,328.05
Payroll		**October 2026**			
		Anita L Nelson	ACH	$	184.70
		Jon R Cameron	ACH	$	184.70
		Richard B McKelvey	ACH	$	184.70
				$	554.10
				$	**31,882.15**

*** CHECK DATES 10/11/2026 - 11/07/2026 *** 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	#
10/13/26	00056	9/30/26	00079090	202609	310	51300-48000				*	389.99		
			BOS MTG DATES FY27										
									USA TODAY MEDIA CORP			389.99	000414
10/13/26	00017	10/12/26	2244448	202609	310	51300-31100				*	3,809.06		
			ENGINEER SERVICES SEP26										
									GAI CONSULTANTS, INC			3,809.06	000415
10/20/26	00027	10/13/26	159263	202609	310	51300-31500				*	4,778.30		
			GENERAL COUNSEL SEP26										
									LATHAM LUNA EDEN & BEAUDINE			4,778.30	000416
11/04/26	00014	10/01/26	94602	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	000417
11/04/26	00004	11/01/26	42533	202611	320	53800-46200				*	16,322.42		
			LANDSCAPE MAINT NOV26										
									FLORALAWN 2 LLC			16,322.42	000418
11/04/26	00001	10/01/26	335	202610	310	51300-34000				*	4,093.75		
			MANAGEMENT FEES										
		10/01/26	335	202610	310	51300-35200				*	78.17		
			WEBSITE ADMINISTRATION										
		10/01/26	335	202610	310	51300-35100				*	117.17		
			INFORMATION TECHNOLOGY										
		10/01/26	335	202610	310	51300-51000				*	.21		
			OFFICE SUPPLIES										
		10/01/26	335	202610	310	51300-42000				*	57.98		
			POSTAGE										
		10/01/26	335	202610	310	51300-42500				*	6.00		
			COPIES										
		10/01/26	336	202610	320	53800-12000				*	1,500.00		
			FIELD MANAGEMENT										
									GOVERNMENTAL MANAGEMENT SERVICES			5,853.28	000419

TOTAL FOR BANK C 31,328.05

TOTAL FOR REGISTER 31,328.05

SECTION 3

Poinciana

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Poinciana

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash				
Operating - Hancock Whitney	$ 10,765	$ -	$ -	$ 10,765
Operating - Truist	$ 90,600	$ -	$ -	$ 90,600
Money Market - Bank United	$ 654,269	$ -	$ 264,733	$ 919,001
Investments				
Series 2022				
Reserve	$ -	$ 137,953	$ -	$ 137,953
Revenue	$ -	$ 546,220	$ -	$ 546,220
Interest	$ -	$ 8	$ -	$ 8
Principal	$ -	$ 102	$ -	$ 102
Prepayment	$ -	$ 124,926	$ -	$ 124,926
Assessment Receivable	$ 285	$ 413	$ -	$ 698
Prepaid Expenses	$ 32,139	$ -	$ -	$ 32,139
Liabilities:				
Accounts Payable	$ 9,221	$ -	$ -	$ 9,221
Fund Balance:				
Assigned for:				
Capital Reserves	$ -	$ -	$ 264,733	$ 264,733
Nonspendable:				
Prepaid Items	$ 32,139	$ -	$ -	$ 32,139
Restricted for:				
Debt Service	$ -	$ 809,621	$ -	$ 809,621
Unassigned	$ 746,697	$ -	$ -	$ 746,697
Total Liabilities & Fund Balance	$ 788,057	$ 809,621	$ 264,733	$ 1,862,412

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 886,925	$ 886,925	$ 892,910	$ 5,985
Interest	$ 8,673	$ 8,673	$ 22,915	$ 14,242
Miscellaneous Revenue	$ -	$ -	$ 9,002	$ 9,002
Total Revenues	**$ 895,598**	**$ 895,598**	**$ 924,827**	**$ 29,229**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 12,000	$ 10,000	$ 2,000
FICA Expense	$ 918	$ 918	$ 842	$ 77
Engineering	$ 20,000	$ 20,000	$ 25,208	$ (5,208)
Attorney	$ 35,000	$ 35,000	$ 37,932	$ (2,932)
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	$ 46,786	$ 46,786	$ (0)
Information Technology	$ 1,339	$ 1,339	$ 1,339	$ 0
Website Maintenance	$ 893	$ 893	$ 893	$ (0)
Telephone	$ 100	$ 100	$ -	$ 100
Postage	$ 2,600	$ 2,600	$ 1,108	$ 1,492
Printing & Binding	$ 500	$ 500	$ 327	$ 173
Insurance	$ 8,927	$ 8,927	$ 8,228	$ 699
Legal Advertising	$ 5,500	$ 5,500	$ 1,333	$ 4,167
Other Current Charges	$ 2,400	$ 2,400	$ 1,580	$ 820
Office Supplies	$ 400	$ 400	$ 3	$ 397
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 150,146**	**$ 150,146**	**$ 146,028**	**$ 4,118**

