

*Poinciana West
Community Development District*

Agenda Package

July 19, 2023

AGENDA

Poinciana West

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 12, 2023

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

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, July 19, 2023 at 9:00 AM at the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

Link: <https://zoom.us/j/94240027437>

Dial-in Number: (646) 876-9923

Meeting ID: 942 4002 7437

Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Organizational Matters
 - A. Acceptance of Resignation of Joseph Clark
 - B. Appointment of Individual to Fulfill Board Vacancy with Term Ending November 2024
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Consideration of Resolution 2023-07 Electing Officers
5. Approval of Minutes of the May 17, 2023 Meeting
6. Public Hearing
 - A. Consideration of Resolution 2023-02 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2023-03 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Resolution 2023-04 Appointing an Assistant Secretary
8. Consideration of Resolution 2023-05 Re-Designating Bank Account Signatories
9. Consideration of Resolution 2023-06 Approving the Conveyance of Tracts P-19A and P-19B
10. Review of Status of Investment Funds
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review and Acceptance of Annual Engineer's Report
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approving the Proposed Fiscal Year 2024 Meeting Dates
 - D. Field Manager's Report
 - i. Customer Complaint Log

12. Supervisor's Requests
13. General Audience Comments
14. Other Business
15. Next Meeting Date – September 20, 2023
16. Adjournment

Sincerely,

Tricia Adams

Tricia L. Adams
District Manager

SECTION IV

SECTION A



From: Joseph Clark joseph.clark4@gmail.com
Subject: Resignation
Date: June 8, 2023 at 11:37 AM
To: Peggy Gregory pgregpcdd@yahoo.com
Cc: Monica Virgen mvirgen@gmscfl.com, lorieedwards@polkelections.com

Peggy Gregory
Chair
Poinciana West CDD

Dear Peggy,

Please accept my resignation as a member of the board of supervisors of Poinciana West CDD. Trudy and I are returning to Ohio.

Sincerely,

Joseph L. Clark

SECTION D

RESOLUTION 2023-07

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of July, 2023.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, May 17, 2023 at 9:00 a.m. via Zoom Communication Media Technology and in the Starlite Ballroom, 384 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Peggy Gregory	Chair
Roy LaRue	Vice Chairman
Joe Clark	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Scott Clark	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Field Manager
Residents (<i>Present & via Zoom</i>)	

The following is a summary of the discussions and actions taken at the May 17, 2023 Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

There were no public comments.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 15, 2023 Meeting**

Ms. Adams indicated that the draft minutes were provided to the Board for input and comments and were reviewed by staff. No comments or corrections were received.

On MOTION by Mr. Joseph Clark seconded by Mr. LaRue with all in favor the Minutes of the March 15, 2023 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2023-01, approving the Proposed Fiscal Year 2024 budget, which was included in the agenda package. This was the starting point for the budget, which was not set and was subject to revisions by Board Members up until the time it is adopted at a duly noticed public hearing, which was scheduled for July 19, 2023 at 9:00 a.m. This date was set when the Board adopted the annual meeting schedule and it was critical that three Board Members be in attendance. All Board Members present confirmed that they would be in attendance. The resolution also allowed for transmission of the Proposed Budget to Polk County in accordance with Florida Statutes, posting on the District's website and notice of the hearing in a newspaper of general circulation in Polk County. Attached to the resolution as an exhibit, was the Proposed Budget for Fiscal Year 2024. During last year's budget discussion, staff was asked to include several years of actuals as the Board wanted a longer history of the District's income and expenses. The budget anticipated the same amount of revenue as the current budget. All property was platted and on the tax roll. The expenses for *Property Conveyance* were removed and "*Management Fees*" increased to \$43,260, based on the Board requesting 12 meetings per year.

Ms. Gregory voiced concern with *Supervisors Fees* being based on 12 meetings, \$1,000 being budgeting for "*Postage*" based on the Supervisors receiving an agenda package for 12 meetings and "*Insurance*" being increased from \$3,650 to \$4,198. Ms. Adams confirmed that "*Insurance*" was increased based on an estimated increase in public officials and liability insurance. Ms. Gregory requested a Request for Proposal (RFP) be submitted for the public officials and liability insurance. *There was Board consensus.* Mr. LaRue did not see the need to

meet every month and preferred that *Supervisors Fees* and *Management Fees* be based on a six-month meeting schedule. Ms. Adams would amend the budget to reduce *Supervisors Fees* to \$6,000 and *Management Fees* to \$41,200.

Mr. Scott Clark joined the meeting.

Ms. Gregory was working with Ms. Adams on the bank charges with Truist. If Truist did not work with them, Ms. Gregory would move the funds to another public depository. For the Operations & Maintenance (O&M) Budget, Mr. LaRue requested that the tables in the budget under *Landscape Maintenance*, *Aquatic Control Maintenance* and *Aquatic Midge Management*, say “*Contingency Based on the Addition of Two Ponds.*” Ms. Adams noted a 3% increase for *Field Services* from \$10,300 to \$10,609. Assessments were the same as the prior fiscal year at \$186.57 per unit.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor Resolution 2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 19, 2023 at 9:00 a.m. at this location, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report from AMTEC, which was included in the agenda package, as the District was required to report to the Internal Revenue Service that the District was not earning more interest than what it was paying. According to AMTEC, no rebate liability existed.

On MOTION by Mr. Joseph Clark seconded by Ms. Gregory with all in favor the Arbitrage Rebate Calculation Report as prepared by AMTEC was accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Conveyance of 2 Stormwater Tracts

Mr. Scott Clark recalled that the Board approved an Acquisition Agreement at the last meeting for Ponds 19A and 19B. After the last meeting, the agreement was placed in final form and executed. The \$15,000 required deposit was received. Mr. Scott Clark reviewed the

documents and recommended acceptance of the parcels, as the documents appeared to be in order. Ms. Leo pointed out that Ponds 19A and 19B were at the front entrance and reviewed the as-builts and permits, pursuant to the Acquisition Agreement and performed a visual inspection this morning. Everything looked good and Ms. Leo recommended acceptance. Ms. Gregory questioned the extent of a visual inspection. Ms. Leo explained with a visual inspection they did not observe underwater structures, but looked at the structures and if the banks were in good shape. Ms. Gregory did not have a problem, as long as everything was in order and questioned whether it would be finalized in October for the new budget year. Mr. Scott Clark would come back to the Board at the July meeting with a formal recommendation and transfer as of October 1st. Mr. LaRue asked if the two ponds were being treated for midge and aquatic control. Mr. Smith confirmed that they were being mowed and aquatically treated, but there were no midge services. As soon as they were conveyed to the District, they would be added to the landscape maintenance, aquatic control and midge management contracts. It should be an easy transition. Mr. LaRue questioned whether there were any midge complaints. Mr. Smith would ask Clarke.

Mr. Scott Clark reported that the Florida Legislature was active this year and a summary would be provided to the Board at the July meeting. Ms. Gregory recalled discussion at several meetings about the amount to pay the District in advance to maintain the ponds but did not see any estimates and suggested that Taylor Morrison (TM) pay \$15,000 in fees for one-year of maintenance. Ms. Leo indicated that it was at Mr. Smith's discretion on how the maintenance was performed on ponds that the District owned and suggested that the District own the assets sooner than later. Mr. LaRue was comfortable with TM performing one year of maintenance. Mr. Clark would speak to TM and report back at the July meeting.

B. Engineer

Ms. Leo noted there were other assets owned by other entities such as the wetlands and requested that the District not lose sight of long-term maintenance. They had several conversations in the field with Mr. Smith about looking at how the edges were maintained. Maintenance staff did a great job of shifting the maintenance of the curvature at the water to soften the edge so the effects of erosion were not experienced over time by including plantings. It was a different look for the ponds, but the healthy vegetation was coming back on its own. Mr. LaRue asked if it would be mowed at all. Mr. Smith stated that it would be mowed to the dry

portion and once it goes out into the water, it would be lightly sprayed to keep it under control and allow foliage to flow into the water. Mr. LaRue asked if there would be shaving to provide the contour that they wanted. Mr. Smith pointed out there would be a gradual slope all the way to the water by allowing grasses to grow into the water to provide a clean transition between the water and the pond bank and prevent a shelf from forming. On the west side, there were no ponds that had a major issue and the idea for this approach would be to keep it from getting to that point.

Mr. LaRue received a request from a resident about a pond with an extremely low water level and whether they could pump from one pond to another. Ms. Leo explained that there was no pumping in their system and the pumps were filled from rainfall. It was designed like a tier system that outflows to discharge points, mainly wetlands. In the early part of the year when there was no rain, there would be a fluctuation in levels, which was not unusual this time of year.

C. District Manager

i. Approval of Check Register

Ms. Adams presented the Check Register for March 1, 2023 through March 31, 2023 totaling \$85,372.38. It included the General Fund, payroll, detailed invoices and Check Run Summary.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the March Check Register as stated above was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statement through March 31, 2023. No Board action was required. The Board did a good job controlling expenses as expenses were \$172,208. Mr. LaRue questioned why there were no expenditures under *Supervisor Fees*. Ms. Adams confirmed that the only meeting was in March and would be reflected in the next set of financials.

iii. Presentation of Number of Registered Voters – 2,561

Ms. Adams reported according to the Polk County Supervisor of Elections, as of April 15th, there were 2,561 registered voters within the boundaries of the District. No action was

required by the Board. This information was more significant in the beginning years of the District, because when the District reached 250 registered voters and six years of being established, its seats would transition to the General Election. However, this was no longer germane as the District already transitioned to the General Election process.

D. Field Manager’s Report

Mr. Smith presented the Field Manager’s Report, which was included in the agenda package. Most items were complete, but a few items remained such as the pond conveyance and change in maintenance approach to preserve pond banks. Some of the skimmers were straightened and large debris was removed from grates. A few action items would be completed this week or next week and then this year’s action items would be completed. SOLitude’s new report was included in the agenda package. It was not user friendly and Mr. Smith would speak to SOLitude about streamlining their reports. The midge report was also included.

i. Customer Complaint Log

Mr. Smith presented the Customer Complaint Log, which was included in the agenda package. The clogged water drain on Cambria Bend was resolved. There was no issue with the drain and it was due to the hurricane. Midges were sprayed and overgrowth was removed on an HOA pond. There was construction debris in Pond 15, which was removed per a proposal. Trash would be removed from Pond C-12 this week or next week in coordination with the HOA and the builder; however, there should be an in-depth cleaning. Pond 3 was treated for algae. Mr. LaRue questioned what Pond LD-1 was. Mr. Smith indicated that it was a tract along the back of the community that was owned by the HOA.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Gregory requested the prioritization of the investment of surplus funds in the State Board of Administration Account. Ms. Adams would speak to the accountant and provide a status report to the Board in July. Ms. Gregory requested a report on the District funds on the amount that was moved, when it was moved and what they were earning. Mr. LaRue preferred receiving a status report every two weeks.

