

*Poinciana West
Community Development District*

Agenda Package

January 19, 2022

AGENDA

Poinciana West

Community Development District

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

January 12, 2022

**Board of Supervisors
Poinciana West Community
Development District**

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, January 19, 2022 at 9:30 AM at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

Link: <https://zoom.us/j/94240027473>

Dial-in Number: (646) 876-9923

Meeting ID: 942 4002 7473

Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the November 17, 2021 Meeting
5. Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Consideration of Contract Agreement with Polk County Property Appraiser
7. Consideration of Proposal for Stormwater Needs Analysis
8. Consideration of Property Conveyance from Taylor Morrison to Poinciana West Community Development District
9. Consideration of Proposal for Stocking Pond with Gambusia and Grass Shrimp for Midge Control
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Customer Complaint Log
11. Supervisor's Requests
12. General Audience Comments
13. Other Business
14. Next Meeting Date – March 16, 2022
15. Adjournment

MINUTES

**MINUTES OF MEETING
POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **November 17, 2021** at 9:30 a.m. at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Peggy Gregory	Chairman
Roy LaRue	Vice Chairman
Mayra Skeete	Assistant Secretary
Dr. Maneck Master	Assistant Secretary
Joe Clark	Assistant Secretary

Also present were:

Tricia Adams	GMS
Kathy Leo <i>via phone</i>	District Engineer
Clayton Smith	Assistant Field Manager
Tim Gardner	Clarke
Nora Schuster	Taylor Morrison
Sheri Wollschlager	Club Manager
Rudy Bautista	Taylor Morrison
Cherrief Jackson	Clarke

The following is a summary of the discussions and actions taken at the November 17, 2021 Poinciana West 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. All five Board members were in attendance. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

Ms. Adams gave the public an opportunity to comment on items that were presented on the agenda and asked for the public to keep their comments to three minutes. She also asked the Zoom attendees if there were any public comments. There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 15, 2021 Meeting

Ms. Adams presented the Board with the minutes from the September 15, 2021 meeting and asked for any comments or corrections. There being none, the next item followed.

On MOTION by Dr. Master, seconded by Mr. Clark, with all in favor, the Minutes from the September 15, 2021 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Alligator Warning Signage for Stormwater Ponds

Ms. Adams stated that this was being presented as a result of aggressive alligator behavior that a resident brought to the Board’s attention at the previous meeting when an alligator attack on a dog was reported. The District’s insurance provider makes recommendations on steps that the District should take in order to make the District as safe as possible which in this case is to install alligator warning signs at certain ponds.

Ms. Adams and the Board discussed a signage proposal that was recommended by the insurance company. The insurance company identified areas that they recommend signs are installed. These were areas where people are likely to access in order to view the pond.

On MOTION by Mr. LaRue, seconded by Ms. Gregory, with all in favor, the Installation of Alligator Warning Signage as Presented for Stormwater Ponds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021

Ms. Adams outlined the agreement sent in by Berger, Toombs, Elam, Gaines & Frank for the Board. She explained that the fiscal year ended September 30, 2021 and that the state of Florida

requires an annual independent audit each year that must be filed by June. Ms. Adams stated that the agreement shows the fee amount for Fiscal Year 2021 to be a not-to-exceed amount of \$3,310 which was in accordance with the audit agreement.

On MOTION by Mr. Clark, seconded by Ms. Skeete, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leo, District Engineer, added some explanation to the pond illustrations presented earlier in the meeting when the alligator signage was discussed. She also reviewed the rainfall amounts in comparison to 2020 and stated that they are a little behind on rainfall coming out of summer.

Some residents had asked about ponds being used for irrigation in the community, and Ms. Leo confirmed that there were no ponds used for irrigation in Poinciana West.

C. District Manager

i. Approval of Check Registers

Ms. Adams presented the check register from September 7th through November 10th to the Board totaling \$52,477.92. The detail for the check run summary can be found in the agenda packet.

On MOTION by Dr. Master, seconded by Ms. Skeete, with all in favor, the Check Register totaling \$52,477.92, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financials for the Board. She stated there was no action required by the Board.

iii. S&P Rating Report Update

Ms. Adams explained that the District had issued bonds at one point, and those were recently rated. She stated that they went from a BBB+ to an AA- rating.

D. Field Manager

i. Field Manager’s Report

Mr. Smith presented the Field Manager’s report which can be found in the agenda package. Mr. Smith went into detail about the ponds and the fish in them.

ii. Customer Complaint Log

Mr. Smith presented the customer complaint log. This is provided in the agenda. All but one complaint had been handled. He stated that they were pond issues.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Adams asked if there were any Board members who wanted to bring up any items or comments. The Board brought up to Ms. Adams that they would like to see the page numbers on the agenda in the future.

NINTH ORDER OF BUSINESS

General Audience Comments

- Susan Godlewski (658 Irvine Ranch): This resident inquired about how many wildlife signs were being purchased. The Board answered that 13 signs were being purchased. Ms. Godlewski also thanked the Board for the support regarding midge control.
- Bruce Allen (Unidentified Address): The resident was concerned about the new sign’s verbiage. Ms. Adams read the full signage for the Board and the resident. Mr. Allen also asked about what insurance coverage limit was in place. He also asked for the number of claims regarding damage by alligators in the past five years.
- John Harrison (1048 Harbor Ridge Drive): This resident asked for information regarding a lawsuit that was not a CDD matter.
- Jim Williams (500 Viterra Court): This resident had questions about insurance and the provider, along with questions about the premium.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – January 19, 2022

The next meeting date is scheduled for January 19, 2022.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Gregory, seconded by Dr. Master, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2022 Data Sharing and Usage Agreement

POINCIANA WEST CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **POINCIANA WEST CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

POINCIANA WEST CDD

Signature: 

Signature: _____

Print: Marsha M. Faux CFA, ASA

Print: _____

Title: Polk County Property Appraiser

Title: _____

Date: December 1, 2021

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Friday, December 03, 2021 by and between the Poinciana West Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2022 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Poinciana West Community Development District.
3. The term of this Agreement shall commence on January 1, 2022 or the date signed below, whichever is later, and shall run until December 31, 2022, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2022 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 15, 2022**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Thursday, September 15, 2022**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2022 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2022 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Thursday, September 15, 2022** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

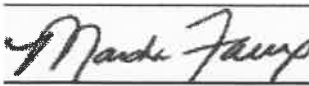
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VII



Orlando Office
 618 East South Street
 Suite 700
 Orlando, Florida 32801

T 407.423.8398
 F 407.843.1070

December 8, 2021

Project No. A171207.01

Ms. Tricia Adams
 Poinciana West Community Development District
 District Manager
 Governmental Management Services
 219 E. Livingston Street
 Orlando, Florida 32801

**Proposal for Professional Services
 Stormwater Needs Analysis**

Dear Ms. Adams:

GAI Consultants, Inc. ("GAI" or "the Consultant") is pleased to submit this Fee Proposal for Professional Services to the Poinciana West Community Development District ("the Client") for the above-referenced project. This proposal reflects the anticipated Scope, and related costs for services to be provided based on our knowledge of the project to date.

