

*Poinciana West  
Community Development District*

*Agenda Package*

*January 17, 2024*

# AGENDA

# *Poinciana West*

## *Community Development District*

### *Meeting Agenda*

Wednesday  
January 17, 2024  
9:00 AM

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**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Organizational Matters
  - A. Administration of Oath of Office to Newly Appointed Supervisors (Ed Smith & Greg Hindahl)
  - B. Consideration of Resolution 2024-01 for Election of Officers
5. Approval of Minutes of the September 20, 2023 Meeting
6. Consideration of Data Sharing and Usage Agreement with Polk County
7. Consideration of License Agreement with Willis and Peggie Montgomery for Residential Drain Installation
8. Review of Drain Installation at 676 San Raphael Street
9. Ratification of FY23 Audit Engagement Letter from Berger Toombs, Elam, Gaines & Frank
10. Staff Reports
  - A. Attorney
    - i. Presentation of Memorandum on Board Ethics Training
    - ii. Consideration of Resolution 2024-02 Authorizing Reimbursement of Costs for Ethics Training
    - iii. Status of Ponds 19A and 19B Acquisition
  - B. Engineer
  - C. District Manager
    - i. September 2023 Financials
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
  - D. Field Manager's Report
    - i. Field Manager's Report
    - ii. Pond Maintenance Report
    - iii. Midge Management Report
    - iv. Customer Complaint Log
11. Supervisor's Requests
12. General Audience Comments
13. Other Business

14. Next Meeting Date – March 20, 2024
15. Adjournment



# SECTION IV

# SECTION B

**RESOLUTION 2024-01**

**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.** George Flint is elected Secretary.

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

Richard Hans is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** Jill Burns is elected Treasurer.

**Section 6.** Patti Powers is elected Assistant Treasurer.

**Section 7.** Katie Costa is elected Assistant Treasurer.

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

**PASSED AND ADOPTED** this 17th day of January, 2024.

**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, **September 20, 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
Dr. Maneck Master	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Scott Clark <i>by Zoom</i>	District Counsel
Kathy Leo <i>by Zoom</i>	District Engineer
Clayton Smith	Field Manager
Joel Blanco	GMS Field Staff
Cherrief Jackson	Clarke Midge Control

*The following is a summary of the discussions and actions taken at the September 20, 2023 Poinciana West Community Development District's Board of Supervisors Meeting. Due to a technical issue with the audio, the beginning of the meeting was summarized based on District Manager notes.*

**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.

*\*Recording commenced at this time.*

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Mayra Skeete effective December 2023**

Ms. Adams recalled at the last meeting, the Board accepted a resignation letter from Mr. Joseph Clark, which created a vacancy on the Board and was informed that Ms. Mayra Skeete planned to resign effective December 1, 2023. Her resignation letter was included in the agenda package for this meeting.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor accepting Ms. Mayra Skeete’s resignation effective immediately and declaring the seat vacant was approved.

**B. Review of Resumes and Letters of Interest**

- i. Len Kirschbrown - Withdrawn**
- ii. Ed Smith**
- iii. Greg Hindahl**
- iv. Kevin Novak**
- v. Antonio Mendieta**

Ms. Adams stated at the last meeting, the Board requested that the vacancies be announced to residents to consider appointments to the Board and that resumes or Statements of Interest be submitted. Five letters of interest were received, but a letter of withdrawal was received this morning from Mr. Len Kirschbrown. Ms. Adams requested that the Board consider the resumes of Mr. Ed Smith, Mr. Greg Hindahl, Dr. Kevin Novak and Mr. Antonia Mendieta. Mr. Ed Smith, Mr. Antonia Mendieta and Mr. Greg Hindahl were attending via Zoom as they were out of State. Mr. Ed Smith introduced himself. He lived in the community for nine years and was experienced with technology, having published two books and being the first African American to design a video game. His website was [Imaginetthat2.com](http://Imaginetthat2.com). Mr. LaRue was impressed by Mr. Ed Smith’s resume and questioned whether he could attend meetings. Mr. Ed Smith indicated that he was retired and could attend meetings.

Dr. Kevin (Lee) Novak introduced himself. He lived in the community for four years, was an Aerospace Engineer, developing a filtration system to clean freshwater systems, a teacher

on the nitrogen cycle, had a YouTube channel and developed motors for Tesla. He recommended using sterilized grass carp in ponds to eat the algae and instead of using chemicals. In response to Mr. LaRue's question, Dr. Novak confirmed that he was retired and continuing to work on his YouTube channel. Ms. Gregory liked Dr. Novak's resume and felt that what he was saying made sense, but questioned whether he was familiar with the CDD Statutes and if he could read a financial statement. Dr. Master asked if Dr. Novak voted in CDD elections. Dr. Novak confirmed had not voted in any CDD election and felt that Dr. Masters was being defensive with him. Dr. Masters felt that Dr. Novak was not following his questions and was attacking Board Members. Dr. Novak withdrew his interest in serving on the Board and walked out of the meeting.