NINTH ORDER OF BUSINESS

General Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – July 19, 2023

Ms. Adams stated that the next meeting was scheduled for July 19, 2023 at 9:00 a.m. Mr. LaRue pointed out that the meeting after July would be September as they were now meeting every two months.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Joseph Clark seconded by Ms. Gregory with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VI

SECTION A

RESOLUTION 2023-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Poinciana West Community Development District (“**District**”) proposed budgets (“**Proposed Budgets**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budgets, the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budgets on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budgets, copies of which are on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budgets, attached hereto as **Exhibit A**, as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budgets**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budgets, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budgets for the Poinciana West Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budgets shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND - SERIES 2017-1 & -2	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF JULY, 2023.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

*This item will be provided under
separate cover*

SECTION B

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Poinciana West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Poinciana West Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19th DAY OF JULY, 2023.

Witness:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

SECTION VII

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Poinciana West Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of July 2023.

ATTEST:

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT’S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT’S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Poinciana West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors desires to appoint the District’s appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District’s local bank account.

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

SECTION 1. The District’s appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District’s local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 19th day of July 2023.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ACCEPTING THE CONVEYANCE OF TRACTS P-19A AND P-19B OF SOLAVITA PHASE 7F, FROM AVATAR PROPERTIES, INC., TO THE DISTRICT, IN ACCORDANCE WITH SECTIONS 190.011(1) AND 190.011(7)(A), FLA. STAT.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Poinciana West Community Development District (the “District”) is a local unit of special-purpose government established by the Polk County Commission for the purpose of providing operating and maintaining infrastructure improvements, facilities and services to the lands within the District and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to the Plat of Solavita Phase 7F, recorded in Plat Book 161, Page 7, of the Public Records of Polk County, Florida, Tracts P-19A and P-19B (the “Tracts”) are to be dedicated for stormwater purposes to the District; and

WHEREAS, Grantor has requested that the District accept the conveyance of title to Tracts; and

WHEREAS, the Board of Supervisors deems it to be in the District’s best interests to accept the conveyance of title to such parcels from the Grantor, in accordance with Sections 190.011(1) and 190.011(7)(a), Fla. Stat.

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

SECTION 1. The recitals set forth above are hereby adopted as true and correct and incorporated herein.

SECTION 2. The District hereby approves and accepts the conveyance of title to the property identified in the Special Warranty Deed substantially in the form attached hereto as Exhibit “A.” Acceptance of the conveyance shall be subject to satisfaction of title requirements and other closing requirements as may be reasonable and customary in similar transactions. The District hereby authorizes the execution and delivery of all documents deemed necessary, desirable or appropriate to carry out the intent of this Resolution and authorizes the District Manager, Chairperson and staff to execute and deliver such documents.

SECTION 3. This Resolution shall take effect immediately upon adoption, except that the effective date of the conveyance shall be October 1, 2023.

PASSED AND ADOPTED THIS 19th day of July, 2023.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit "A"

This instrument was prepared by:

|

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the ____ day of _____ 2023, by and between:

AVATAR PROPERTIES INC., a Florida corporation, with an address of 2600 Lake Lucien Drive, Suite 350, Maitland, FL 32751 ("**Grantor**"); and

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida ("**Grantee**").

(Wherever used herein, the terms "Grantor(s)" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described in **Exhibit 1** attached hereto (together, "**Property**");

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES:

GRANTOR:

AVATAR PROPERTIES INC., a Florida corporation

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____, as _____ of **Avatar Properties Inc., a Florida corporation**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR SPECIAL WARRANTY DEED]

WITNESSES:

GRANTEE:

POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____, as _____ of **Poinciana West Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT 1

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

Tracts P-19A and P-19B 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, less and except any portions replatted and/or vacated by resolutions.

282715.933577.000960 (P19A)

282715.933577.000970 (P19B)

Together with any applicable operational permit(s) related thereto

SECTION XI

SECTION B

SECTION 1



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

Page 42 of 128
T 407.423.8398
F 407.843.1070

April 25, 2023

GAI Project No. A171207.00

Ms. Tricia Adams
Government Management Services-Central Florida, LLC
291 E. Livingston Street
Orlando, Florida 32801

**Consulting Engineer's Report
Poinciana West Community Development District
Polk County, Florida
Special Assessment Bonds, Series 2017**

Dear Mr. Flint:

We have completed our annual review of the facilities located in the Solivita development which are owned and maintained by the Poinciana West Community Development District (District). We hereby offer the following consulting engineer report for the Series 2017 Bonds referenced above.

The facilities owned by the District have been found to be in generally good condition, well maintained, and in good working order. The drainage treatment facilities are in service functioning properly and are regularly maintained by the District. No maintenance or repairs are necessary at this time.

The District currently maintains property insurance in relation to District-owned improvements. The District Engineer does not recommend an adjustment to the District's current coverages.

Moreover, the District owned properties are well maintained and functioning in accordance with their intended purpose. If you have any questions or need additional information, please let me know.

Sincerely,

GAI Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'K. Leo'.

Kathleen S. Leo, P.E.
Vice President

SECTION C

SECTION 1

Poinciana West Community Development District

Summary of Check Register

April 1, 2023 through July 7, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/14/23	1946 - 1950	\$ 21,241.80
	4/26/23	1951 - 1952	\$ 39,413.54
	5/1/23	1953 - 1954	\$ 7,049.34
	5/18/23	1955 - 1956	\$ 9,652.75
	6/6/23	1957 - 1960	\$ 9,262.66
	6/13/23	1961 - 1964	\$ 17,105.83
	6/20/23	1965 - 1967	\$ 2,571.28
	7/5/23	1968 - 1969	\$ 5,335.47
Payroll			
	April 2023		
	Joseph Clark	50116	\$ 184.70
	Maneck Master	ACH	\$ 184.70
	Mayra Skeete	ACH	\$ 184.70
	Peggy Gregory	ACH	\$ 184.70
	Roy LaRue	ACH	\$ 184.70
	May 2023		
	Joseph Clark	50117	\$ 184.70
	Peggy Gregory	ACH	\$ 184.70
	Roy LaRue	ACH	\$ 184.70
Total Amount			\$ 113,110.27

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/12/23
*** CHECK DATES 04/01/2023 - 07/07/2023 *** POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/23	00022	4/02/23	361824	202304	310	51300	32200		BERGER TOOMBS ELAM GAINES & FRANK	*	3,425.00	3,425.00	001946
FY22 ANNUAL AUDIT													
4/14/23	00033	4/01/23	18316	202303	310	51300	31500		GENERAL COUNSEL MAR 23	*	1,362.00		
		4/01/23	18317	202303	310	51300	31500		TRANSFER OF TRACTS MAR 23	*	744.00		
CLARK & ALBAUGH, LLP													
4/14/23	00001	4/01/23	151	202304	310	51300	34000		MANAGEMENT FEES APR 23	*	3,333.33		
		4/01/23	151	202304	310	51300	35200		WEBSITE ADMIN APR 23	*	68.75		
		4/01/23	151	202304	310	51300	35100		INFORMATION TECH APR 23	*	103.17		
		4/01/23	151	202304	310	51300	31300		DISSEMINATION SVC APR 23	*	291.67		
		4/01/23	151	202304	310	51300	51000		OFFICE SUPPLIES APR 23	*	.15		
		4/01/23	151	202304	310	51300	42000		POSTAGE APR 23	*	3.00		
		4/01/23	151	202304	310	51300	42500		COPIES APR 23	*	169.50		
		4/01/23	152	202304	320	53800	12000		FIELD MANAGEMENT APR 23	*	858.33		
GOVERNMENTAL MANAGEMENT SERVICES-CF													
4/14/23	00016	4/03/23	2186369	202303	310	51300	31100		ENGINEER SVCS MAR 23	*	900.00		
GAI CONSULTANTS, INC													
4/14/23	00041	3/30/23	PSI-6015	202303	320	53800	47000		AQUATIC MAINT MAR 23	*	4,991.45		
		4/01/23	PSI-6473	202304	320	53800	47000		AQUATIC MAINT APR 23	*	4,991.45		
SOLITUDE LAKE MANAGEMENT, LLC													
4/26/23	00028	4/10/23	8	202304	310	51300	31300		AMORT SCHED S17-2 5/1/23	*	250.00		
DISCLOSURE SERVICES, LLC													
4/26/23	00013	4/26/23	04262023	202304	300	20700	10000		ASSESSMENT TSFR SER2017	*	39,163.54		
POINCIANA WEST CDD C/O USBANK													
												39,163.54	001952
POIW POIN WEST CDD MBYINGTON													

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/12/23
*** CHECK DATES 04/01/2023 - 07/07/2023 *** POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/23	00005	4/17/23	00102787	202304	320-53800-47100		MOSQUITO MAINT APR 23 CLARKE ENVIRONMENTAL MOSQUITO	*	2,144.97	2,144.97	001953
5/01/23	00007	5/01/23	9262	202305	320-53800-46200		LANDSCAPE MAINT MAY 23 FLORALAWN 2, LLC	*	4,904.37	4,904.37	001954
5/18/23	00001	5/01/23	153	202305	310-51300-34000		MANAGEMENT FEES MAY23	*	3,333.33		
		5/01/23	153	202305	310-51300-35200		WEBSITE ADMIN MAY23	*	68.75		
		5/01/23	153	202305	310-51300-35100		INFORMATION TECH MAY23	*	103.17		
		5/01/23	153	202305	310-51300-31300		DISSEMINATION SVC MAY23	*	291.67		
		5/01/23	153	202305	310-51300-51000		OFFICE SUPPLIES MAY23	*	.27		
		5/01/23	153	202305	310-51300-42000		POSTAGE MAY23	*	5.78		
		5/01/23	154	202305	320-53800-12000		FIELD MANAGEMENT MAY23 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	858.33	4,661.30	001955
5/18/23	00041	5/01/23	PSI-7197	202305	320-53800-47000		AQUATIC MAINT MAY23 SOLITUDE LAKE MANAGEMENT, LLC	*	4,991.45	4,991.45	001956
6/06/23	00005	5/15/23	00102835	202305	320-53800-47100		MOSQUITO MAINT MAY 23 CLARKE ENVIRONMENTAL MOSQUITO	*	2,144.97	2,144.97	001957
6/06/23	00033	6/01/23	18391	202305	310-51300-31500		GENERAL COUNSEL MAY 23	*	1,475.00		
		6/01/23	18392	202305	310-51300-31500		TRANSFER OF TRACTS MAY 23 CLARK & ALBAUGH, LLP	*	1,302.00	2,777.00	001958
6/06/23	00008	5/16/23	8-132-87	202305	310-51300-42000		7 DELIVERIES 5/11/23 FEDEX	*	84.56	84.56	001959
6/06/23	00017	2/24/23	6839189	202305	310-51300-32300		TRUSTEE FEE FY23	*	2,837.43		
		2/24/23	6839189A	202305	300-15500-10000		TRUSTEE FEE FY24 U.S. BANK	*	1,418.70	4,256.13	001960