Poinciana

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Operations & Maintenance				
Field Services	$ 11,474	$ 11,474	$ 11,474	$ -
Property Insurance	$ 25,494	$ 25,494	$ 22,722	$ 2,772
Electric	$ 1,800	$ 1,800	$ 2,149	$ (349)
Landscape Maintenance	$ 205,665	$ 205,665	$ 197,369	$ 8,296
Aquatic Control Maintenance	$ 165,444	$ 165,444	$ 153,790	$ 11,654
Aquatic Midge Management	$ 191,733	$ 191,733	$ 189,805	$ 1,928
Pressure Washing	$ 12,000	$ 12,000	$ 2,850	$ 9,150
Lift Station Maintenance	$ 3,000	$ 3,000	$ -	$ 3,000
R&M - Plant Replacement	$ 10,000	$ 10,000	$ 7,333	$ 2,667
Storm Structure Repairs	$ 41,616	$ 41,616	$ 3,699	$ 37,917
Stormwater Water Quality/Landscape Improvements	$ 23,500	$ 23,500	$ 12,930	$ 10,570
Contingency	$ 12,000	$ 12,000	$ 23,615	$ (11,615)
Excess (Deficiency) of Revenues over Expenditures	$ 41,726		$ 151,063	
Other Financing Sources/(Uses):				
Transfer Out - Capital Reserve	$ (41,726)	$ (41,726)	$ (41,726)	$ -
Total Other Financing Sources/(Uses)	**$ (41,726)**	**$ (41,726)**	**$ (41,726)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 109,337**	
Fund Balance - Beginning	$ -		$ 669,500	
Fund Balance - Ending	$ -		$ 778,837	

Poinciana

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:				
Assessments - Tax Roll	$ 1,278,850	$ 1,278,850	$ 1,285,427	$ 6,577
Assessments - Prepayments	$ -	$ -	$ 124,181	$ 124,181
Interest	$ 20,000	$ 20,000	$ 33,334	$ 13,334
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		$ 140,082	
Fund Balance - Beginning	$ 523,210		$ 669,539	
Fund Balance - Ending	$ 526,583		$ 809,621	

Poinciana

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:				
Interest	$ 5,000	$ 5,000	$ 8,432	$ 3,432
Expenditures:				
Miscellaneous	$ -	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 5,000		$ 8,432	
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**		**$ 50,158**	
Fund Balance - Beginning	$ 214,104		$ 214,575	
Fund Balance - Ending	$ 260,830		$ 264,733	

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)	$ 285	$ 892,910
Interest	$ 1,379	$ 1,290	$ 1,021	$ 1,040	$ 2,503	$ 2,745	$ 2,488	$ 2,339	$ 2,062	$ 2,038	$ 2,048	$ 1,960	$ 22,915
Miscellaneous Revenue	$ -	$ 100	$ 8,802	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100	$ 9,002
Total Revenues	**$ 1,379**	**$ 239,838**	**$ 563,366**	**$ 28,790**	**$ 21,453**	**$ 25,304**	**$ 27,381**	**$ 6,118**	**$ 14,237**	**$ 2,104**	**$ (7,489)**	**$ 2,345**	**$ 924,827**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 2,000	$ -	$ 1,000	$ 1,000	$ 10,000
FICA Expense	$ 153	$ 77	$ -	$ 77	$ 77	$ 77	$ 77	$ -	$ 153	$ -	$ 77	$ 77	$ 842
Engineering	$ 2,688	$ 1,938	$ -	$ -	$ 4,003	$ 4,172	$ 1,003	$ 2,908	$ 1,620	$ 1,688	$ 1,381	$ 3,809	$ 25,208
Attorney	$ 4,267	$ 3,966	$ 610	$ 6,149	$ 2,910	$ 4,122	$ 1,801	$ 3,284	$ 2,748	$ 322	$ 2,976	$ 4,778	$ 37,932
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	$ 3,899	$ 46,786
Information Technology	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 112	$ 1,339
Website Maintenance	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 893
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 50	$ 60	$ 4	$ 413	$ 11	$ 206	$ 9	$ 67	$ 2	$ 50	$ 234	$ 2	$ 1,108
Printing & Binding	$ 13	$ -	$ 67	$ -	$ 3	$ 3	$ 157	$ 31	$ 3	$ 41	$ -	$ 9	$ 327
Insurance	$ 8,228	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,228
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 232	$ 711	$ -	$ -	$ 390	$ 1,333
Other Current Charges	$ 201	$ 101	$ 123	$ 58	$ 158	$ 144	$ 141	$ 143	$ 82	$ 141	$ 139	$ 149	$ 1,580
Office Supplies	$ 0	$ 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**	**$ 14,299**	**$ 146,028**