Project Understanding

Section 403.9302, Florida Statutes, requires a 20-year stormwater needs analysis from local governments, including CDDs. The statutory requirements of the report include:

- Part 1.0 Detailed description of the stormwater management program
- Part 2.0 Detailed description of the stormwater management system and its facilities and projects
- Part 3.0 The number of current and projected residents served in 5-year increments
- Part 4.0 The current and projected service are for the stormwater management program or stormwater management system
- Part 5.0 The current and projected costs of providing services calculated in 5-year increments
- Part 6.0 The estimated remaining useful life of each facility or its major components
- Part 7.0 The most recent 5-year history of annual contributions to, expenditures from and balances of any capital account for maintenance or expansion of any facility or its major components.

Detailed information is attached with specifics of each part. The deadline for completion is June 30, 2022.

Scope of Services

Based on our understanding of the project statutory requirements, GAI will perform the following described Scope of Services:

Preparation of report to comply with the requirements of Parts and sub parts of 1.0-7.0 indicated above. This report will be based up on existing information and will also require support from the District Managers office with regards to historical budgets and capital account information.

A draft report will be delivered to the CDD to review. After review, a final report will be issued prior to the June 30, 2022 deadline.

Mr. Tricia Adams
December 8, 2021
Project A171208.01

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will prepare a draft for review in May 2022, with final submittal under District letterhead by June 30, 2022.

Compensation

Compensation for services rendered by GAI will be on a lump sum basis. GAI will perform the enclosed professional services for \$13,000.

Please do not hesitate to contact me at 321.436.8175 if you have any questions or wish to discuss this Proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our file. This also will serve as authorization for GAI to proceed.

REQUESTED AND AUTHORIZED BY:
Poinciana West Community Development District

Sincerely,
GAI Consultants, Inc.

 Digitally signed by Kathleen S. Leo
DN:
c=US, o=GAI Consultants, Inc., ou=GAI Consultants, Inc., email=KLeo@gaiconsultants.com,
cn=Kathleen S. Leo
Date: 2021.12.08
11:01:08-0500

Kathy Leo, PE
Vice President

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided in Appendix A). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - Private entities or citizens
 - Federal government
 - State government, including the Florida Department of Transportation (FDOT)
 - Water Management Districts
 - School districts
 - State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.

Stormwater Needs Analysis Template

- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for completing the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials. <hyperlink>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs. These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

Stormwater Needs Analysis Template

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

- Name of Local Government:
- Name of stormwater utility, if applicable:
- Contact Person
 - Name:
 - Position/Title:
 - Email Address:
 - Phone Number:
- Indicate the Water Management District(s) in which your service area is located.
 - Northwest Florida Water Management District (NFWWMD)
 - Suwannee River Water Management District (SRWMD)
 - St. Johns River Water Management District (SJRWMD)
 - Southwest Florida Water Management District (SWFWMD)
 - South Florida Water Management District (SFWMD)
- Indicate the type of local government:
 - Municipality
 - County
 - Independent Special District

Stormwater Needs Analysis Template

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater. <text box>

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program: <template will have a checkbox for 1-5 for each choice or zero if your jurisdiction does not have that particular goal>

- Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
- Water quality improvement (TMDL Process/BMAPs/other)
- Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
- Other: <text box>

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? (Y/N)

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Phase I
- Phase II

Does your jurisdiction have a dedicated stormwater utility? (Y/N)

If no, do you have another funding mechanism? (Y/N)

If yes, please describe your funding mechanism. <text box>

Does your jurisdiction have a Stormwater Master Plan or Plans? (Y/N)

If Yes:

- How many years does the plan(s) cover?
- Are there any unique features or limitations that are necessary to understand what the plan does or does not address? <text box>

Please provide a link to the most recently adopted version of the document (if it is published online): <text box>

Stormwater Needs Analysis Template

Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? (Y/N)

If Yes, does it include 100% of your facilities? (Y/N)

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included? <number box> %

Does your stormwater management program implement the following (answer Y/N):

- A construction sediment and erosion control program for new construction (plans review and/or inspection)?
- An illicit discharge inspection and elimination program?
- A public education program?
- A program to involve the public regarding stormwater issues?
- A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, *etc.*?
- A stormwater ordinance compliance program (*i.e.* for low phosphorus fertilizer)?
- Water quality or stream gage monitoring?
- A geospatial data or other mapping system to locate stormwater infrastructure (GIS, *etc.*)?
- A system for managing stormwater complaints?
- Other specific activities? <template will provide text box>

Notes or Comments on any of the above: <text box>

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? (Y/N)

Notes or Comments on the above: <text box>

Does your stormwater operation and maintenance program implement any of the following: (answer Y/N)

- Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, *etc.*?
- Debris and trash removal from pond skimmers, inlet grates, ditches, *etc.*?
- Invasive plant management associated with stormwater infrastructure?
- Ditch cleaning?
- Sediment removal from the stormwater system (vacator trucks, other)?
- Muck removal (dredging legacy pollutants from water bodies, canal, *etc.*)?
- Street sweeping?
- Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, *etc.*?
- Non-structural programs like public outreach and education?
- Other specific routine activities? <template to provide text box>

Stormwater Needs Analysis Template

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. <A selection box for unit of measurement will be included> Enter zero (0) if your system does not include the component.

- Estimated feet or miles of buried culvert:
- Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:
- Estimated number of storage or treatment basins (*i.e.*, wet or dry ponds):
- Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, *etc.*:
- Number of chemical treatment systems (*e.g.*, alum or polymer injection):
- Number of stormwater pump stations:
- Number of dynamic water level control structures (*e.g.*, operable gates and weirs that control canal water levels):
- Number of stormwater treatment wetland systems:
- Other: <template to provide text box>

Notes or Comments on any of the above: <text box>

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (Answer Y/N):

Best Management Practice	Current (Y/N)	Planned (Y/N)
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other: <text box>		

Stormwater Needs Analysis Template

Please indicate which resources or documents you used when answering these questions (check all that apply). <checkboxes>

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects
- Other(s): <text box>

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

- If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here: <text box>
- Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain. <text box>

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*). <text box>

Stormwater Needs Analysis Template

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in parts 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation. An inflation index beginning with calendar year 2023 is included in the accompanying Excel workbook for those that would like to use the latest state projections.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

Stormwater Needs Analysis Template

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input on the accompanying Excel workbook and grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected O&M total costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- o If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their [Annual STAR Report](#).