POIW POIN WEST CDD MBYINGTON

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/12/23
*** CHECK DATES 04/01/2023 - 07/07/2023 *** POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/13/23	00007	6/01/23	9416-R	202306	320-53800	46200		LANDSCAPE MAINT JUNE 23	*	4,904.37		
								FLORALAWN 2, LLC			4,904.37	001961
6/13/23	00001	6/01/23	155	202306	310-51300	34000		MANAGEMENT FEES JUNE 23	*	3,333.33		
		6/01/23	155	202306	310-51300	35200		WEBSITE ADMIN JUNE 23	*	68.75		
		6/01/23	155	202306	310-51300	35100		INFORMATION TECH JUNE 23	*	103.17		
		6/01/23	155	202306	310-51300	31300		DISSEMINATION SVC JUNE 23	*	291.67		
		6/01/23	155	202306	310-51300	51000		OFFICE SUPPLIES JUNE 23	*	.15		
		6/01/23	155	202306	310-51300	42000		POSTAGE JUNE 23	*	8.99		
		6/01/23	155	202306	310-51300	42500		COPIES JUNE 23	*	130.35		
		6/01/23	156	202306	320-53800	12000		FIELD MANAGEMENT JUNE 23	*	858.33		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			4,794.74	001962
6/13/23	00016	5/26/23	2188891	202305	310-51300	31100		ENGINEER SVCS MAY 23	*	2,415.27		
								GAI CONSULTANTS, INC			2,415.27	001963
6/13/23	00041	6/01/23	PSI-8503	202306	320-53800	47000		LAKE MAINTENANCE JUNE 23	*	4,991.45		
								SOLITUDE LAKE MANAGEMENT, LLC			4,991.45	001964
6/20/23	00036	5/31/23	00056049	202305	310-51300	48000		NOT MEETING DATES 5/10/23	*	426.31		
								CA FLORIDA HOLDINGS, LLC			426.31	001965
6/20/23	00005	6/15/23	00102920	202306	320-53800	47100		MOSQUITO MAINT JUNE 23	*	2,144.97		
								CLARKE ENVIRONMENTAL MOSQUITO			2,144.97	001966
6/29/23	00042	6/29/23	06292023	202306	300-58100	10000		TRANSFER FUNDS TO SBA	*	200,000.00		
		6/29/23	06292023	202306	300-58100	10000		TRANSFER FUNDS TO SBA	V	200,000.00-		
								STATE BOARD OF ADMINISTRATION			.00	001967
7/05/23	00036	3/31/23	00054338	202303	310-51300	48000		NOT BOS MTG 3/8/23	*	431.10		
								CA FLORIDA HOLDINGS, LLC			431.10	001968
								POIW POIN WEST CDD MBYINGTON				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/12/23

*** CHECK DATES 04/01/2023 - 07/07/2023 *** POINCIANA WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/05/23	00007	7/01/23 9533	202307 320-53800-46200	LANDSCAPE MAINT JULY 23	*	4,904.37	
							4,904.37 001969

						TOTAL FOR BANK A	111,632.67
						TOTAL FOR REGISTER	111,632.67



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

1-22
310 513 322

RECEIVED

APR 06 2023

*POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD. SUITE 300
UNIT E
ORLANDO, FL 39872*

*Invoice No. 361824
Date 04/02/2023
Client No. 20897*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,425.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

310 513 315

RECEIVED

APR 04 2023

Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

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

April 1, 2023

Attention: George S. Flint, District Manager

File # 7784-001
Invoice # 18316

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-08-23	review of draft of agenda topics; review of prior meeting action list and correspondence with manager	0.30	93.00	SDC
Mar-13-23	various correspondence regarding quorum and attendance at questions for board meeting	0.40	124.00	SDC
Mar-14-23	review of agenda package, minutes, agreements and other meeting preparation	0.80	248.00	SDC
Mar-15-23	attendance at board meeting (zoom)	2.20	682.00	SDC
Mar-20-23	review of meeting followup list	0.10	31.00	SDC
Mar-29-23	review of audit representation letter and prior correspondence regarding audit draft; correspondence to manager	0.40	124.00	SDC

Totals 4.20 \$1,302.00

Total Fee & Disbursements	\$1,302.00
Previous Balance	463.00
Previous Payments	403.00

Balance Now Due

\$1,362.00

**Send PAYMENTS ONLY to:
Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, FL 32746**

**Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708**

TAX ID Number 92-2830590

Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

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

April 1, 2023

Attention: George S. Flint, District Manager

File # 7784-002
Invoice # 18317

RE: Transfer of tracts to District

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-07-23	review of status of correspondence and requests for turnover; correspondence with developer counsel	0.40	124.00	SDC
Mar-08-23	correspondence with developer counsel regarding agreement and parcel identification status; additional correspondence to identify latest draft and information supplied; review of updated agreement and property list and correspondence with manager	0.90	279.00	SDC
Mar-15-23	followup correspondence regarding changes and delivery of acquisition agreement	0.20	62.00	SDC
Mar-20-23	provide edits and correspondence regarding acquisition agreement	0.40	124.00	SDC
Mar-21-23	preparation of revision to acquisition agreement and followup correspondence	0.30	93.00	SDC
Mar-30-23	review of executed acquisition agreement and related correspondence	0.20	62.00	SDC
	Totals	2.40	\$744.00	
	Total Fee & Disbursements			\$744.00
	Previous Balance			62.00

Previous Payments

62.00

Balance Now Due

\$744.00

**Send PAYMENTS ONLY to:
Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, FL 32746**

**Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708**

TAX ID Number 92-2830590

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

Invoice

Invoice #: 151
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

RECEIVED

APR 10 2023

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

5-1

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023		3,333.33	3,333.33
Website Administration - April 2023		68.75	68.75
Information Technology - April 2023		103.17	103.17
Dissemination Agent Services - April 2023		291.67	291.67
Office Supplies		0.15	0.15
Postage		3.00	3.00
Copies		169.50	169.50

Total	\$3,969.57
Payments/Credits	\$0.00
Balance Due	\$3,969.57

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

Invoice

RECEIVED

APR 10 2023

Invoice #: 152
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

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

1-1

Description	Hours/Qty	Rate	Amount
Field Management - April 2023 320 53812		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

Tricia Adams
Governmental Management Services
6200 Lee Vista Blvd Ste 300
Orlando, FL 32822

April 03, 2023
Project No: A171207.00
Invoice No: 2186369

Project A171207.00 Poinciana West Community Development District Engineering Services

Professional Services Through March 25, 2023

Task 008 2023 General Support

Professional Personnel

	Hours	Rate	Amount
Principal			
Leo, Kathleen	3.00	300.00	900.00
Totals	3.00		900.00
Total Labor			900.00
		Total this Task	\$900.00

Task 009 Pond Turnover

Total this Task 0.00

Total this Invoice \$900.00

RECEIVED

APR 3 2023

Project	A171207.00	Poinciana West Community Development Dis	Invoice	2186369
---------	------------	--	---------	---------

Billing Backup

Monday, April 3, 2023

GAI Consultants, Inc.

Invoice 2186369 Dated 4/3/2023

8:17:07 AM

Project	A171207.00	Poinciana West Community Development District Engineering Services
---------	------------	--

Task	008	2023 General Support
------	-----	----------------------

Professional Personnel

			Hours	Rate	Amount	
	Principal					
04136	Leo, Kathleen	3/15/2023	3.00	300.00	900.00	
	Prep & meeting					
	Totals		3.00		900.00	
	Total Labor					900.00
					Total this Task	\$900.00
					Total this Project	\$900.00
					Total this Report	\$900.00

1-41
320 538 47

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

RECEIVED

MAR 31 2023

Invoice Number: PSI-60158
Invoice Date: 3/30/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 3/30/2023
Due Date 4/29/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 3/30/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 01-18					
Poinciana West Community Dev. Dist. 01-19					
Poinciana West Community Dev. Dist. 01-20					
Poinciana West Community Dev. Dist. 01-21					
Poinciana West Community Dev. Dist. 01-22					
Poinciana West Community Dev. Dist. 01-23					
Poinciana West Community Dev. Dist. 01-24					
Poinciana West Community Dev. Dist. 01-25					
Poinciana West Community Dev. Dist. 01-26					
Poinciana West Community Dev. Dist. 01-27					
Poinciana West Community Dev. Dist. 01-28					
Poinciana West Community Dev. Dist. 01-29					
Poinciana West Community Dev. Dist. 01-30					
Poinciana West Community Dev. Dist. 0P-01					
Poinciana West Community Dev. Dist. 0P-02					
Poinciana West Community Dev. Dist. 0P-03					
Poinciana West Community Dev. Dist. 0P-04					
Poinciana West Community Dev. Dist. 0P-05					
Poinciana West Community Dev. Dist. 0P-06					
Annual Maintenance		1	1	4,991.45	4,991.45
March Billing					
3/1/2023 - 3/31/2023					
Poinciana West Community Dev. Dist. 00-01					
Poinciana West Community Dev. Dist. 00-02					
Poinciana West Community Dev. Dist. 00-03					
Poinciana West Community Dev. Dist. 00-04					
Poinciana West Community Dev. Dist. 00-05					
Poinciana West Community Dev. Dist. 00-06					
Poinciana West Community Dev. Dist. 00-07					