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	$ 956	$ 11,474
Property Insurance	$ 22,722	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,722
Electric	$ 102	$ 117	$ 135	$ 109	$ 106	$ 241	$ 262	$ 220	$ 195	$ 217	$ 202	$ 243	$ 2,149
Landscape Maintenance	$ 16,322	$ 17,822	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 16,322	$ 197,369
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	$ 12,822	$ 153,790
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	$ 15,913	$ 189,805
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**	**$ 46,257**	**$ 627,737**
Total Expenditures	**$ 94,273**	**$ 63,318**	**$ 56,396**	**$ 61,434**	**$ 62,032**	**$ 75,703**	**$ 54,548**	**$ 58,650**	**$ 64,598**	**$ 59,633**	**$ 62,623**	**$ 60,556**	**$ 773,764**
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)	$ (70,111)	$ (58,211)	$ 151,063
Other Financing Sources/(Uses):													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ (41,726)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (41,726)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ (41,726)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (41,726)**
Net Change in Fund Balance	**$ (92,894)**	**$ 176,520**	**$ 506,970**	**$ (74,370)**	**$ (40,579)**	**$ (50,399)**	**$ (27,167)**	**$ (52,532)**	**$ (50,361)**	**$ (57,529)**	**$ (70,111)**	**$ (58,211)**	**$ 109,337**

Poinciana

Community Development District

Special Assessment Receipts

Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

Date	Distribution	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Property Appraiser 1%	Net Assessments Received	General Fund
								100%
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
12/19/25	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)	$ (9,536.76)	$ (9,536.76)
11/2/26	07/01/26-09/30/26	$ 285.43	$ -	$ -	$ -	$ -	$ 285.43	$ 285.43
Total Collected		**$ 957,032.16**	**$ (37,811.03)**	**$ (18,383.50)**	**$ 1,609.23**	**$ (9,536.76)**	**$ 892,910.10**	**$ 892,910.10**
Percentage Collected								**101%**

DEBT SERVICE ASSESSMENTS

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

Date	Distribution	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Property Appraiser 1%	Net Assessments Received	Debt Service Fund
								100%
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
12/19/25	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% Admin Fee	$ -	$ -	$ -	$ -	$ (13,721.15)	$ (13,721.15)	$ (13,721.15)
11/2/26	07/01/26-09/30/26	$ 412.97	$ -	$ -	$ -	$ -	$ 412.97	$ 412.97
Total Collected		**$ 1,377,065.54**	**$ (53,855.81)**	**$ (26,283.56)**	**$ 2,221.79**	**$ (13,721.15)**	**$ 1,285,426.81**	**$ 1,285,426.81**
Percentage Collected								**101%**

SECTION D

SECTION 1

Item will be provided under separate cover.

SECTION 2

Printed: Oct 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 5, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treat ponds p11,p9,p10,p4b,p4a,f2,p13,p14,p15,p16,p8,p6,f5,p3,f7,c1,b5, for grasses and pond p11 was treated for algae
Weather Conditions:
Partly cloudy with chance of storms Mon, Oct 5, 2026, 2:24 PM

89°F
77°F
Wind: 7 mph
Humidity: 92%
Total Precip: 0.25"

Attachments: 10



Printed: Oct 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 12, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds A1,A21,A22,A20,A2,A5 for algae and grasses and duckweed pond 21
Weather Conditions:
Sunny Mon, Oct 12, 2026, 2:58 PM

85°F
66°F
Wind: 9 mph
Humidity: 96%
Total Precip: 0"

Attachments: 6








Printed: Oct 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 12, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds B6,B1,B3,A3,A4,A9,A10-A,A10-B,A12,A11,A13 for algae and grasses
Weather Conditions:
Sunny Mon, Oct 12, 2026, 2:58 PM

85°F
66°F
Wind: 9 mph
Humidity: 96%
Total Precip: 0"

Attachments: 9



Printed: Oct 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 15, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds B15,D9,D8,D7,D6,D5, for algae and ponds b12,a6,b15,b16,a7,a8,c6-A,c6-B,c13,c14,c16,c18,d9,d8,d7,d6,d5,d3,d11,d2,d4 were treated for grasses
Weather Conditions:
Partly cloudy with isolated storms Thu, Oct 15, 2026, 2:46 PM