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Project Name	Expenditures				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Stormwater Needs Analysis Template

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5.2.2 Water Quality

Expenditures

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Stormwater Needs Analysis Template

5.3.2 Water Quality

Expenditures

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).
<checkboxes>

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
 - Specify: <text box>
- Other(s): <text box>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Stormwater Needs Analysis Template

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available.
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, *etc.* Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Stormwater Needs Analysis Template

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Actual Expenditures	Funding for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
		Percent Drawn from Current Year Revenues	Percent Drawn from Bond Proceeds	Percent Drawn from Dedicated Reserve	Percent Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Stormwater Needs Analysis Template

Expansion

	Actual Expenditures	Funding for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
		Percent Drawn from Current Year Revenues	Percent Drawn from Bond Proceeds	Percent Drawn from Dedicated Reserve	Percent Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Actual Expenditures	Funding for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
		Percent Drawn from Current Year Revenues	Percent Drawn from Bond Proceeds	Percent Drawn from Dedicated Reserve	Percent Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Actual Expenditures	Funding for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
		Percent Drawn from Current Year Revenues	Percent Drawn from Bond Proceeds	Percent Drawn from Dedicated Reserve	Percent Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Stormwater Needs Analysis Template

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions. <Excel template will contain formulas linked to earlier tables>

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance				
Expansion				
Resiliency				
Replacement/Aging Infrastructure				
Total Committed Revenues (=Total Committed Projects)				

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion				
Resiliency				
Replacement/Aging Infrastructure				
Projected Funding Gap (=Total Non-Committed Needs)				

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
(specific strategy #1)				
(specific strategy #2)				
(specific strategy #3)				
(specific strategy #4)				
(specific strategy #5)				
Total				

Remaining Unfunded Needs	
---------------------------------	--

Stormwater Needs Analysis Template

APPENDIX A – Part 5 of Section 403.9301; and Selected Statutory Definitions

403.9302 Stormwater management projections. —

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

Stormwater Needs Analysis Template

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Relevant Definitions

Section 403.031(15), F.S.: "Stormwater management program" means the institutional strategy for stormwater management, including urban, agricultural, and other stormwater.

Section 403.031(16), F.S.: "Stormwater management system" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

SECTION VIII

From: Maribel G. Pila MGarciaPila@taylormorrison.com 
Subject: Poinciana West Community Development District
Date: December 2, 2021 at 11:03 AM
To: Tricia Adams tadams@gmscfl.com, sclark@winterparklawyers.com
Cc: George Flint gflint@gmscfl.com, Ruben Pereira RPereira@taylormorrison.com



Good morning,

We are ready to proceed with the conveyance of the attached tracts to the Poinciana West CDD. Please review and advise what is needed for us to proceed.

Thank you.

Maribel G. Pila

Senior Paralegal

T: +16026984846

MGarciaPila@taylormorrison.com
www.taylormorrison.com

TaylorMorrison.



This message may contain confidential information and is intended only for the named addressee. If you are not the named addressee you should not distribute or copy this e-mail. If you have received this e-mail by mistake please delete it from your system.



Poinciana West
CDD -...ion.doc

**LEGAL DESCRIPTION OF TRACTS TO BE CONVEYED
TO THE POINCIANA WEST CDD**

Tract LD-1 of Solivita Phase 7A, according to the plat thereof, as recorded in Plat Book 134 at Page 20, of the Public Records of Polk County, Florida; and

Tracts P19A and P19B of Solivita Phase 7F, according to the plat thereof, as recorded in Plat Book 161 at Page 7, of the Public Records of Polk County, Florida.

Tax Parcel ID Nos.:

282722.933912.002710 (LD-1)

282715.933577.000960 (P19A)

282715.933577.000970 (P19B)





Parcel ID:
Website last
Parcel Detail
PDR:
PRM:
Owner1:
Site Address
Short Desc:

Propert



Parcel ID: 28272933912002710

Website last updated on 01/11/2022

Parcel Details: 28272933912002710

PDR: [Property Desc Report](#)
[Property Record Card \(PDF\)](#)
[Property Record Card \(HTML\)](#)

PRM: [Property Report with Map](#)

Owner1: AVATAR PROPERTIES INC

Site Address: 0 GLENDALE CT, POINCIANA, 34759

Short Desc: SOLIVITA PHASE 7A PB 134 PGS 20-31 TRACT LD-1

Property	Sales	Value
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SECTION IX

SECTION X

SECTION C

SECTION 1

Poinciana West Community Development District

Summary of Check Register

November 11, 2021 to January 11, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/12/21	1815-1816	\$ 4,959.66
	11/19/21	1817-1818	\$ 5,773.93
	11/30/21	1819-1821	\$ 11,645.80
	12/13/21	1822-1824	\$ 9,761.16
	12/23/21	1825-1827	\$ 10,234.61
	12/27/21	1828	\$ 824,760.48
	1/7/22	1829	\$ 270.00
			\$ 867,405.64
Payroll	<u>November 2021</u>		
	Joseph Clark	50107	\$ 184.70
	Maneck Master	50108	\$ 184.70
	Mayra Skeete	50109	\$ 184.70
	Peggy Gregory	50110	\$ 184.70
	Roy LaRue	50111	\$ 184.70
			\$ 923.50
			\$ 868,329.14

AP300R
 *** CHECK DATES 11/11/2021 - 01/11/2022 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/12/22 PAGE 1
 POINCIANA WEST - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/12/21	00033	11/02/21	17698	202110	310-51300-31500				CLARK & ALBAUGH, LLP	*	268.50	268.50 001815
11/12/21	00007	11/01/21	7182	202111	320-53800-46200				LANDSCAPE MAINT NOV 21	*	4,691.16	4,691.16 001816
11/19/21	00001	11/01/21	111	202111	310-51300-34000				FLORALAWN 2, LLC	*	3,862.50	4,691.16 001816
11/01/21	111	202111	310-51300-35200						MANAGEMENT FEES NOV 21	*	62.50	3,862.50
11/01/21	111	202111	310-51300-35100						WEBSITE ADMIN NOV 21	*	93.75	62.50
11/01/21	111	202111	310-51300-31300						INFORMATION TECH NOV 21	*	416.67	93.75
11/01/21	111	202111	310-51300-51000						DISSEMINATION SVCS NOV 21	*	.03	416.67
11/01/21	111	202111	310-51300-42000						OFFICE SUPPLIES NOV 21	*	.15	.03
11/01/21	112	202111	320-53800-12000						POSTAGE NOV 21	*	858.33	.15
11/01/21	112	202111	320-53800-12000						FIELD MANAGEMENT NOV 21	*	858.33	858.33
11/19/21	00016	11/04/21	2168323	202110	310-51300-31100				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	480.00	5,293.93 001817
11/30/21	00005	11/15/21	1018928	202111	320-53800-47100				GAI CONSULTANTS, INC	*	2,082.50	480.00 001818
11/30/21	00020	11/09/21	11001	202110	320-53800-47000				MOSQUITO MAINT NOV 21	*	4,750.00	2,082.50 001819
11/30/21	00008	11/16/21	7-567-50	202111	310-51300-42000				CLARKE ENVIRONMENTAL MOSQUITO	*	63.30	2,082.50 001820
12/13/21	00020	12/01/21	11111	202112	320-53800-47000				CLARKE AQUATIC SERVICES, INC	*	4,750.00	9,500.00 001821
									FEDEX	*	63.30	63.30 001821
									CLARKE AQUATIC SERVICES, INC	*	4,750.00	4,750.00 001822