INVOICE

Page: 2

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-60158
Invoice Date: 3/30/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 3/30/2023
Due Date 4/29/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 3/30/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 00-08					
Poinciana West Community Dev. Dist. 00-09					
Poinciana West Community Dev. Dist. 00-10					
Poinciana West Community Dev. Dist. 00-11					
Poinciana West Community Dev. Dist. 00-12					
Poinciana West Community Dev. Dist. 00-13					
Poinciana West Community Dev. Dist. 00-15					
Poinciana West Community Dev. Dist. 00-16					
Poinciana West Community Dev. Dist. 00-16A					
Poinciana West Community Dev. Dist. 00-17					
Poinciana West Community Dev. Dist. 00-18					
Poinciana West Community Dev. Dist. 00-20					
Poinciana West Community Dev. Dist. 00-21					
Poinciana West Community Dev. Dist. 00-22					
Poinciana West Community Dev. Dist. 00-4A					
Poinciana West Community Dev. Dist. 01-01					
Poinciana West Community Dev. Dist. 01-02					
Poinciana West Community Dev. Dist. 01-03					
Poinciana West Community Dev. Dist. 01-04					
Poinciana West Community Dev. Dist. 01-05					
Poinciana West Community Dev. Dist. 01-06					
Poinciana West Community Dev. Dist. 01-07					
Poinciana West Community Dev. Dist. 01-08					
Poinciana West Community Dev. Dist. 01-09					
Poinciana West Community Dev. Dist. 01-10					
Poinciana West Community Dev. Dist. 01-11					
Poinciana West Community Dev. Dist. 01-12					
Poinciana West Community Dev. Dist. 01-13					
Poinciana West Community Dev. Dist. 01-14					

INVOICE

Page: 3

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-60158
Invoice Date: 3/30/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 3/30/2023
Due Date 4/29/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 3/30/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 01-15					
Poinciana West Community Dev. Dist. 01-16					
Poinciana West Community Dev. Dist. 01-17					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,991.45

Subtotal: 4,991.45
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,991.45

Please Remit Payment to:
Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

RECEIVED
APR 04 2023

Page: 1

Invoice Number: PSI-64734
Invoice Date: 4/1/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,991.45	4,991.45
April Billing					
4/1/2023 - 4/30/2023					
Poinciana West Community Dev. Dist. 00-01					
Poinciana West Community Dev. Dist. 00-02					
Poinciana West Community Dev. Dist. 00-03					
Poinciana West Community Dev. Dist. 00-04					
Poinciana West Community Dev. Dist. 00-05					
Poinciana West Community Dev. Dist. 00-06					
Poinciana West Community Dev. Dist. 00-07					
Poinciana West Community Dev. Dist. 00-08					
Poinciana West Community Dev. Dist. 00-09					
Poinciana West Community Dev. Dist. 00-10					
Poinciana West Community Dev. Dist. 00-11					
Poinciana West Community Dev. Dist. 00-12					
Poinciana West Community Dev. Dist. 00-13					
Poinciana West Community Dev. Dist. 00-15					
Poinciana West Community Dev. Dist. 00-16					
Poinciana West Community Dev. Dist. 00-16A					
Poinciana West Community Dev. Dist. 00-17					
Poinciana West Community Dev. Dist. 00-18					
Poinciana West Community Dev. Dist. 00-20					
Poinciana West Community Dev. Dist. 00-21					
Poinciana West Community Dev. Dist. 00-22					
Poinciana West Community Dev. Dist. 00-4A					
Poinciana West Community Dev. Dist. 01-01					
Poinciana West Community Dev. Dist. 01-02					
Poinciana West Community Dev. Dist. 01-03					
Poinciana West Community Dev. Dist. 01-04					

INVOICE

Page: 2

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-64734
Invoice Date: 4/1/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 01-05					
Poinciana West Community Dev. Dist. 01-06					
Poinciana West Community Dev. Dist. 01-07					
Poinciana West Community Dev. Dist. 01-08					
Poinciana West Community Dev. Dist. 01-09					
Poinciana West Community Dev. Dist. 01-10					
Poinciana West Community Dev. Dist. 01-11					
Poinciana West Community Dev. Dist. 01-12					
Poinciana West Community Dev. Dist. 01-13					
Poinciana West Community Dev. Dist. 01-14					
Poinciana West Community Dev. Dist. 01-15					
Poinciana West Community Dev. Dist. 01-16					
Poinciana West Community Dev. Dist. 01-17					
Poinciana West Community Dev. Dist. 01-18					
Poinciana West Community Dev. Dist. 01-19					
Poinciana West Community Dev. Dist. 01-20					
Poinciana West Community Dev. Dist. 01-21					
Poinciana West Community Dev. Dist. 01-22					
Poinciana West Community Dev. Dist. 01-23					
Poinciana West Community Dev. Dist. 01-24					
Poinciana West Community Dev. Dist. 01-25					
Poinciana West Community Dev. Dist. 01-26					
Poinciana West Community Dev. Dist. 01-27					
Poinciana West Community Dev. Dist. 01-28					
Poinciana West Community Dev. Dist. 01-29					
Poinciana West Community Dev. Dist. 01-30					
Poinciana West Community Dev. Dist. 0P-01					
Poinciana West Community Dev. Dist. 0P-02					
Poinciana West Community Dev. Dist. 0P-03					

INVOICE

Page: 3

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-64734
Invoice Date: 4/1/2023

Bill
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, 32801-2430

Ship
To: Poinciana West Community Dev. Dist.
135 W. Central Blvd., Suite 320
Orlando, FL 32801-2430

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. OP-04					
Poinciana West Community Dev. Dist. OP-05					
Poinciana West Community Dev. Dist. OP-06					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,991.45

Subtotal: 4,991.45
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,991.45

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

1-28
310 513 313

Invoice

Date	Invoice #
4/10/2023	8

Bill To
Poinciana West CDD c/o GMS

Terms	Due Date
Net 30	5/10/2023

Description	Amount
Amortization Schedule Series 2017-2 5-1-23 Prepay \$40,000	250.00
<p>RECEIVED</p> <p>APR 12 2023</p>	

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Poinciana West CDD **DATE:** 4/26/23

PAYABLE TO: Poinciana West CDD c/o USBank V#13

AMOUNT REQUESTED: \$39,163.54

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-207-100

DESCRIPTION OF NEED: Assessment Transfer - Series 2017 \$39,163.54

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
O & M	\$288,200.25	\$ 288,328.68	(\$288,328.68)	\$0.00
Debt Service 2017	\$1,031,208.83	\$ 1,030,004.02	(\$990,840.48)	\$ 39,163.54
Total	\$1,319,409.08	\$1,318,332.70	(\$1,279,169.16)	\$39,163.54

TRANSFERS TO DEBT SERVICE 2017

DATE	CHECK #	AMOUNT
1/26/23	1928	\$928,365.79
3/16/23	1941	\$ 62,474.69
TOTAL		\$990,840.48

1-5
320 538 471



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 Environmental Mosquito Management, Inc.
ACH Banking: Bank of America - Account: 8666607231 - Routing: 071000039
Payment Online: Visit our website at <https://www.clarke.com/billpay>
Paper Check: 16300 Collections Center Drive, Chicago, IL 60693

Customer #: P07800
Customer PO #: N/A

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

Invoice #: 001027875
Invoice Date: 04/17/23
Terms: Net 30 Days
Due Date: 05/17/23

RECEIVED

APR 24 2023

Agreement no 1000002502 Consultant Cherrief Jackson

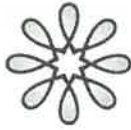
Description	Total
CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT SERVICE	
W9's can be found on our website at www.clarke.com	
Service April 2023	
Order total	2,144.97

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:	2,144.97
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Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439

Helping make communities around the world more livable, safe and comfortable.



floralawn2, LLC

Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

1-7
320538462

Invoice

Date	Invoice #
5/1/2023	9262

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	4,904.37	4,904.37
	Billing for May 2023		

RECEIVED

APR 26 2023

Thank you for your business.

Total

\$4,904.37

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

GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 153
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023	1-310-513-340	3,333.33	3,333.33
Website Administration - May 2023	352	68.75	68.75
Information Technology - May 2023	351	103.17	103.17
Dissemination Agent Services - May 2023	313	291.67	291.67
Office Supplies	510	0.27	0.27
Postage	420	5.78	5.78

RECEIVED

MAY 5 2023

Total	\$3,802.97
Payments/Credits	\$0.00
Balance Due	\$3,802.97

GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 154
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - May 2023 320 - 538 - 120		858.33	858.33

RECEIVED
 MAY 5 2023

Total	\$858.33
Payments/Credits	\$0.00
Balance Due	\$858.33



#41

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

320-538-470

INVOICE

Page: 1

Invoice Number: PSI-71977
 Invoice Date: 5/1/2023

Bill
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, 32801-2430

Ship
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801-2430

Ship Via
 Ship Date 5/1/2023
 Due Date 5/31/2023
 Terms Net 30

Customer ID 17634
 P.O. Number
 P.O. Date 5/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 Poinciana West Community Dev. Dist. 00-01 Poinciana West Community Dev. Dist. 00-02 Poinciana West Community Dev. Dist. 00-03 Poinciana West Community Dev. Dist. 00-04 Poinciana West Community Dev. Dist. 00-05 Poinciana West Community Dev. Dist. 00-06 Poinciana West Community Dev. Dist. 00-07 Poinciana West Community Dev. Dist. 00-08 Poinciana West Community Dev. Dist. 00-09 Poinciana West Community Dev. Dist. 00-10 Poinciana West Community Dev. Dist. 00-11 Poinciana West Community Dev. Dist. 00-12 Poinciana West Community Dev. Dist. 00-13 Poinciana West Community Dev. Dist. 00-15 Poinciana West Community Dev. Dist. 00-16 Poinciana West Community Dev. Dist. 00-16A Poinciana West Community Dev. Dist. 00-17 Poinciana West Community Dev. Dist. 00-18 Poinciana West Community Dev. Dist. 00-20 Poinciana West Community Dev. Dist. 00-21 Poinciana West Community Dev. Dist. 00-22 Poinciana West Community Dev. Dist. 00-4A Poinciana West Community Dev. Dist. 01-01 Poinciana West Community Dev. Dist. 01-02 Poinciana West Community Dev. Dist. 01-03 Poinciana West Community Dev. Dist. 01-04		1	1	4,991.45	4,991.45