88°F
68°F

Wind: 9 mph
Humidity: 100%
Total Precip: 0"

Attachments: 0

Printed: Nov 9, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 19, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds E31,E11,E8,E6,E5,E18,E19,E21,E3,E2,E1,A20,A22,A21 for grasses and ponds A20,A21, and A22, were treated for algae
Weather Conditions:
Partly cloudy with showers Mon, Oct 19, 2026, 2:54 PM

81°F
65°F
Wind: 17 mph
Humidity: 95%
Total Precip: 0.02"

Attachments: 3





Printed: Nov 9, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 21, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds D9,D8,D7,D6,D5,1F,B11,B15 for grasses and ponds D5,B15, were treated for algae
Weather Conditions:
Mostly sunny Wed, Oct 21, 2026, 3:19 PM

82°F
60°F
Wind: 12 mph
Humidity: 92%
Total Precip: 0"

Attachments: 7









Printed: Nov 9, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

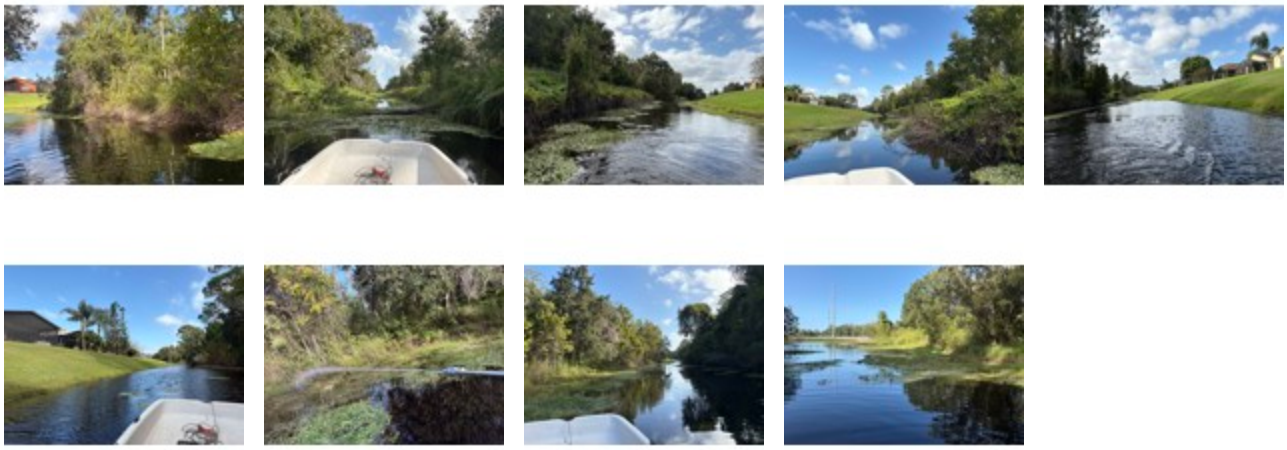
Daily Logs List

Oct 26, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated the canal for grasses,duckweed,lilies
Weather Conditions:
Partly cloudy with showers Mon, Oct 26, 2026, 1:25 PM

83°F
68°F
Wind: 19 mph
Humidity: 95%
Total Precip: 0.07"

Attachments: 9



Printed: Nov 9, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 29, 2026

Job: SE1955 Poinciana CDD RAM
Title:
Added By: Richard Perez
Log Notes:
Treated ponds P9,C6A,C6B,C1, for algae and hyrilla and ponds
P11,P10,P9,P4A,P4B,F2,1A,1B,C10,C9,C6A,C6B,C2,F5,P3,F7,C1,C3,C4,P8,P6,P16,P15,P14, were treated for grasses
Weather Conditions:
Partly cloudy with showers Thu, Oct 29, 2026, 2:45 PM