POIW POIN WEST CDD KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/12/22 PAGE 2
 *** CHECK DATES 11/11/2021 - 01/11/2022 *** POINCIANA WEST - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/13/21	00007	12/01/21	7310	202112	320-53800-46200				FLORALAWN 2, LLC	*	4,691.16	4,691.16 001823
12/13/21	00016	12/06/21	2169397	202111	310-51300-31100				ENGINEER SERVICES NOV 21	*	320.00	
12/23/21	00036	11/30/21	4219661	202111	310-51300-48000				GAI CONSULTANTS, INC	*	584.38	320.00 001824
12/23/21	00005	12/15/21	1018992	202112	320-53800-47100				CA FLORIDA HOLDINGS, LLC	*	2,082.50	584.38 001825
12/23/21	00001	10/31/21	116	202110	320-53800-48100				CLARKE ENVIRONMENTAL MOSQUITO	*	2,225.00	2,082.50 001826
12/01/21	113	12/01/21	113	202112	310-51300-34000				DRAIN INSTALLATION	*	3,862.50	
12/01/21	113	12/01/21	113	202112	310-51300-35200				MANAGEMENT FEES DEC 21	*	62.50	
12/01/21	113	12/01/21	113	202112	310-51300-35100				WEBSITE ADMIN DEC 21	*	93.75	
12/01/21	113	12/01/21	113	202112	310-51300-31300				INFORMATION TECH DEC 21	*	416.67	
12/01/21	113	12/01/21	113	202112	310-51300-51000				DISSEMINATION SVCS DEC 21	*	15.39	
12/01/21	113	12/01/21	113	202112	310-51300-42000				OFFICE SUPPLIES DEC 21	*	22.19	
12/01/21	113	12/01/21	113	202112	310-51300-42500				POSTAGE DEC 21	*	11.40	
12/01/21	114	12/01/21	114	202112	320-53800-12000				COPIES DEC 21	*	858.33	
12/27/21	00013	12/27/21	12272021	202112	300-20700-10000				FIELD MANAGEMENT DEC 21	*	7,567.73	7,567.73 001827
1/07/22	00033	1/03/22	17770	202112	310-51300-31500				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	824,760.48	824,760.48 001828
									POINCIANA WEST CDD C/O USBANK	*	270.00	824,760.48 001829
									GENERAL COUNSEL DEC 21	*	270.00	270.00 001829
									CLARK & ALBAUGH, LLP			
									TOTAL FOR BANK A		867,405.64	
									POIW POIN WEST CDD KCOSTA			

AP300R CHECK DATES 11/11/2021 - 01/11/2022 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/12/22 PAGE 3

POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT #
TOTAL FOR REGISTER										867,405.64	

POIW POIN WEST CDD KCOSTA

Clark & Albaugh, LLP
700 W. Morse Blvd., Suite 101
Winter Park, Florida 32789

1-33
310 513 315

Phone: (407) 647-7600

Fax: (407) 647-7622

Poinciana West Community Development District
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822

November 2, 2021

Attention: George S. Flint, District Manager

File # 7784-001
Invoice # 17698

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-01-21	review of final form of approved landscape, aquatic and midge contracts; correspondence with manager	0.60	180.00	SDC
Oct-07-21	Review and forward Florida DEO annual report to district manager.	0.20	60.00	SDC
Oct-21-21	Drafting memorandum regarding statutory stormwater needs analysis requirements.	0.10	28.50	MEA
	Totals	0.90	\$268.50	
	Total Fee & Disbursements			\$268.50
	Previous Balance			2,034.00
	Previous Payments			2,034.00
	Balance Now Due			\$268.50

RECEIVED

NOV 05 2021

TAX ID Number 26-1572385



Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

1-7
320 538 462

Invoice

Date	Invoice #
11/1/2021	7182

Bill To
Poinciana West Community Development Dist c/o Governmental Management Services Central Florida, LLC 9145 Narcoossee Road Suite A206 Orlando, FL 32827

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn Maintenance per original contract - November 2016 - Poinciana West CDD	4,691.16	4,691.16
	Billing for November 2021		

RECEIVED

NOV 1 2021

Thank you for your business.

Total \$4,691.16

Corporate Office	Solvita Fax	E-mail	Web Site
(863) 668-0494	(863) 225-9565	info@floralawn.com	www.floralawn.com

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 111
Invoice Date: 11/1/21
Due Date: 11/1/21
Case:
P.O. Number:

Bill To:
 Poinciana West CDD
 219 E. Livingston St.
 Orlando, FL 32801

RECEIVED

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - November 2021	310 513 34	3,862.50	3,862.50
Website Administration - November 2021	352	62.50	62.50
Information Technology - November 2021	351	93.75	93.75
Dissemination Agent Services - November 2021	313	416.67	416.67
Office Supplies	51	0.03	0.03
Postage	42	0.15	0.15
Total			\$4,435.60
Payments/Credits			\$0.00
Balance Due			\$4,435.60

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 112
 Invoice Date: 11/1/21
 Due Date: 11/1/21
 Case:
 P.O. Number:

Bill To:
 Poinciana West CDD
 219 E. Livingston St.
 Orlando, FL 32801

RECEIVED

1-1

Description	Hours/Qty	Rate	Amount
Field Management - November 2021 <i>320 538 12</i>		858.33	858.33
Total			\$858.33
Payments/Credits			\$0.00
Balance Due			\$858.33



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801

T. 407.423.8398
F. 407.843.1070

1-16
310 513 311

George Flint
Governmental Management Services
1408 Hamlin Ave Unit E
St. Cloud, FL 34771

November 04, 2021
Project No: A171207.00
Invoice No: 2168323

Project A171207.00 Poinciana West Community Development District Engineering Services

Professional Services Through October 23, 2021

Task 006 2022 General Support

Sub-Task 001 COM

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	1.50	320.00	480.00	
Totals	1.50		480.00	
Total Labor				480.00
		Total this Sub-Task		\$480.00
		Total this Task		\$480.00
		Total this Invoice		\$480.00

RECEIVED

www.clarke.com
TOLL-FREE: 800-323-5727
PHONE: 630-894-2000
AR Email: accountsreceivable@clarke.com,
AR Dept. Ext: 3139



INVOICE

Payment Instructions: Clarke Environmental Mosquito Management, Inc.
ACH Banking: Bank of America - Account: 8666607231 - Routing: 071000039
Electronic Check or Credit Card: Please call - 800-323-5727 x3139
Paper Check: 16300 Collections Center Drive, Chicago, IL 60693

Customer #: P07800
Customer PO #: N/A

Invoice #: 001018928
Invoice Date: 11/15/21
Terms: Net 30 Days
Due Date: 12/15/21

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Poinciana West Community Dev. Dist.
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822-5149
Stacie Vanderfilt

1-5
320 538 477

Agreement no 1000002502 Consultant Cherrief Jackson

Description	Total
CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT SERVICE	
W9's can be found on our website at www.clarke.com	
Service Nov 2021	
Order total	2,082.50

RECEIVED

Clarke Environmental Mosquito Management, Inc. is a Clarke Company

**** Fraud Alert: Our banking details have not changed. Please call 800-323-5727 x3139 if you are asked to change banking information.**

Total: 2,082.50

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439

www.clarke.com
TOLL-FREE: 800-323-5727
PHONE: 630-894-2000
AR Email: accountsreceivable@clarke.com,
AR Dept. Ext.: 3139



INVOICE

Payment Instructions: Clarke Aquatic Services, Inc.
ACH Banking: Bank of America - Account: 8666607118 - Routing: 071000039
Electronic Check or Credit Card: Please call - 800-323-5727 x3139
Paper Check: 16308 Collections Center Drive, Chicago, IL 60693

Customer #: 088096
Customer PO #: NA

Invoice #: 000011001
Invoice Date: 11/09/21
Terms: Net 30 Days
Due Date: 12/09/21

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Poinciana West Community Dev. Dist.
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822-5149
Stacie Vanderbilt

Agreement no 1000009685 Consultant Tim Gardner

Description	Total
CLARKE AQUATIC MAINTENANCE SERVICES	
W9's can be found on our website at www.clarke.com	
Poinciana West CDD Aquatic Weed and Algae Control Invoice Due October 2021 Invoice 1 of 12	
Order total	4,750.00

120
320 538 47

RECEIVED

Clarke Aquatic Services, Inc. is a Clarke Company

Fraud Alert: Our banking details have *not* changed.
Please call 800-323-5727 x3139 if you are asked to change banking information.