RECEIVED

MAY 5 2023



Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI-71977
 Invoice Date: 5/1/2023

Bill
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, 32801-2430

Ship
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801-2430

Ship Via
 Ship Date 5/1/2023
 Due Date 5/31/2023
 Terms Net 30

Customer ID 17634
 P.O. Number
 P.O. Date 5/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 01-05					
Poinciana West Community Dev. Dist. 01-06					
Poinciana West Community Dev. Dist. 01-07					
Poinciana West Community Dev. Dist. 01-08					
Poinciana West Community Dev. Dist. 01-09					
Poinciana West Community Dev. Dist. 0P-01					
Poinciana West Community Dev. Dist. 0P-02					
Poinciana West Community Dev. Dist. 0P-03					
Poinciana West Community Dev. Dist. 0P-04					
Poinciana West Community Dev. Dist. 0P-05					
Poinciana West Community Dev. Dist. 0P-06					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 4,991.45

Subtotal: 4,991.45
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 4,991.45

1-5
320 538 471



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 Environmental Mosquito Management, Inc.
ACH Banking: Bank of America - Account: 8666607231 - Routing: 071000039
Payment Online: Visit our website at <https://www.clarke.com/billpay>
Paper Check: 16300 Collections Center Drive, Chicago, IL 60693

Customer #: P07800
Customer PO #: N/A

Invoice #: 001028355
Invoice Date: 05/15/23
Terms: Net 30 Days
Due Date: 06/14/23

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L
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T
O

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

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 May 2023	
Order total	2,144.97

RECEIVED

MAY 16 2023

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:	2,144.97
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Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-672-7439

Helping make communities around the world more livable, safe and comfortable.

1-33

Clark & Albaugh PLLC
 219 Shiloh Cove
 Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

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

June 1, 2023

Attention: George S. Flint, District Manager

File # 7784-002
 Invoice # 18392

RE: Transfer of tracts to District

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-05-23	correspondence with manager and engineer regarding task status on property review; review of title information	1.30	403.00	SDC
May-08-23	communications with engineer and manager regarding due diligence efforts and documents delivered by developer	0.20	62.00	SDC
May-16-23	review of title documents and exceptions; review of plat notes and permitting summary; correspondence with manager and engineer; correspondence with developer counsel	2.30	713.00	SDC
May-17-23	review of correspondence from developer counsel and exhibits	0.40	124.00	SDC
	Totals	4.20	\$1,302.00	

Total Fee & Disbursements	\$1,302.00
Previous Balance	744.00
Previous Payments	744.00
Balance Now Due	\$1,302.00

RECEIVED

JUN 2 2023

Send PAYMENTS ONLY to:
Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 92-2830590

1-33

Clark & Albaugh PLLC
 219 Shiloh Cove
 Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

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

June 1, 2023

Attention: George S. Flint, District Manager

File # 7784-001
 Invoice # 18391

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-05-23	exchange communications on agenda development for May meeting	0.20	62.00	SDC
May-16-23	review of agenda package, minutes; proposed budget and resolution	1.20	372.00	SDC
May-17-23	attendance at board meeting (Zoom)	1.30	403.00	SDC
	internal conference and begin preparation of budget related documents	0.30	93.00	SDC
May-18-23	review of draft budget publication notice and resolutions	0.50	155.00	SDC
	Drafting Budget ad for FY 2023-2024 budget; Drafting resolution adopting FY 2023-2024 budget; Drafting assessment levy resolution for FY 2023-2024.	1.30	390.00	MEA
	Totals	4.80	\$1,475.00	
Total Fee & Disbursements				\$1,475.00
Previous Balance				1,362.00
Previous Payments				1,362.00

RECEIVED

JUN 2 2023

Balance Now Due

\$1,475.00

Send PAYMENTS ONLY to:
Clark & Albaugh PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 92-2830590



Invoice Number	Invoice Date	Account Number
8-132-87692	May 16, 2023	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	\$84.56
TOTAL THIS INVOICE	USD	\$84.56

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 May 16, 2023

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	84.56
New Account Balance	\$84.56



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	Invoice Amount	Account Number	Account Balance
8-132-87692	USD \$84.56	7630-6931-1	USD \$84.56

Remittance Advice

Your payment is due by **Jun 30, 2023**

813287692400000845667630693112000008456600000845660

RECEIVED
MAY 23 2023

0026755 01 AB 0.507 **AUTO T1 0 1135 32822-514975 -C01-P26781-11



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



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



63326350017482

Invoice Number 8-132-87692	Invoice Date May 16, 2023	Account Number 7630-6931-1	Page 2 of 4
--------------------------------------	-------------------------------------	--------------------------------------	-----------------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 11, 2023 **Cust. Ref.:** Poinciana West CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121446848	George Flint	Peggy Gregory	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	742 SAN RAPHAEL ST	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 15:05	Fuel Surcharge		0.90
Svc Area	A3	Residential Delivery		5.30
Signed by	see above	Third Party Billing		0.00
FedEx Use	00000000/161333/02	Total Charge	USD	\$13.70

Ship Date: May 11, 2023 **Cust. Ref.:** Poinciana West CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121462189	George Flint	Roy LaRue	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	211 SAN VICENTE LN	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 14:56	Fuel Surcharge		0.90
Svc Area	A3	Residential Delivery		5.30
Signed by	see above	Third Party Billing		0.00
FedEx Use	00000000/161333/02	Total Charge	USD	\$13.70

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-132-87692	May 16, 2023	7630-6931-1	3 of 4

Ship Date: May 11, 2023

Cust. Ref.: Poinciana West CDD

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121470007	George Flint	Joseph Clark	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	306 MOORPARK WAY	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 14:01	Fuel Surcharge		0.90
Svc Area	A3	Residential Delivery		5.30
Signed by	see above	Third Party Billing		0.00
FedEx Use	000000000/161333/02	Total Charge	USD	\$13.70

Ship Date: May 11, 2023

Cust. Ref.: Poinciana West CDD

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121479107	George Flint	Mayra Skeete	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	467 BEL AIR WAY	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 14:40	Fuel Surcharge		0.90
Svc Area	A3	Residential Delivery		5.30
Signed by	see above	Third Party Billing		0.00
FedEx Use	000000000/161333/02	Total Charge	USD	\$13.70

Ship Date: May 11, 2023

Cust. Ref.: Poinciana West CBD

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121490605	George Flint	Maneck Master	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	759 SAN RAPHAEL ST	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 15:04	Fuel Surcharge		0.90
Svc Area	A3	Residential Delivery		5.30
Signed by	see above	Third Party Billing		0.00
FedEx Use	000000000/161333/02	Total Charge	USD	\$13.70

Ship Date: May 11, 2023

Cust. Ref.: Poinciana West CDD

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772121508130	George Flint	Scott Clark	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	Clark & Albaugh, LLP	
Package Type	FedEx Pak	219 E Livingston Street	700 W MORSE BLVD STE 101	
Zone	02	ORLANDO FL 32801 US	WINTER PARK FL 32789 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.50
Delivered	May 12, 2023 14:26			

Continued on next page

Invoice Number	Invoice Date	Account Number	Page
8-132-87692	May 16, 2023	7630-6931-1	4 of 4

Tracking ID: 772121508130 continued

Svc Area	A1	Fuel Surcharge	0.53
Signed by	see above	Third Party Billing	0.00
FedEx Use	000000000/161333/02	Total Charge	USD \$8.03

Ship Date: May 11, 2023 **Cust. Ref.:** PCW CDD **Ref.#2:**
Pay on Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772121514801	George Flint	Kathy Leo
Service Type	FedEx Standard Overnight	GMS - CF, LLC	GAI Consultants
Package Type	FedEx Pak	219 E Livingston Street	618 E SOUTH ST
Zone	02	ORLANDO FL 32801 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	May 12, 2023 11:57	Transportation Charge	7.50
Svc Area	A1	Fuel Surcharge	0.53
Signed by	see above	Third Party Billing	0.00
FedEx Use	000000000/161333/02	Total Charge	USD \$8.03

Third Party Subtotal	USD	\$84.56
Total FedEx Express	USD	\$84.56





Corporate Trust Services
EP-MN-WN3L
80 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6839189
274037000
02/24/2023
SCOTT SCHUHLE
954-938-2476

1-17 Page 84 of 128
310 513 323

POINCIANA WEST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
1408 HAMLIN AVENUE UNIT E
ST.CLOUD FL 34771

POINCIANA WEST CDD 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

RECEIVED
MAY 9 2023

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

POINCIANA WEST CDD 2017

Invoice Number: 6839189
Account Number: 274037000
Current Due: \$4,256.13

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 274037000
Invoice # 6839189
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55102
 "Copy of Previously Printed Invoice"

Invoice Number: 6839189
 Invoice Date: 02/24/2023
 Account Number: 274037000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

POINCIANA WEST CDD 2017

Accounts Included 274037000 274037001 274037002 274037003 274037004 274037005
 In This Relationship: 274037006 274037007 274037008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2023 - 01/31/2024				\$3,950.00
Incidental Expenses 02/01/2023 to 01/31/2024	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

300-155-100 8 - 2,837.43
 4 1,418.71



P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
6/1/2023	9416-R

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	4,904.37	4,904.37
	Billing for June 2023		

RECEIVED
MAY 30 2023

Thank you for your business.	Total \$4,904.37
------------------------------	-------------------------

Corporate Office	Solivita 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 #: 155
Invoice Date: 6/1/23
Due Date: 6/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023	310 113 34	3,333.33	3,333.33
Website Administration - June 2023	352	68.75	68.75
Information Technology - June 2023	351	103.17	103.17
Dissemination Agent Services - June 2023		291.67	291.67
Office Supplies	57	0.15	0.15
Postage	42	8.99	8.99
Copies	425	130.35	130.35

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JUN 8 2023

Total \$3,936.41

Payments/Credits \$0.00

Balance Due \$3,936.41



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801
T 407.423.8398
F 407.843.1070

Tricia Adams
Governmental Management Services
6200 Lee Vista Blvd Ste 300
Orlando, FL 32822

May 26, 2023
Project No: A171207.00
Invoice No: 2188891

Project A171207.00 Poinciana West Community Development District Engineering Services

Professional Services Through May 20, 2023

Task 008 2023 General Support

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	2.00	300.00	600.00	
Totals	2.00		600.00	
Total Labor				600.00
				Total this Task
				\$600.00

Task 009 Pond Turnover

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	6.00	300.00	1,800.00	
Totals	6.00		1,800.00	
Total Labor				1,800.00

Unit Billing

Small Format Black & White Print	2.0 Pages @ 0.07	.14	
Small Format Color Print	89.0 Pages @ 0.17	15.13	
Total Units	1.0 times	15.27	15.27
			Total this Task
			\$1,815.27
			Total this Invoice
			\$2,415.27

RECEIVED

MAY 30 2023

Project A171207.00 Poinciana West Community Development Dis Invoice 2188891

Billing Backup

Friday, May 26, 2023

GAI Consultants, Inc.