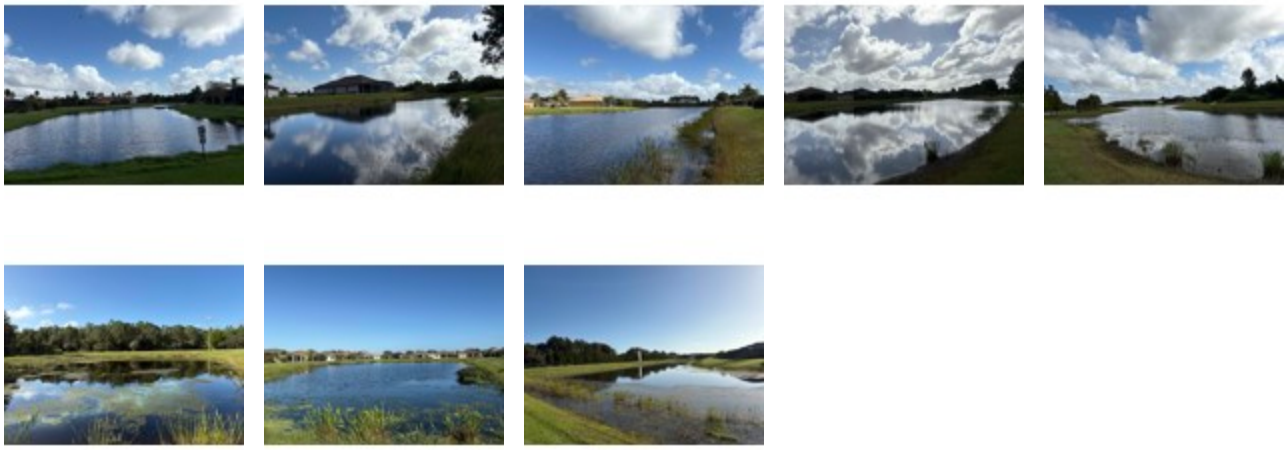


84°F
73°F

Wind: 16 mph
Humidity: 90%
Total Precip: 0.07"

Attachments: 43







Poinciana CDD Aquatics

Inspection Date:

11/6/2026 2:37 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: A1/A2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

A1 - Mild planktonic algae growth in some of the corners. Most of it appears to have been treated recently and has begun decay. Any remaining will be addressed this week.

A2 - Nuisance grasses present amid beneficial plants. Carefully targeted herbicide treatments are ongoing as to not harm the beneficials.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us Surface Filamen us
X Planktonic Cyanobac eria
GRASSES: N/A X Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

SITE: A4/A5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

A4 - Most of the filamentous algae present is well into decay. Technicians will monitor for new growth and treat as needed.

A5 - Planktonic algae is starting to form. This will be address during service this week. Nuisance grasses amid beneficials will also be treated at that time.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us X Surface Filamen us
X Planktonic Cyanobac eria
GRASSES: N/A X Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

Inspection Report

SITE: A7/A8

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving





Comments:

A7 - A few patches of nuisance grass present around the perimeter. A technician will address during an upcoming service.

A8 - Some regrowth of filamentous algae present in previously treated mats. Follow -up algaecide treatments will be done this week.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us ✕Surface Filamen us
Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

SITE: A20/A21

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

A20 - Filamentous algae present. It was just treated yesterday and will take a few days before decay becomes evident. A technician will follow up this week and re-treat if needed.

A21 - Mild nuisance grass growth amid beneficials. Targeted treatments are also occurring here.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us ✕Surface Filamen us
Planktonic Cyanobac eria
GRASSES: ✕N/A Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

Inspection Report

SITE: A22/E1

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

A22 - Yesterday's algaecide treatment has started to take effect. Mats are breaking up and decaying. Technicians will monitor for new growth and address accordingly.

E1 - More evidence from recent algaecide treatment. Both types of algae have began decaying and will be followed up upon during and upcoming service. Nuisance grasses will be re-treated if needed.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us ✕Surface Filamen us
✕ Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

SITE: E2/E3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

E2 - Either submersed vegetation or smartweed present around the perimeter. These often take multiple rounds of herbicide application to being clearing. Treatments will continue until conditions improve.

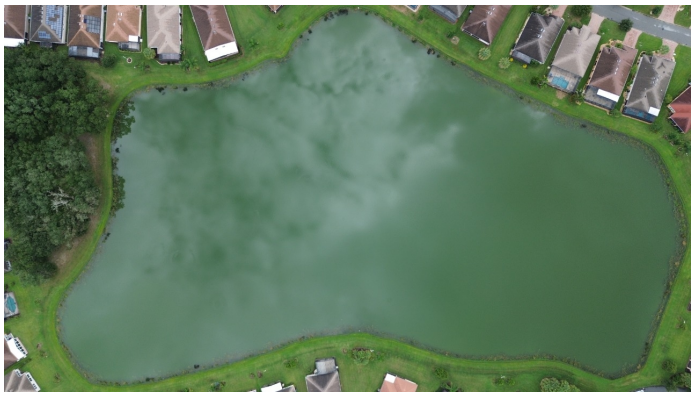
E3 - Another pond treated yesterday. This will likely need another application due to the size of the bloom. A technician will inspect this week and treat as needed. Any patches of duckweed will also be addressed.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamen us Surface Filamen us
✕ Planktonic ✕Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush ✕ O her. Duckweed

Inspection Report

SITE: E5/E6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

E5 - Either turbidity or planktonic algae has created cloudy water. A technician will inspect and treat accordingly. I'll continue to monitor the turbidity and recommend remediation if it doesn't clear naturally.