Total: 4,750.00

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439



INVOICE

www.clarke.com
TOLL-FREE: 800-323-5727
PHONE: 630-894-2000
AR Email: accountsreceivable@clarke.com,
AR Dept. Ext.: 3139

Payment Instructions: Clarke Aquatic Services, Inc.
ACH Banking: Bank of America - Account: 8666607118 - Routing: 071000039
Electronic Check or Credit Card: Please call - 800-323-5727 x3139
Paper Check: 16308 Collections Center Drive, Chicago, IL 60693

Customer #: 088096
Customer PO #: NA

Invoice #: 000011003
Invoice Date: 11/09/21
Terms: Net 30 Days
Due Date: 12/09/21

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Poinciana West Community Dev. Dist.
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822-5149
Stacie Vanderbilt

Agreement no 1000009685 Consultant Tim Gardner

Description	Total
CLARKE AQUATIC MAINTENANCE SERVICES	
W9's can be found on our website at www.clarke.com	
Poinciana West CDD Aquatic Weed and Algae Control Invoice Due November 2021 Invoice 2 of 12	
Order total	4,750.00

1-20
320 538 47

RECEIVED

Clarke Aquatic Services, Inc. is a Clarke Company

*** Fraud Alert: Our banking details have not changed. Please call 800-323-5727 x3139 if you are asked to change banking information.**

Total: 4,750.00

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439



Invoice Number 7-567-50042	Invoice Date Nov 16, 2021	Account Number 7630-6931-1
--------------------------------------	-------------------------------------	--------------------------------------

FedEx Tax ID: 71-0427007

Billing Address:
POINCIANA WEST CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Shipping Address:
POINCIANA WEST CDD
POINCIANA WEST CDD
ORLANDO FL 32801

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$63.30
TOTAL THIS INVOICE	USD	\$63.30

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Nov 16, 2021

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	63.30
New Account Balance	\$63.30



RECEIVED

1-8
310 513 42

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 7-567-50042	Invoice Amount USD \$63.30	Account Number 7630-6931-1	Account Balance USD \$63.30
--------------------------------------	--------------------------------------	--------------------------------------	---------------------------------------

Remittance Advice

Your payment is due by Dec 31, 2021

756750042100000633057630693112000006330500000633050

0035099 01 AB 0.458 **AUTO TS 0 1319 32822-514975 -C01-P35134-1

POINCIANA WEST CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



63326280023770



Invoice Number	Invoice Date	Account Number	Page
7-567-50042	Nov 16, 2021	7630-6931-1	3 of 3

Ship Date: Nov 10, 2021**Cust. Ref.:** Poinciana West CBD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
 Tracking ID 775178852901
 Service Type FedEx Standard Overnight
 Package Type FedEx Pak
 Zone 02
 Packages 1
 Rated Weight 2.0 lbs, 0.9 kgs
 Delivered Nov 11, 2021 14:33
 Svc Area A3
 Signed by see above
 FedEx Use 000000000/134425/02

Sender
 George Flint
 GMS - CF, LLC
 219 E Livingston Street
 ORLANDO FL 32801 US

Recipient
 Joseph Clark
 306 MOORPARK WAY
 KISSIMMEE FL 34759 US

Transportation Charge 6.89
 Fuel Surcharge 0.81
 Residential Delivery 4.65
 Third Party Billing 0.31
Total Charge USD \$12.66

Ship Date: Nov 10, 2021**Cust. Ref.:** Poinciana West CBD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
 Tracking ID 775178860634
 Service Type FedEx Standard Overnight
 Package Type FedEx Pak
 Zone 02
 Packages 1
 Rated Weight 2.0 lbs, 0.9 kgs
 Delivered Nov 11, 2021 14:56
 Svc Area A3
 Signed by see above
 FedEx Use 000000000/134425/02

Sender
 George Flint
 GMS - CF, LLC
 219 E Livingston Street
 ORLANDO FL 32801 US

Recipient
 Mayra Skeete
 467 BEL AIR WAY
 KISSIMMEE FL 34759 US

Transportation Charge 6.89
 Fuel Surcharge 0.81
 Residential Delivery 4.65
 Third Party Billing 0.31
Total Charge USD \$12.66

Ship Date: Nov 10, 2021**Cust. Ref.:** Poinciana West CBD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
 Tracking ID 775178866404
 Service Type FedEx Standard Overnight
 Package Type FedEx Pak
 Zone 02
 Packages 1
 Rated Weight 2.0 lbs, 0.9 kgs
 Delivered Nov 11, 2021 15:53
 Svc Area A3
 Signed by see above
 FedEx Use 000000000/134425/02

Sender
 George Flint
 GMS - CF, LLC
 219 E Livingston Street
 ORLANDO FL 32801 US

Recipient
 Maneck Master
 759 SAN RAPHAEL ST
 KISSIMMEE FL 34759 US

Transportation Charge 6.89
 Fuel Surcharge 0.81
 Residential Delivery 4.65
 Third Party Billing 0.31
Total Charge USD \$12.66

Third Party Subtotal USD \$63.30
Total FedEx Express USD \$63.30



INVOICE

Payment Instructions: Clarke Aquatic Services, Inc.
ACH Banking: Bank of America - Account: 8668607118 - Routing: 071000039
Electronic Check or Credit Card: Please call - 800-323-5727 x3139
Paper Check: 16308 Collections Center Drive, Chicago, IL 60693

Customer #: 088096
Customer PO #: NA

Invoice #: 000011111
Invoice Date: 12/01/21
Terms: Net 30 Days
Due Date: 12/31/21

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Poinciana West Community Dev. Dist.
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822-5149
Stacie Vanderbilt

1-20
320 538 47

Agreement no 1000009685

Consultant Tim Gardner

Description	Total
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CLARKE AQUATIC MAINTENANCE SERVICES

W9's can be found on our website at www.clarke.com

Poinciana West CDD Aquatic Weed and Algae Control
Invoice Due December 2021
Invoice 3 of 12

Order total 4,750.00

Clarke Aquatic Services, Inc. is a Clarke Company

** Fraud Alert: Our banking details have not changed.
Please call 800-323-5727 x3139 if you are asked to change banking information.