Invoice 2188891 Dated 5/26/2023

2:42:41 PM

Project A171207.00 Poinciana West Community Development District Engineering Services

Task 008 2023 General Support

Professional Personnel

			Hours	Rate	Amount
Principal					
04136	Leo, Kathleen meeting	5/17/2023	2.00	300.00	600.00
	Totals		2.00		600.00
	Total Labor				600.00

Total this Task \$600.00

Task 009 Pond Turnover

Professional Personnel

			Hours	Rate	Amount
Principal					
04136	Leo, Kathleen Pond turnover	5/5/2023	2.00	300.00	600.00
04136	Leo, Kathleen pond turnover	5/8/2023	2.00	300.00	600.00
04136	Leo, Kathleen final pond turnover material	5/16/2023	2.00	300.00	600.00
	Totals		6.00		1,800.00
	Total Labor				1,800.00

Unit Billing

Small Format Black & White Print	2.0 Pages @ 0.07	.14
Small Format Color Print	89.0 Pages @ 0.17	15.13
Total Units	1.0 times	15.27

Total this Task \$1,815.27

Total this Project \$2,415.27

Total this Report \$2,415.27



1-41 320 32847 Page 91 of 128

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI-85039
 Invoice Date: 6/1/2023

Bill
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, 32801-2430

Ship
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801-2430

Ship Via
 Ship Date 6/1/2023
 Due Date 7/1/2023
 Terms Net 30

Customer ID 17634
 P.O. Number
 P.O. Date 6/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,991.45	4,991.45
June Billing					
6/1/2023 - 6/30/2023					
Poinciana West Community Dev. Dist. 00-01					
Poinciana West Community Dev. Dist. 00-02					
Poinciana West Community Dev. Dist. 00-03					
Poinciana West Community Dev. Dist. 00-04					
Poinciana West Community Dev. Dist. 00-05					
Poinciana West Community Dev. Dist. 00-06					
Poinciana West Community Dev. Dist. 00-07					
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Poinciana West Community Dev. Dist. 00-17					
Poinciana West Community Dev. Dist. 00-18					
Poinciana West Community Dev. Dist. 00-20					
Poinciana West Community Dev. Dist. 00-21					
Poinciana West Community Dev. Dist. 00-22					
Poinciana West Community Dev. Dist. 00-4A					
Poinciana West Community Dev. Dist. 01-01					
Poinciana West Community Dev. Dist. 01-02					
Poinciana West Community Dev. Dist. 01-03					
Poinciana West Community Dev. Dist. 01-04					

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 JUN 2 2023



Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI-85039
 Invoice Date: 6/1/2023

Bill
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, 32801-2430

Ship
 To: Poinciana West Community Dev. Dist.
 135 W. Central Blvd., Suite 320
 Orlando, FL 32801-2430

Ship Via
 Ship Date 6/1/2023
 Due Date 7/1/2023
 Terms Net 30

Customer ID 17634
 P.O. Number
 P.O. Date 6/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Poinciana West Community Dev. Dist. 01-05					
Poinciana West Community Dev. Dist. 01-06					
Poinciana West Community Dev. Dist. 01-07					
Poinciana West Community Dev. Dist. 01-08					
Poinciana West Community Dev. Dist. 01-09					
Poinciana West Community Dev. Dist. 0P-01					
Poinciana West Community Dev. Dist. 0P-02					
Poinciana West Community Dev. Dist. 0P-03					
Poinciana West Community Dev. Dist. 0P-04					
Poinciana West Community Dev. Dist. 0P-05					
Poinciana West Community Dev. Dist. 0P-06					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 4,991.45

Subtotal: 4,991.45
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 4,991.45


1-36
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FLORIDA

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JUN 12 2023

ACCOUNT NAME Poinciana West Cdd		ACCOUNT # 534838	PAGE # Page 93 of 128 1 of 1
INVOICE # 0005604907	BILLING PERIOD May 1- May 31, 2023	PAYMENT DUE DATE June 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,240.90	
BILLING ACCOUNT NAME AND ADDRESS Poinciana West Cdd 6200 Lee Vista Blvd. Ste. 300 Orlando, FL 32822-5149 		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>			

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

Date	Description	Amount
5/1/23	Balance Forward	\$802.88
5/31/23	Finance Charge	\$11.71

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
5/10/23	8793074	Meeting 5/17/23		\$426.31

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Poinciana West Cdd	PAYMENT DUE DATE June 20, 2023	AMOUNT PAID
ACCOUNT NUMBER 534838	INVOICE NUMBER 0005604907	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$438.02	\$5.24	\$436.34	\$11.63	\$349.67	\$0.00	\$1,240.90

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: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
	Card Number _____ Exp Date / / CVV Code _____ Signature _____ Date _____	

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Miscellaneous Notices

Published in The Ledger on May 10, 2023

Location

Polk County, Florida

Notice Text

Powered by C

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, May 17, 2023 at 9:00 a.m. via Zoom communications media technology and in person at the Starlite Ballroom, 384 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.

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 407-841-5524, or by visiting the District s website, <http://poincianawestcdd.org>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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/94240027437> and entering the meeting ID of 942 4002 7437 or by dialing in telephonically at (646) 876-9923 and entering the meeting ID of 942 4002 7437. Questions and comments can be submitted to the District Manager at tadams@gmscfl.com by Tuesday, May 16, 2023 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.

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; 407-841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (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

Search ⓘ

poinciana west

Date

05/10/2023

Location

Select county

Publication

Select newspaper

Notice Type

Select notice type

Reset

Search

accordingly, the 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 L. Adams

Governmental Management Services Central Florida, LLC

District Manager

5/10/23 8793074

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by mail at 219
E. Livingston S
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FL 32801, by t
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at <https://zoom.us/j/94240027437> and enter
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02 7437 or by
dialing in telep
honically at (6
46) 876-9923
and entering th
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942 4002 743
7. Questions a
nd comments
can be submitt
ed to the Distri
ct Manager at t
adams@gmscf
l.com by Tuesd
ay, May 16, 20
23 at 3:00 p.m
. in advance of
the meeting to
facilitate the B
oard's conside
ration and/or di
scussion of su

POLK
COUNTY,
FLORIDA

during the meeting. 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; 407-841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or

POLK
COUNTY,
FLORIDA

[Load More](#)



INVOICE

www.clarke.com
TOLL-FREE: 800-323-5727
PHONE: 630-694-2000
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
Payment Online: Visit our website at <https://www.clarke.com/billpay>
Paper Check: 16300 Collections Center Drive, Chicago, IL 60693

Customer #: P07800
Customer PO #: N/A

Invoice #: 001029207
Invoice Date: 06/15/23
Terms: Net 30 Days
Due Date: 07/14/23

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

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 June 2023	
Order total	2,144.97

RECEIVED

JUN 16 2023

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: 2,144.97

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

Helping make communities around the world more livable, safe and comfortable.

LOCALiQ

FLORIDA

1-36
310 7348

ACCOUNT NAME		ACCOUNT #	PAGE #
Poinciana West Cdd		534838	Page 101 of 128 1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005433872	Mar 1- Mar 31, 2023	April 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included In amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$797.64	

BILLING ACCOUNT NAME AND ADDRESS	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>
Poinciana West Cdd 6200 Lee Vista BLVD # 300 Orlando, FL 32822-5149	

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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

Date	Description	Amount
3/1/23	Balance Forward	\$787.61
3/28/23	PAYMENT - THANK YOU	-\$426.31
3/31/23	Finance Charge	\$5.24

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
3/8/23	8527336	Meeting 3/15	Meeting 3/15	\$431.10

RECEIVED
JUN 28 2023

Total Cash Amount Due \$797.64
 Service Fee 0.00% \$0.00
 *Cash/Check/ACH Discount \$0.00
 *Payment Amount by Cash/Check/ACH \$797.64
 Payment Amount by Credit Card \$797.64

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Poinciana West Cdd		534838		0005433872		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$436.34	\$11.63	\$0.00	\$0.00	\$349.67	\$0.00	\$797.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$797.64
				Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____		

00005348380000000000000054338720007976467170

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Monica Virgen
Poinciana West Cdd
6200 Lec Vista BLVD # 300
Orlando FL 32822-5149

STATE OF WISCONSIN, COUNTY OF BROWN

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 or by publication on the newspaper's website, if authorized, on:

03/08/2023

and that the fees charged are legal.
Sworn to and subscribed before on 03/08/2023

Kaitlyn Felty
Legal Clerk
Maria Verhagen
Notary, State of WI, County of Brown
8-25-26

My commission expires
Publication Cost: \$431.10
Order No: 8527336 # of Copies:
Customer No: 534838 1
PO #: Meeting 3/15

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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, March 15, 2023 at 7:00 a.m. via Zoom communications media technology and in person at the Storling Ballroom, 324 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.
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 407-841-5524, or by visiting the District's website, <https://poincianawestcdd.org>. This meeting may be continued to a date, time, and place to be specified on the record of the meeting.
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/9240072437> and entering the meeting ID of 92 4002 7437 or by dialing in telephonically at (646) 878-9922 and entering the meeting ID of 92 4002 7437. Questions and comments can be submitted to the District Manager at tdadams@poinci.fl.com by Tuesday, March 14, 2023 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.
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 of least forty-eight (48) hours prior to the meeting by contacting the District Manager at 219 E. Livingston Street, Orlando, FL 32801; 407-841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8773 (TTY) / 1-800-955-8770 (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, the person may need to ensure that a verbatim record of the testimony and evidence upon which such appeal is to be based.
Tricia L. Adams
Governmental Management Services - Central Florida, LLC
District Manager
Mar. 8, 2023 86527336



Invoice

Date	Invoice #
7/1/2023	9533

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
320 538 462

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn Maintenance per original contract - November 2016 - Poinciana West CDD	4,904.37	4,904.37
	Billing for July 2023		

Thank you for your business.