E6 - Mild nuisance grass growth amid beneficials. Targeted treatments will continue until unwanted growth has cleared. Apologies for the poor angle on this photo; the wind caught the camera last-second.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamen us Surface Filamen us
Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

SITE: E8/E11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

E8 - Thick beneficial growth. Technicians will monitor for encroaching nuisance grasses an treat as needed.

E11 - Similar conditions as E8. There appears to be previously treated nuisance grasses within the beneficials already.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamen us Surface Filamen us
Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush O her.

Inspection Report

SITE: E18/E19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

E18 - More thick beneficial growth. Ponds like these often stay in great condition and easy to maintain due to the density of growth. Technicians monitor nonetheless.

E19 - Duckweed present. This type of growth has been more common this year. Technicians are equipped with herbicide targeted for growth like this and will be applying it to ponds in need during service.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamen us Surface Filamen us
Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush ✕O her: Duckweed

SITE: E21/E31

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

E21 - Aside from the fenced section, the pond is in excellent condition. Little to no nuisance growth observed.

E22 - More duckweed present in one corner. A technician will apply targeted herbicides during service this week.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamen us Surface Filamen us
Planktonic Cyanobac eria
GRASSES: N/A ✕Minimal Modera e Substan ial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennyw rt Babytears Chara
Hydrilla Slender Spikerush ✕O her: Duckweed

MANAGEMENT SUMMARY



The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

Typical end-of-season pond conditions today. The weather has been exceptionally warm the last few weeks so algae is staying around longer than expected. An incoming cold front next weekend will be a great aid to technicians to clear up any remnants for the season.
Grass growth has slowed down significantly. Since partnering with this community, we've already made decent progress at clearing these grasses as well. Another month at this rate and we'll see notable changes in pond conditions.

RECOMMENDATIONS

Continue to 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.

Continue to 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.

Thank you for choosing Steadfast Environmental!