Total: 4,750.00

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439

**Invoice**

Date	Invoice #
12/1/2021	7310

Bill To
Poinciana West Community Development Dist c/o Governmental Management Services Central Florida, LLC 9145 Narcoossee Road Suite A206 Orlando, FL 32827

1-7
320 558 462

		P.O. No.	Terms	Project
			Due on receipt	
Quantity	Description	Rate	Amount	
1	Monthly Lawn Maintenance per original contract - November 2016 - Poinciana West CDD Billing for December 2021	4,691.16	4,691.16	
<p>RECEIVED</p> <p>NOV 30 2021</p>				
Thank you for your business.			Total	\$4,691.16
Corporate Office	Solivita Fax	E-mail	Web Site	
(863) 668-0494	(863) 225-9565	info@floralawn.com	www.floralawn.com	



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801

T 407.423.8398
F 407.843.1070

George Flint
Governmental Management Services
1408 Hamlin Ave Unit E
St. Cloud, FL 34771

December 06, 2021
Project No: A171207.00
Invoice No: 2169397

1-10
310 513 34

Project A171207.00 Polciana West Community Development District Engineering Services

Professional Services Through November 20, 2021

Task 006 2022 General Support
Sub-Task 001 COM

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	1.00	320.00	320.00	
Totals	1.00		320.00	
Total Labor				320.00
		Total this Sub-Task		\$320.00
		Total this Task		\$320.00
		Total this Invoice		\$320.00

Outstanding Invoices

Number	Date	Balance
2168323	11/4/2021	480.00
Total		480.00

RECEIVED

Project A171207.00 Poinciana West Community Development Dis Invoice 2169397

Billing Backup

Monday, December 6, 2021

GAI Consultants, Inc.

Invoice 2169397 Dated 12/6/2021

10:46:10 AM


Project A171207.00 Poinciana West Community Development District Engineering Services
 Task 006 2022 General Support
 Sub-Task 001 COM

Professional Personnel

			Hours	Rate	Amount	
Principal						
04136	Leo, Kathleen	10/26/2021	.50	320.00	160.00	
	emails					
04136	Leo, Kathleen	11/17/2021	.50	320.00	160.00	
	meeting					
	Totals		1.00		320.00	
	Total Labor					320.00
				Total this Sub-Task		\$320.00
				Total this Task		\$320.00
				Total this Project		\$320.00
				Total this Report		\$320.00

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

ACCOUNT NAME Poinciana West Cdd		ACCOUNT # 534838	PAGE # 64 1 of 1
INVOICE # 0004219661	BILLING PERIOD Nov 1- Nov 30, 2021	PAYMENT DUE DATE December 20, 2021	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$584.38	
BILLING ACCOUNT NAME AND ADDRESS Poinciana West Cdd 219 E. Livingston St. Orlando, FL 32801-1508 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

000053483800000000000000042196610005843867179

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **CFL_758309**

Date	Description	Amount
11/1/21	Balance Forward	\$866.99
11/17/21	PAYMENT - THANK YOU	-\$866.99

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
11/10/21	6502463	mtg 11/17		\$584.38

1-36
310 513 48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

ACCOUNT NAME Poinciana West Cdd	PAYMENT DUE DATE December 20, 2021	AMOUNT PAID
ACCOUNT NUMBER 534838	INVOICE NUMBER 0004219661	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$584.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$584.38

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA MASTERCARD DISCOVER AMEX

Card Number _____
Exp. Date ____ / ____ / ____ CVV Code _____
Signature _____ Date _____

000053483800000000000000042196610005843867179

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Poinciana West Cdd
Poinciana West Cdd
219 EAST LIVINGSTON ST
ORLANDO FL 32801

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

11/10/2021

and that the fees charged are legal.
Sworn to and subscribed before on 11/10/2021

Nigel Jacobs

Legal Clerk

Sarah Bertelsen

Notary, State of WI, County of Brown
7/2/25

My commission expires

Publication Cost: \$584.38
Order No: 6502463 # of Copies: 1
Customer No: 534838
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

Page 1 of 1

**NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING
FOR**

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Poinciana West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, November 17, 2021 at 9:30 a.m. via Zoom communications media technology and in person at the Starline Ballroom, 254 Village Drive, Poinciana, FL 34759. Others not attending in person will be able to participate using the Zoom options specified below, which allow for public participation and comment. Attendance via Zoom is strongly encouraged in lieu of in-person attendance. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 219 E. Livingston Street, Orlando, FL 32801, by telephone at 407-841-5624, or by visiting the District's website, <http://poinciawestccd.org>. This meeting may be continued to a date, time, and place to be specified on the record of the meeting.

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency. To that end, the District recommends that any member of the public interested in listening to and participating in the meeting remotely do so by logging into Zoom via their computer at <https://zoom.us/j/4240827437> and entering the meeting ID of 424 082 7437 or by dialing in telephonically at (646) 876-7923 and entering the meeting ID of 424 082 7437. Questions and comments can be submitted to the District Manager at tedmms@smactl.com by Tuesday, November 16, 2021 at 3:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. In the event that the COVID-19 public health emergency prevents the meeting from occurring in-person, the District may conduct the meeting entirely by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to any relevant Executive Orders issued by Governor DeSantis, and any extensions or amendments thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Information about how the meeting will occur, assistance connecting to the meeting or arranging further accommodations for participation, and any other questions can be addressed by contacting the District Manager's office at the phone numbers, e-mail, and regular mail addresses above or by visiting the District's website.

One or more Supervisors, staff or other individuals are anticipated to participate by Zoom. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 219 E. Livingston Street, Orlando, FL 32801; 407-841-5624. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-935-8771 (TTY) / 1-800-935-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, this person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia Adams
Governmental Management
Services - Central Florida, LLC
District Manager
Nov 10, 2021 #6529463



INVOICE

www.clarke.com
TOLL-FREE: 800-323-5727
PHONE: 630-664-2000
AR Email: accountsreceivable@clarke.com,
AR Dept. Ext.: 3139

Payment Instructions: Clarke Environmental Mosquito Management, Inc.
ACH Banking: Bank of America - Account: 8666607231 - Routing: 071000039
Electronic Check or Credit Card: Please call - 800-323-5727 x3139
Paper Check: 16300 Collections Center Drive, Chicago, IL 60693

Customer #: P07800
Customer PO #: N/A

Invoice #: 001018992
Invoice Date: 12/15/21
Terms: Net 30 Days
Due Date: 01/14/22

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Poinciana West Community Dev. Dist.
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822-5149
Stacie Vanderfilt

1-5
320 538 471

Agreement no 1000002502 Consultant Cherrief Jackson

Description	Total
CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT SERVICE	
W9's can be found on our website at www.clarke.com	
Service Dec 2021	
Order total	2,082.50

RECEIVED
DEC 16 2021

Clarke Environmental Mosquito Management, Inc. is a Clarke Company

Fraud Alert: Our banking details have not changed.
Please call 800-323-5727 x3139 if you are asked to change banking information.