Total \$4,904.37

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

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
May 31, 2023



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Poinciana West
Community Development District
Combined Balance Sheet
May 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash			
Operating Account	\$ 323,838	\$ -	\$ 323,838
Money Market Account	\$ 495,051	\$ -	\$ 495,051
Investments			
Series 2017R-1 & R-2			
Reserve R-1	\$ -	\$ 392,340	\$ 392,340
Reserve R-2	\$ -	\$ 121,827	\$ 121,827
Revenue	\$ -	\$ 261,506	\$ 261,506
Prepayment R-1	\$ -	\$ 556	\$ 556
Prepayment R-2	\$ -	\$ 2,935	\$ 2,935
Assessment Receivable	\$ 2,771	\$ -	\$ 2,771
Due from General Fund	\$ -	\$ 12,336	\$ 12,336
Prepaid Expenses	\$ 1,419	\$ -	\$ 1,419
Total Assets	\$ 823,079	\$ 791,499	\$ 1,614,578
Liabilities:			
Accounts Payable	\$ 12,535	\$ -	\$ 12,535
Due to Debt Service	\$ 12,336	\$ -	\$ 12,336
Total Liabilities	\$ 24,871	\$ -	\$ 24,871
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 1,419	\$ -	\$ 1,419
Restricted for:			
Debt Service	\$ -	\$ 791,499	\$ 791,499
Unassigned	\$ 796,789	\$ -	\$ 796,789
Total Fund Balances	\$ 798,208	\$ 791,499	\$ 1,589,707
Total Liabilities & Fund Balance	\$ 823,079	\$ 791,499	\$ 1,614,578

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 291,294	\$ 291,294	\$ 291,695	\$ 401
Interest	\$ 500	\$ 333	\$ 1,035	\$ 702
Property Conveyance Fees	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 96	\$ 96
Total Revenues	\$ 306,794	\$ 306,627	\$ 307,826	\$ 1,198
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 6,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	\$ 459	\$ 306	\$ 122	\$ 184
Engineering	\$ 15,000	\$ 10,000	\$ 3,765	\$ 6,235
Engineering - Property Conveyance	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 20,000	\$ 13,333	\$ 6,294	\$ 7,039
Attorney - Property Conveyance	\$ 7,500	\$ 5,000	\$ 1,178	\$ 3,822
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 3,500	\$ 2,333	\$ 2,333	\$ (0)
Annual Audit	\$ 3,410	\$ 3,410	\$ 3,425	\$ (15)
Trustee Fees	\$ 4,256	\$ 2,837	\$ 2,837	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,000	\$ 26,667	\$ 26,667	\$ 0
Information Technology	\$ 1,238	\$ 825	\$ 825	\$ (0)
Website Maintenance	\$ 825	\$ 550	\$ 550	\$ -
Telephone	\$ 50	\$ 33	\$ -	\$ 33
Postage	\$ 1,000	\$ 667	\$ 403	\$ 263
Printing & Binding	\$ 800	\$ 533	\$ 451	\$ 83
Insurance	\$ 6,025	\$ 6,025	\$ 3,650	\$ 2,375
Legal Advertising	\$ 2,500	\$ 1,667	\$ 1,368	\$ 298
Other Current Charges	\$ 2,400	\$ 1,600	\$ 956	\$ 644
Office Supplies	\$ 200	\$ 133	\$ 17	\$ 117
Property Appraiser	\$ 3,100	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,388	\$ 90,545	\$ 62,068	\$ 28,478

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 10,300	\$ 6,867	\$ 6,867	\$ 0
Landscape Maintenance	\$ 63,882	\$ 42,588	\$ 39,452	\$ 3,135
Aquatic Control Maintenance	\$ 64,963	\$ 43,309	\$ 39,932	\$ 3,377
Aquatic Midge Maintenance	\$ 30,000	\$ 20,000	\$ 17,690	\$ 2,310
R&M Plant Replacement	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Storm Structure Repairs	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Contingency	\$ 20,000	\$ 13,333	\$ -	\$ 13,333
Capital Outlay	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Total Operations & Maintenance:	\$ 212,144	\$ 141,429	\$ 103,940	\$ 37,489
Total Expenditures	\$ 343,532	\$ 231,975	\$ 166,008	\$ 65,967
Excess (Deficiency) of Revenues over Expenditures	\$ (36,738)		\$ 141,817	
Fund Balance - Beginning	\$ 36,738		\$ 656,390	
Fund Balance - Ending	\$ -		\$ 798,208	

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 May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,042,297	\$ 1,042,297	\$ 1,042,340	\$ 43
Interest	\$ -	\$ -	\$ 33	\$ 33
Total Revenues	\$ 1,042,297	\$ 1,042,297	\$ 1,042,373	\$ 75
Expenditures:				
Property Appraiser	\$ 11,200	\$ -	\$ -	\$ -
Series 2017R-1				
Interest - 11/1	\$ 171,789	\$ 171,789	\$ 171,789	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 5/1	\$ 435,000	\$ 435,000	\$ 435,000	\$ -
Interest - 5/1	\$ 171,789	\$ 171,789	\$ 171,381	\$ 408
Series 2017R-2				
Interest - 11/1	\$ 62,272	\$ 62,272	\$ 62,272	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 62,272	\$ 62,272	\$ 62,129	\$ 143
Special Call - 5/1	\$ -	\$ -	\$ 40,000	\$ (40,000)
Total Expenditures	\$ 1,014,323	\$ 1,003,123	\$ 1,067,572	\$ (64,449)
Excess (Deficiency) of Revenues over Expenditures	\$ 27,975		\$ (25,199)	
Fund Balance - Beginning	\$ 285,740		\$ 816,699	
Fund Balance - Ending	\$ 313,715		\$ 791,499	

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	\$ -	\$ 57,738	\$ 202,612	\$ 9,412	\$ 7,742	\$ 2,892	\$ 7,933	\$ 3,366	\$ -	\$ -	\$ -	\$ -	\$ 291,695
Interest	\$ 43	\$ 42	\$ 49	\$ 52	\$ 41	\$ 45	\$ 44	\$ 719	\$ -	\$ -	\$ -	\$ -	\$ 1,035
Property Conveyance Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Miscellaneous Revenue	\$ -	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96
Total Revenues	\$ 43	\$ 57,877	\$ 202,660	\$ 9,464	\$ 7,783	\$ 2,938	\$ 22,976	\$ 4,085	\$ -	\$ -	\$ -	\$ -	\$ 307,826
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ 300	\$ 150	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ 3,765
Engineering - Property Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 248	\$ 1,194	\$ 310	\$ -	\$ 403	\$ 1,362	\$ -	\$ 2,777	\$ -	\$ -	\$ -	\$ -	\$ 6,294
Attorney - Property Conveyance	\$ 93	\$ 279	\$ -	\$ 62	\$ -	\$ 744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,178
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ 2,333
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ 2,837
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 26,667
Information Technology	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ 825
Website Maintenance	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ 550
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 1	\$ 82	\$ 212	\$ (9)	\$ 9	\$ 16	\$ 3	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 403
Printing & Binding	\$ 231	\$ -	\$ 45	\$ 1	\$ -	\$ 4	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 451
Insurance	\$ 3,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,650
Legal Advertising	\$ -	\$ 426	\$ -	\$ -	\$ -	\$ 516	\$ -	\$ 426	\$ -	\$ -	\$ -	\$ -	\$ 1,368
Other Current Charges	\$ 347	\$ 131	\$ 138	\$ 100	\$ 103	\$ 98	\$ 359	\$ (321)	\$ -	\$ -	\$ -	\$ -	\$ 956
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 17
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 13,856	\$ 6,060	\$ 4,502	\$ 3,951	\$ 4,312	\$ 7,887	\$ 8,831	\$ 12,668	\$ -	\$ -	\$ -	\$ -	\$ 62,068

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	6,867
Landscape Maintenance	\$ 4,977	\$ 4,977	\$ 4,977	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ -	\$ -	\$ -	\$ -	39,452
Aquatic Control Maintenance	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ -	\$ -	\$ -	\$ -	39,932
Aquatic Midge Maintenance	\$ 2,675	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ -	\$ -	\$ -	\$ -	17,690
R&M Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance:	\$ 13,502	\$ 12,972	\$ 12,972	\$ 12,899	\$ 12,899	\$ 12,899	\$ 12,899	\$ 12,899	\$ -	\$ -	\$ -	\$ -	103,940
Total Expenditures	\$ 27,358	\$ 19,031	\$ 17,473	\$ 16,851	\$ 17,212	\$ 20,787	\$ 21,730	\$ 25,567	\$ -	\$ -	\$ -	\$ -	166,008
Excess (Deficiency) of Revenues over Expenditures	\$ (27,314)	\$ 38,845	\$ 185,187	\$ (7,386)	\$ (9,429)	\$ (17,849)	\$ 1,247	\$ (21,483)	\$ -	\$ -	\$ -	\$ -	141,817

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2023

MAINTENANCE ASSESSMENTS

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

100.00%

Date	Distribution	Gross Assessments				Net Assessments		General Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
11/10/22	10/21/22	\$4,132.79	(\$203.19)	(\$78.59)	\$0.00	\$3,851.01	\$3,851.01	
11/16/22	10/1/22-10/31/22	\$5,597.10	(\$223.80)	(\$107.47)	\$0.00	\$5,265.83	\$5,265.83	
11/21/22	11/1/22-11/6/22	\$26,866.08	(\$1,074.24)	(\$515.83)	\$0.00	\$25,276.01	\$25,276.01	
11/25/22	11/7/22-11/13/22	\$24,813.81	(\$992.18)	(\$476.43)	\$0.00	\$23,345.20	\$23,345.20	
12/12/22	11/14/22-11/23/22	\$83,023.65	(\$3,319.70)	(\$1,594.08)	\$0.00	\$78,109.87	\$78,109.87	
12/21/22	11/24/22-11/30/22	\$122,763.06	(\$4,908.68)	(\$2,357.09)	\$0.00	\$115,497.29	\$115,497.29	
12/23/22	12/1/22-12/15/22	\$9,726.46	(\$538.28)	(\$183.76)	\$0.00	\$9,004.42	\$9,004.42	
01/13/23	12/16/22-12/31/22	\$9,907.27	(\$302.94)	(\$192.09)	\$0.00	\$9,412.24	\$9,412.24	
02/16/23	01/01/23-01/31/23	\$8,072.89	(\$173.12)	(\$158.00)	\$0.00	\$7,741.77	\$7,741.77	
03/17/23	2/1/23-2/28/23	\$2,985.12	(\$33.64)	(\$59.03)	\$0.00	\$2,892.45	\$2,892.45	
04/11/23	3/1/23-3/31/23	\$8,094.48	\$0.00	(\$161.89)	\$0.00	\$7,932.59	\$7,932.59	
05/11/23	4/1/23-4/30/23	\$2,927.27	\$0.00	(\$58.54)	\$0.00	\$2,868.73	\$2,868.73	
05/24/23	10/1/22-3/31/23	\$0.00	\$0.00	\$0.00	\$497.10	\$497.10	\$497.10	
Total Collected		\$ 308,909.98	\$ (11,769.77)	\$ (5,942.80)	\$ 497.10	\$ 291,694.51	\$ 291,694.51	
Percentage Collected							101%	