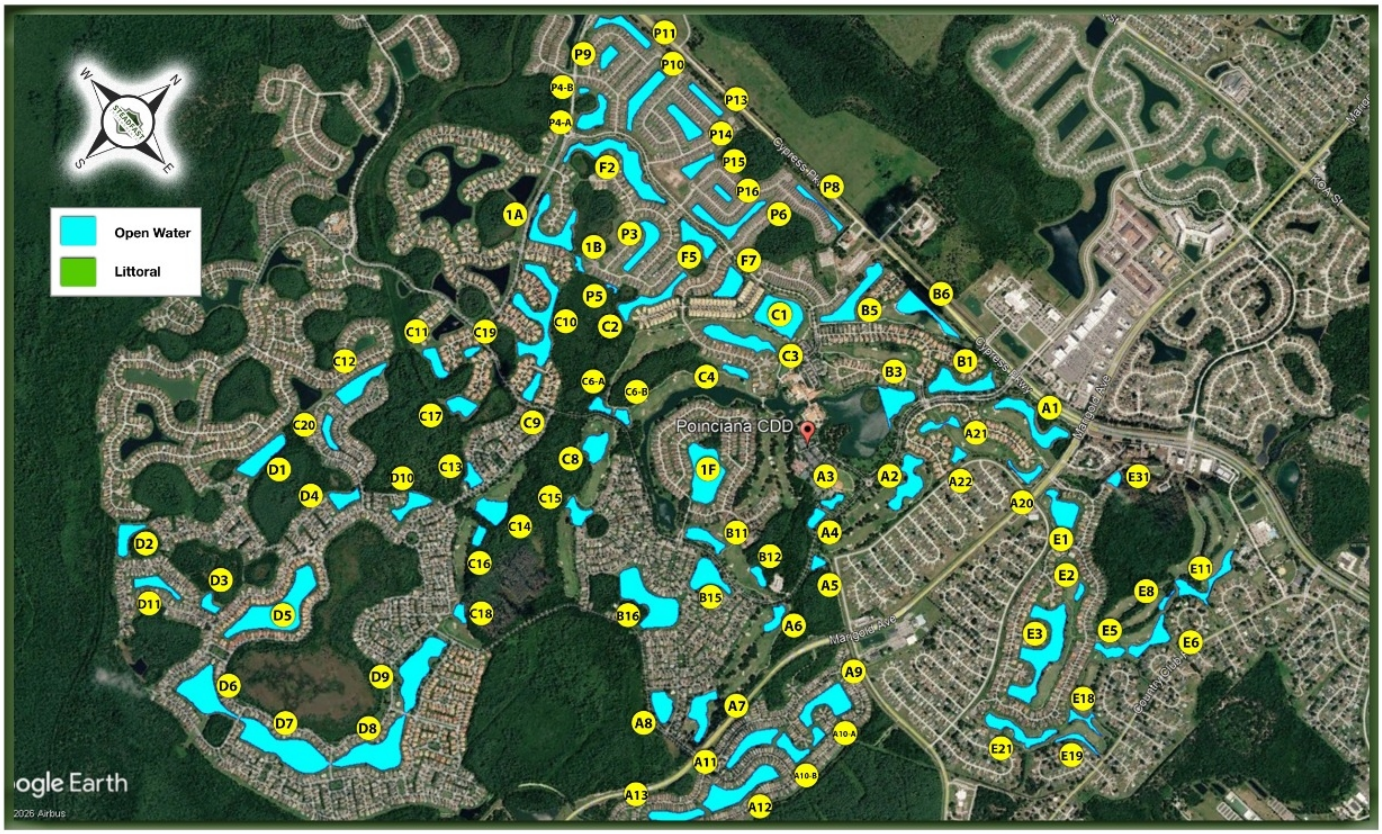
MAINTENANCE AREA

STEADFAST

POINCIANA CDD

385 Village Dr, Poinciana, FL 34759

Gate Code:



SECTION 3

All Services By Customer Summary

Poinciana Community Development Dist (S07800)

Filter Date between 10/01/2026 and 10/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		10/26/2026	10/26/2026	9.67	acr
Total						9.67	
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/01/2026	10/01/2026	14.40	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/02/2026	10/02/2026	16.80	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/07/2026	10/07/2026	17.40	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/09/2026	10/09/2026	13.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/15/2026	10/15/2026	16.40	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/15/2026	10/15/2026	12.50	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/22/2026	10/22/2026	12.50	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/23/2026	10/23/2026	17.30	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/26/2026	10/26/2026	13.80	mi
Total						134.70	

Ponds Treated

POINCIANA	
Prius ID	**Customer ID**
001-0001	B1
001-0003	E1
001-0005	E3
001-0018	D5
001-0021	F7
001-0023	C10

SECTION 4

Poinciana CDD - Customer Complaint Log

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved
10/05/2026	Cynthia Nall	397 Sorrento Rd	PE3	Midges; requesting spraying around front of home	Joel	Requested adulticide treatment with Clarke and clarified that spraying resident homes is not allowed.	10/05/2026
10/05/2026	Barb Reinhold	3639 Via Monte Napoleone Dr.	C3	Swale not weed whacked ahead of heavy rains	Joel	Requested string trimming swale area with Floralawn.	10/05/2026
10/05/2026	Bob Cox	2243 Palm Tree Dr.		Questions about nature preserve		Left resident a voicemail requesting more information	10/05/2026
10/06/2026	Beverly Briggs	1337 Lombardi Ct	P8	Follow up; Overgrowth & algae	Joel	Made resident aware that new vendor has started in Oct. with turnaround targeted for early Spring.	10/07/2026
10/06/2026	Donald Price	507 Palermo Blvd	PA21	Algae bloom present; overgrown edge grasses	Joel	Made resident aware that new vendor has started in Oct. with turnaround targeted for early Spring.	10/07/2026
10/07/2026	Gus Silva	738 Via Como St	P15	Following up	Joel	Identified the picture he sent of "weeds" as littoral plantings and explained its benefits.	10/07/2026
10/08/2026	William Fischetti	528 Via Veneto Ct	PA911	Hydrilla in pond, requesting removal	Joel	Made resident aware that new vendor has started in Oct. and currently servicing the district.	10/09/2026
10/08/2026	Barbra Deacon	519 Palermo Blvd	PA21	Algae in corners of pond	Joel	Made resident aware that new vendor has started in Oct. and currently servicing the district.	10/09/2026
10/08/2026	Jon Cameron		General	Ponds looking worse, as vendor suggested; will clear up with treatment	Joel	Confirmed with Jon on pond conditions and made him aware of pond reports citing days and ponds treated, thus far.	10/08/2026
10/08/2026				Complaint about bridge repairs; downed debris	Joel/Golf Course	Made resident aware of repair responsibilities.	10/09/2026
10/09/2026	Alvin Chipman	3624 Via Rizzoli Ct	Tract A	Following up on damaged property; hasn't heard from Juniper	HOA	Resident was made aware that the CDD has no involvement of the aluminum fences on the retention walls.	10/09/2026
10/12/2026	Nidia Fonseca	3814 Via Garibaldi Dr.	Tract C3	High edge grasses/weeds	Joel	Requested spraying of the overgrown weeds to Steadfast.	10/12/2026
10/16/2026	Joy Aronson	151 Terra Vista Lane	General	Follow up on new vendor; ponds appear worse	Joel	Made resident aware that new vendor has targeted a pond turnaround for early Spring.	10/16/2026
10/16/2026	Deborah Stafford	525 Tapatio Lane	P1	Area behind home overgrown; requesting maintenance	Joel	Recommended tree limbs encroaching resident/HOA property line can be trimmed vertically. Verified with HOA if they would accomdate	10/16/2026
10/20/2026	Tom Kettwig	656 Portofino Drive	P-D2	Requesting follow up; no improvement on weeds & algae	Joel	Made resident aware that new vendor has started in Oct. and currently servicing the district.	10/21/2026
10/20/2026	Frank Galinsky	524 Milano Rd	PB6	Area near pond not being mowed	Joel	Explained that the vendor has been advised to not mow saturated areas to avoid ruts.	10/21/2026