Total: 2,082.50

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 113
 Invoice Date: 12/1/21
 Due Date: 12/1/21
 Case:
 P.O. Number:

Bill To:
 Poinciana West CDD
 219 E. Livingston St.
 Orlando, FL 32801

RECEIVED

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - December 2021	310 513 34	3,862.50	3,862.50
Website Administration - December 2021	352	62.50	62.50
Information Technology - December 2021	351	93.75	93.75
Dissemination Agent Services - December 2021	313	416.67	416.67
Office Supplies	51	15.39	15.39
Postage	42	22.19	22.19
Copies	425	11.40	11.40
Total			\$4,484.40
Payments/Credits			\$0.00
Balance Due			\$4,484.40

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 114
 Invoice Date: 12/1/21
 Due Date: 12/1/21
 Case:
 P.O. Number:

RECEIVED

Bill To:
 Poinciana West CDD
 219 E. Livingston St.
 Orlando, FL 32801

1-1

Description	Hours/Qty	Rate	Amount
Field Management - December 2021 32053812		858.33	858.33
Total			\$858.33
Payments/Credits			\$0.00
Balance Due			\$858.33

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 116
 Invoice Date: 10/31/21
 Due Date: 10/31/21
 Case:
 P.O. Number: 423

RECEIVED

DEC 16 2021

Bill To:
 Poinclana West CDD
 219 E. Livingston St.
 Orlando, FL 32801

1-1

Description	Hours/Qty	Rate	Amount
- Engineer Action Item List			
Poinclana CDD - Drain installation - Engineer action items report - Completed all action items to resolve issues noted in the engineer annual review report.			
Labor		1,610.00	1,610.00
Materials		615.00	615.00
<i>320 538 487</i>			
Total			\$2,225.00
Payments/Credits			\$0.00
Balance Due			\$2,225.00

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Poinciana West CDD **DATE:** 12/27/21

PAYABLE TO: Poinciana West CDD c/o USBank

AMOUNT REQUESTED: \$824,760.48

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-207-100 # 13

DESCRIPTION OF NEED: FY22 Debt Service Assessments

RECEIVED

JAN 04 2022

Clark & Albaugh, LLP
 700 W. Morse Blvd., Suite 101
 Winter Park, Florida 32789

1-33 315
 310 113

Phone: (407) 647-7600

Fax: (407) 647-7622

Poinciana West Community Development District
 6200 Lee Vista Blvd., Suite 300
 Orlando, FL 32822

January 3, 2022

Attention: George S. Flint, District Manager

File # 7784-001
 Invoice # 17770

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-02-21	review of and respond to audit confirmation request	0.90	270.00	SDC
	Totals	0.90	\$270.00	
	Total Fee & Disbursements			\$270.00
	Previous Balance			268.50
	Previous Payments			268.50
	Balance Now Due			\$270.00

TAX ID Number 26-1572385

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
December 31, 2021



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Poinciana West
Community Development District
Combined Balance Sheet
December 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash			
Operating Account	\$ 428,902	\$ -	\$ 428,902
Money Market Account	\$ 493,679	\$ -	\$ 493,679
Investments			
Series 2017R-1 & R-2			
Reserve R-1	\$ -	\$ 392,342	\$ 392,342
Reserve R-2	\$ -	\$ 121,827	\$ 121,827
Revenue	\$ -	\$ 862,383	\$ 862,383
Prepayment R-1	\$ -	\$ 20,791	\$ 20,791
Prepayment R-2	\$ -	\$ 5,199	\$ 5,199
Assessment Receivable	\$ 2,673	\$ -	\$ 2,673
Due from General Fund	\$ -	\$ 100,808	\$ 100,808
Total Assets	\$ 925,254	\$ 1,503,350	\$ 2,428,604
Liabilities:			
Accounts Payable	\$ 270	\$ -	\$ 270
Due to Debt Service	\$ 100,808	\$ -	\$ 100,808
FICA Payable	\$ 153	\$ -	\$ 153
Total Liabilities	\$ 101,231	\$ -	\$ 101,231
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,503,350	\$ 1,503,350
Unassigned	\$ 824,023	\$ -	\$ 824,023
Total Fund Balances	\$ 824,023	\$ 1,503,350	\$ 2,327,373
Total Liabilities & Fund Balance	\$ 925,254	\$ 1,503,350	\$ 2,428,604

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 291,294	\$ 258,360	\$ 258,360	\$ -
Interest	\$ 500	\$ 125	\$ 133	\$ 8
Total Revenues	\$ 291,794	\$ 258,485	\$ 258,493	\$ 8
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 6,000	\$ 1,500	\$ 1,000	\$ 500
FICA Expense	\$ 459	\$ 115	\$ 77	\$ 38
Engineering	\$ 15,000	\$ 3,750	\$ 800	\$ 2,950
Attorney	\$ 20,000	\$ 5,000	\$ 539	\$ 4,462
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,500	\$ 1,375	\$ 1,450	\$ (75)
Annual Audit	\$ 3,310	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 46,350	\$ 11,588	\$ 11,588	\$ -
Information Technology	\$ 1,125	\$ 281	\$ 281	\$ -
Website Maintenance	\$ 750	\$ 188	\$ 188	\$ -
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 1,250	\$ 313	\$ 90	\$ 223
Printing & Binding	\$ 1,000	\$ 250	\$ 22	\$ 228
Insurance	\$ 8,100	\$ 8,100	\$ 6,025	\$ 2,075
Legal Advertising	\$ 2,500	\$ 625	\$ 584	\$ 41
Other Current Charges	\$ 2,400	\$ 600	\$ 338	\$ 262
Office Supplies	\$ 300	\$ 75	\$ 31	\$ 44
Property Appraiser	\$ 3,100	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 129,919	\$ 38,959	\$ 28,186	\$ 10,772

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 10,300	\$ 2,575	\$ 2,575	\$ 0
Landscape Maintenance	\$ 61,713	\$ 15,428	\$ 14,073	\$ 1,355
Aquatic Control Maintenance	\$ 66,865	\$ 16,716	\$ 14,250	\$ 2,466
Aquatic Midge Maintenance	\$ 30,000	\$ 7,500	\$ 6,248	\$ 1,253
R&M Plant Replacement	\$ 3,000	\$ 750	\$ -	\$ 750
Storm Structure Repairs	\$ 10,000	\$ 2,500	\$ 2,225	\$ 275
Contingency	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Capital Outlay	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Total Operations & Maintenance:	\$ 211,878	\$ 52,970	\$ 39,371	\$ 13,599
Total Expenditures	\$ 341,797	\$ 91,928	\$ 67,557	\$ 24,371
Excess (Deficiency) of Revenues over Expenditures	\$ (50,003)		\$ 190,936	
Fund Balance - Beginning	\$ 50,003		\$ 633,087	
Fund Balance - Ending	\$ -		\$ 824,023	

Poinciana West
Community Development District
Debt Service Fund - Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,046,815	\$ 925,568	\$ 925,568	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 20,408	\$ 20,408
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 1,046,815	\$ 925,568	\$ 945,986	\$ 20,418
Expenditures:				
Property Appraiser	\$ 11,200	\$ -	\$ -	\$ -
Series 2017R-1				
Interest - 11/1	\$ 178,771	\$ 178,771	\$ 178,771	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 425,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 178,771	\$ -	\$ -	\$ -
Series 2017R-2				
Interest - 11/1	\$ 66,075	\$ 66,075	\$ 66,075	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 66,075	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,020,893	\$ 244,846	\$ 264,846	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 25,922		\$ 681,140	
Fund Balance - Beginning	\$ 290,113		\$ 822,210	
Fund Balance - Ending	\$ 316,035		\$ 1,503,350	

Poinciana West
Community Development District
Month to Month

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Total
Revenues:													
Assessments - Tax Collector	\$ -	\$ 47,800	\$ 210,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,360
Interest	\$ 43	\$ 42	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133
Total Revenues	\$ 43	\$ 47,842	\$ 210,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,493
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ 480	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Attorney	\$ 269	\$ -	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 617	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,588
Information Technology	\$ 94	\$ 94	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 63	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Printing & Binding	\$ 11	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Insurance	\$ 6,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,025
Legal Advertising	\$ -	\$ 584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584
Other Current Charges	\$ 125	\$ 125	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338
Office Supplies	\$ 15	\$ 0	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,739	\$ 6,604	\$ 4,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,186