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,108,826.70
Certified Net Assessments \$ 1,031,208.83

100%

Date	Distribution	Gross Assessments				Net Assessments		Debt Service Fund
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received		
11/10/22	10/22/22	\$15,208.84	(\$747.88)	(\$289.22)	\$0.00	\$14,171.74	\$14,171.74	
11/16/22	10/1/22-10/31/22	\$17,851.08	(\$713.99)	(\$342.74)	\$0.00	\$16,794.35	\$16,794.35	
11/21/22	11/1/22-11/6/22	\$91,315.14	(\$3,652.24)	(\$1,753.26)	\$0.00	\$85,909.64	\$85,909.64	
11/25/22	11/7/22-11/13/22	\$86,509.08	(\$3,460.06)	(\$1,660.98)	\$0.00	\$81,388.04	\$81,388.04	
12/12/22	11/14/22-11/23/22	\$297,975.72	(\$11,918.07)	(\$5,721.15)	\$0.00	\$280,336.50	\$280,336.50	
12/21/22	11/24/22-11/30/22	\$444,217.26	(\$17,767.17)	(\$8,529.00)	\$0.00	\$417,921.09	\$417,921.09	
12/23/22	12/1/22-12/15/22	\$34,420.33	(\$1,926.01)	(\$649.89)	\$0.00	\$31,844.43	\$31,844.43	
01/13/23	12/16/22-12/31/22	\$35,772.28	(\$1,093.80)	(\$693.57)	\$0.00	\$33,984.91	\$33,984.91	
02/16/23	01/01/23-01/31/23	\$29,708.34	(\$637.14)	(\$581.42)	\$0.00	\$28,489.78	\$28,489.78	
03/17/23	11/7/22-11/13/22	\$10,985.28	(\$123.61)	(\$217.23)	\$0.00	\$10,644.44	\$10,644.44	
04/11/23	11/24/22-11/30/22	\$29,101.12	\$0.00	(\$582.02)	\$0.00	\$28,519.10	\$28,519.10	
05/11/23	4/1/23-4/30/23	\$10,772.46	\$0.00	(\$215.45)	\$0.00	\$10,557.01	\$10,557.01	
05/24/23	10/1/22-3/31/23	\$0.00	\$0.00	\$0.00	\$1,778.69	\$1,778.69	\$1,778.69	
Total Collected		\$ 1,103,836.93	\$ (42,039.97)	\$ (21,235.93)	\$ 1,778.69	\$ 1,042,339.72	\$ 1,042,339.72	
Percentage Collected							101%	

SECTION 3

**NOTICE OF MEETING DATES
POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Poinciana West Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2023** at **9:00 a.m. in the Starlite Ballroom at 384 Village Drive, Poinciana, Florida 34759** on the third Wednesday each month as follows unless indicated otherwise:

November 15, 2023
January 17, 2024
March 20, 2024
May 15, 2024
July 17, 2024
September 18, 2024

The meetings are 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 a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

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, the 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 L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION D



Poinciana West Community Development District



July 19, 2023

Clayton Smith - Field Services Manager

GMS

Completed

Landscape Maintenance



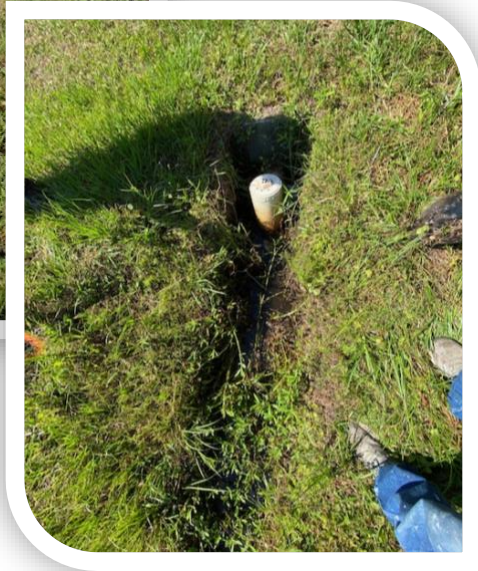
- ✚ Landscape maintenance has been satisfactory. Working with vendor on a few minor touchups.
- ✚ As rainy season sets in, service in some areas will be adjusted to protect both the landscape and staff.

Aquatic Maintenance



- ✚ Ponds were reviewed.
- ✚ Overall ponds are being well maintained.
- ✚ Shorelines looks good and plantings are doing well.
- ✚ Pond contractor is treating some algae blooms.
- ✚ Minor shoreline treatment touchups are being done in some ponds.
- ✚ X2 ponds were reviewed for conveyance. condition and are being maintained satisfactorily.
- ✚ Pond vendor has treated algae blooms.

Action items



- + Clearing of dry pond bleeder pipes was completed.
- + These were the final action items from our annual repair list.

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



All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 06/01/2023 and 06/30/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Park	KIS1818 - Strike Pellets 10lbs/acre	06/22/2023	06/28/2023	4.98	acr
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/01/2023	06/01/2023	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/05/2023	06/05/2023	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/07/2023	06/07/2023	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/14/2023	06/14/2023	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/15/2023	06/15/2023	1.90	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/19/2023	06/19/2023	2.40	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/21/2023	06/21/2023	2.40	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/26/2023	06/26/2023	2.30	mi
					18.40	



Conveyance Report

18319465510

Reference Number:
20230712-18319465510

Submitter Name:
Marshall Tindall (mtindall@gmscfl.com) |
mtindall@gmscfl.com

Location:
362 Vestrella Dr, Poinciana, FL 34759, USA
Jul 12, 2023 1:12:09 PM EDT [[View Map](#)]

Form Name:
Conveyance Report

Submission Date:
Jul 12, 2023 1:12:13 PM EDT

NEW PAGE

Conveyance Review

District	Poinciana West CDD
Site Inspected By	Marshall Tindal - Assistant Field Manager

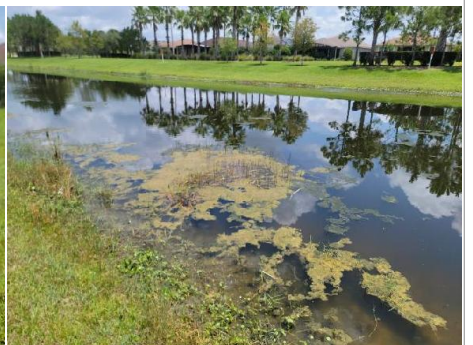
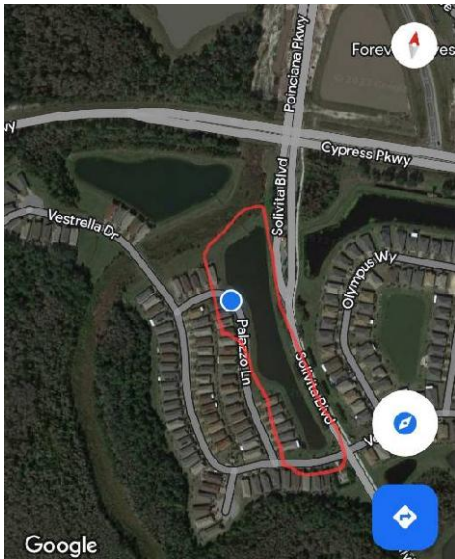
Issue Details

ISSUE DETAILS

1 OF 2

Issue Details

Date / Time	Jul 12, 2023 12:43:00 PM EDT
GeoLocation	161 Palazzo Ln, Poinciana, FL 34759, USA latitude: 28.1404897 altitude: -5.0 longitude: -81.5013559 [viewMap]
Action Item Picture	





Action Item Description

New pond by 164 Palazzo Ln

- minor grass along shoreline & water's edge
- x1 broken utility warning bollard
- algae looks like it has been treated
- overflow skimmer looks okay

recommended action: minor shoreline grass cleanup

ISSUE DETAILS

2 OF 2

Issue Details

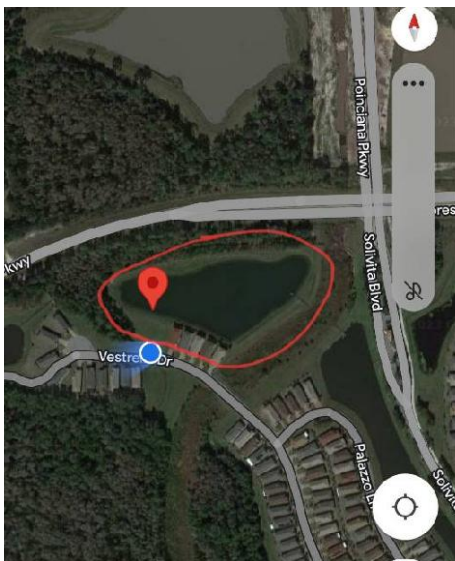
Date / Time

Jul 12, 2023 12:43:00 PM EDT

GeoLocation

362 Vestrella Dr, Poinciana, FL 34759, USA
 latitude: 28.141750900094078 altitude: 0.0
 longitude: -81.50318495929241 [[viewMap](#)]

Action Item Picture





Action Item Description

New pond behind 362 vestrella dr

- notable grass and weeds along shoreline & water's edge
- algae looks like it has been treated
- healthy pond planting border
- overflow skimmer looks okay

recommended action: cleanup shoreline grass and treat weeds along the pond edge

SECTION 1

Customer Complaint Log Poinciana West CDD

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Resolved
5/12/23	Nick Lombardo	312 La Jolla Ln	p3	Overgrown	Clayton		