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved
10/20/2026	Angela Damico	1232 Glendora Dr	PD4	Following up on tree trimming	Joel	Advised that proposal has been added to Oct. agenda	10/21/2026
10/20/2026	Jon Cameron		D6	Weeds in/around concrete, algae growing	Joel	Reviewed area prior to meeting, advised vendor to spray algaecide on areas with present algae. Will schedule maintenance to remove the weeds and patch cracks.	10/21/2026
10/22/2026	Nidia Fonseca	3814 Via Garibaldi Dr.	Tract C3	Requesting update on new vendors & treatment schedule of pond	Joel	Confirmed sending request to Steadfast for weed treatment.	10/23/2026
10/23/2026	Alvin Chipman	3624 Via Rizzoli Ct	Tract A	Follow up; no response from Juniper		Restated that CDD has no jurisdiction on HOA repairs nor it's vendors.	10/23/2026
10/23/2026	Tom Ross	1066 Umbria Dr.	P8	Requesting information on maintenance of pond	Joel	Confirmed that picture sent has evidence of treatment on the grasses and explained vendor is targeting pond turnaround in early Spring.	10/23/2026
10/26/2026	Steve Mizel	117 Torino Lane	PB1	Following up on palm trimming	Joel	Explained that HOA signed a maintenance agreement to maintain landscaping beds, irrigation, and palms back in 2024. Confirmed with HOA that palms have been scheduled for trimming.	10/26/2026
10/27/2026	Rod Clemons	1349 Lombardi Ct	P8	Overgrown pond edge grasses	Joel	Provided the same update as Mr. Ross.	10/28/2026
10/27/2026	Dale Suggs	770 Vineyard Way	PC12	Overgrown weeds around pond	Joel	Provided date the pond was serviced from Steadfast treatment log.	10/28/2026
10/28/2026	Andrew Parr	575 San Raphael St	P1	Requesting treatment of pond	Joel	Provided date the pond was serviced from Steadfast treatment log.	10/28/2026
10/30/2026	Judy Lipkin	136 Milan Lane	P-D1	Requesting treatment of pond	Joel	Provided date the pond was serviced from Steadfast treatment log.	10/30/2026
10/30/2026	Ronald Kiefer	250 Acadia Dr	PC20	High edge grasses/weeds; large floating grass islands in pond	Joel	Scheduling review of the pond and algaecide treatment with Steadfast.	10/30/2026

SECTION 5

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000239

11/04/2026

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

$56,961.50

Expires: 12/04/2026

Expires	Sales Rep
12/04/2026	Kevin Riemensperger

Description of Work

Aquatic Insecticide / Larvicide applications for midge fly control and maintenance within the ponds at Poinciana CDD.

Treatment Scope: 3 applications per treatment. Each application to occur within 14 days of prior event. A FULL TREATMENT CYCLE TAKES 45 DAYS

Treatment to occur following executed proposal. Materials are not stocked in house. Typically freight for midge fly larvicide takes 2 weeks +/- a few days to arrive. The order is placed upon receipt of an executed proposal.

Technician's will utilize combination of boat, UTV and blower to better distribute insecticide / larvaecide evenly to the bottom of the pond where the midge larvae dwell. Some applications will be made with a granular blower in addition to 30 day release briquettes

50% deposit required at time of Board Signature in order for material aquisition to proceed with treatment.

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	**Midge Fly Treatment** Midge Fly Treatment - 85 Ponds	$56,961.50	$56,961.50
		Subtotal	$56,961.50
		Tax Total (%)	
		Total	$56,961.50

EST000239

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000239

11/04/2026

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): _____

EST000239