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Services	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Landscape Maintenance	\$ 4,691	\$ 4,691	\$ 4,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,073
Aquatic Control Maintenance	\$ 4,750	\$ 4,750	\$ 4,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,250
Aquatic Midge Maintenance	\$ 2,083	\$ 2,083	\$ 2,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,248
R&M Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ 2,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 14,607	\$ 12,382	\$ 12,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,371
Total Expenditures	\$ 31,346	\$ 16,986	\$ 17,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,557
Excess (Deficiency) of Revenues over Expenditures	\$ (31,303)	\$ 28,856	\$ 193,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,936

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2022

MAINTENANCE ASSESSMENTS

Gross Assessments \$ 309,892.74
Certified Net Assessments \$ 288,200.25

100.00%

Date	Distribution	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	General Fund
11/18/21	ACH	\$559.71	(\$22.38)	(\$10.74)	\$0.00	\$526.59	\$526.59
11/19/21	ACH	\$23,694.39	(\$947.42)	(\$454.94)	\$0.00	\$22,292.03	\$22,292.03
11/24/21	ACH	\$4,590.40	(\$233.85)	(\$87.13)	\$0.00	\$4,269.42	\$4,269.42
11/30/21	ACH	\$22,015.26	(\$880.28)	(\$422.70)	\$0.00	\$20,712.28	\$20,712.28
12/14/21	ACH	\$75,187.71	(\$3,006.38)	(\$1,443.63)	\$0.00	\$70,737.70	\$70,737.70
12/17/21	ACH	\$118,939.49	(\$4,753.44)	(\$2,283.72)	\$0.00	\$111,902.33	\$111,902.33
12/31/21	ACH	\$29,627.91	(\$1,138.03)	(\$569.80)	\$0.00	\$27,920.08	\$27,920.08
Total Collected		\$ 274,614.87	\$ (10,981.78)	\$ (5,272.66)	\$ -	\$ 258,360.43	\$ 258,360.43
Percentage Collected							90%

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,111,573.02
Certified Net Assessments \$ 1,033,762.91

100%

Date	Distribution	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	Debt Service Fund
11/18/21	ACH	\$2,059.74	(\$82.38)	(\$39.55)	\$0.00	\$1,937.81	\$1,937.81
11/19/21	ACH	\$84,449.34	(\$3,377.61)	(\$1,621.43)	\$0.00	\$79,450.30	\$79,450.30
11/24/21	ACH	\$16,892.83	(\$860.53)	(\$320.65)	\$0.00	\$15,711.65	\$15,711.65
11/30/21	ACH	\$76,896.96	(\$3,075.55)	(\$1,476.43)	\$0.00	\$72,344.98	\$72,344.98
12/14/21	ACH	\$267,079.62	(\$10,682.15)	(\$5,127.95)	\$0.00	\$251,269.52	\$251,269.52
12/17/21	ACH	\$429,459.91	(\$17,167.85)	(\$8,245.84)	\$0.00	\$404,046.22	\$404,046.22
12/31/21	ACH	\$106,971.40	(\$4,106.39)	(\$2,057.30)	\$0.00	\$100,807.71	\$100,807.71
Total Collected		\$ 983,809.80	\$ (39,352.46)	\$ (18,889.15)	\$ -	\$ 925,568.19	\$ 925,568.19
Percentage Collected							90%

SECTION D

SECTION 1

Poinciana West Community Development District



January 19, 2022
Clayton Smith - Field Services Manager
GMS

Pond Conveyance

- ✚ Three areas being conveyed to the district.
- ✚ Staff is gathering up to date proposals for these areas and reviewing them.
- ✚ Updated pricing will be provided for review and consideration.

Pond 19B for conveyance.



Pond 19A for conveyance.



LD-1 Area being slated for Conveyance.



Site Wide Fish Stocking Plan

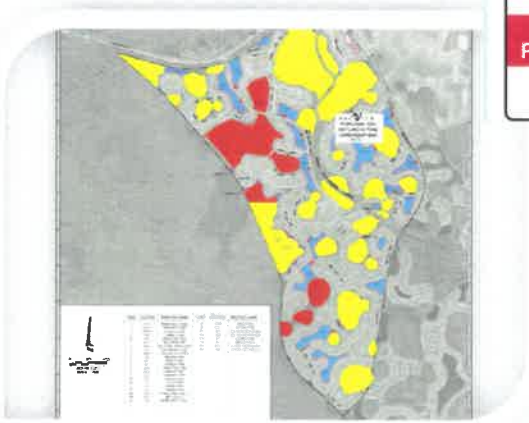
- ✚ Assessing the property for a pond fish stocking plan.
- ✚ 1000 gambusia and 500 shrimp per acre.
- ✚ Recommend 21 Acres based off previous midge contract and complaints.



Pond Bank Awareness Signage



- ✚ Addition of signage to pond banks.
- ✚ Materials have been delivered and we have them on-hand.
- ✚ Scheduling installation before February.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith



PW Monthly Treatment Report

Date between : 12/1/2021 and 12/31/2021

Customer Site ID	Treatment Date	Condition/Weeds Treated
4A	12/2/21	Clean
16A	12/2/21	Clean
1	12/2/21	Clean
2	12/2/21	Clean
3	12/22/21	Clean
4	12/22/21	Clean
5	12/22/21	Clean
6	12/13/21	Filamentous
6	12/13/21	Hydrilla
7	12/22/21	Clean
8	12/2/21	Shoreline Grasses
9	12/23/21	Filamentous
9	12/23/21	Hydrilla
10	12/23/21	Filamentous
10	12/23/21	Hydrilla
11	12/2/21	Clean
12	12/23/21	Filamentous
12	12/23/21	Hydrilla
13	12/2/21	Clean
15	12/22/21	Clean
16	12/22/21	Clean
17	12/23/21	Filamentous
17	12/23/21	Hydrilla
18	12/2/21	Clean
20	12/22/21	Clean
21	12/22/21	Clean
22	12/22/21	Clean



All Services By Customer Summary

Run By: cchallacombe

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 12/01/2021 and 12/31/2021

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back	KIS1769 - Midge BP Abate Pellets		12/09/2021	12/09/2021	21.00	acr
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/UJV		12/02/2021	12/02/2021	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		12/07/2021	12/07/2021	2.30	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/UJV		12/09/2021	12/09/2021	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		12/13/2021	12/13/2021	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/UJV		12/16/2021	12/16/2021	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		12/20/2021	12/20/2021	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/UJV		12/23/2021	12/23/2021	2.50	mi
						16.70	

SECTION 2

Customer Complaint Log Poinciana West CDD

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved
11/29/21	Florence Mazzei	388 Scripps Ranch Road	P-3	Dead alligator in pond	Clayton	Contacted resident. This was algae.	12/2/21
12/2/21	Joe Kretz	624 San Raphael Street	P-7	Tree limbs low	Clayton	Landscape company will remove some limbs	12/3/21
12/14/21	Valerie Gilbert	964 San Raphael St	P-9	Grass overgrowth/Algae	Clayton Smith	Treated	12/20/21