Mr. Antonia Mendieta introduced himself. He lived in the community for three years and had been a Board Member of the Alternative House of Lowell, Massachusetts since 2010, which was an organization helping victims of domestic violence as well as serving as a Board Member of Ironstone Farm of Lowell, Massachusetts for three years, which was a charity for mobility. He had financial management experience, working for the Federal Reserve Bank for 20 years. Ms. Gregory appreciated his resume and the fact that he was a retired banker. Mr. LaRue questioned whether he could attend meetings. Mr. Mendieta confirmed that he was available, although he did travel, but could attend meetings by Zoom. Dr. Master noted according to the Florida Statutes, Board Members were required to attend in person in order to have a quorum. Mr. Mendieta stated there were no conflicts with the current meeting dates.

- C. Appointment of Individual to Fulfill Board Vacancy with Term Ending Nov. 2024 – Effective Now**
- D. Appointment of Individual to Fulfill Board Vacancy with Term Ending November 2024 – Effective Dec. 1, 2023**

Mr. Clark stated the Board was under no obligation to fill the vacancies today and the easiest way to appoint Supervisors was for Board nominations. Ms. Gregory asked if they could discuss this matter off of the record. Ms. Adams explained that Board Members could not discuss any matters off the record other than litigation or certain security matters. Mr. LaRue preferred Mr. Ed Smith for the seat that was effective now and Mr. Greg Hindahl for the seat that was effective December 1, 2023.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the appointments of Mr. Ed Smith to the seat with a term ending November 2024 that was effective now and Mr. Greg Hindahl to the seat with a term ending November 2024 effective December 1, 2023 were approved.

- E. Administration of Oath to Newly Appointed Supervisor(s)**
- F. Consideration of Resolution 2023-07 Electing Officers**

These items were deferred until the next meeting.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the July 19, 2023 Meeting**

Ms. Adams presented the minutes from the July 19, 2023 meeting, which were reviewed by staff and Board Members. Ms. Gregory clarified on Page 4, the GMS contract was budgeted at \$41,098 and questioned whether Taylor Morrison (TM) agreed to pay \$15,000 in fees for one-year of maintenance for Ponds 19A and 19B and if there was a statement in writing from TM regarding the maintenance fees. Ms. Adams stated these items would be addressed when the Board considered the property conveyance. Mr. Hindahl joined the meeting and was informed that he was appointed to the Board.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the Minutes of the July 19, 2023 Meeting as amended were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Insurance Renewal**

- A. Brown & Brown**
- B. EGIS - Added**

Ms. Adams recalled that staff reached out to three organizations that provided CDD insurance in Florida. The Board was currently insured through Brown & Brown (PGIT) and in the past, the Board utilized EGIS (FIAA Insurance), which provided proposals. FMIT, which primarily worked with municipal government insurance in Florida, declined to provide a proposal. In regards to Ms. Gregory’s question regarding the increase in the insurance premium from \$3,650 to \$5,899, Ms. Adams stated that the documentation from Brown & Brown showed that an error made last year. Ms. Gregory felt that Brown & Brown was giving the District an



ultimatum to taking cyber and automobile liability as a full packet or they would not insure the District and questioned whether this was legal. Mr. Clark explained that there was not much that the District could do other than to choose between the options they had. Ms. Adams explained that EGIS was initially asked to bid without the cyber and automobile liability, but would not provide one, but yesterday they provided a proposal for \$5,000. Mr. LaRue questioned why there was automobile or property liability. Ms. Adams explained that the District did not have property that was insured and all of the District's insurance was related to public officials' liability insurance and general liability. Discussion ensued.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the proposal for insurance renewal with EGIS was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Review of Pond Acquisition Agreement**

#### **A. Presentation of Memo from Clark & Albaugh, PLLC**

#### **B. Review of Acquisition Agreement**

Mr. Clark presented a memorandum dated September 13, 2023 to summarize the Board's actions regarding the acquisition of stormwater parcels from TM. Regarding Ms. Gregory's question about whether TM agreed to pay \$15,000 for one-year of maintenance, after the July meeting, he immediately reached out to their counsel to point out that TM had not answered the request from the Board for a \$15,000 contribution to future maintenance. In response, Mr. Clark received a letter dated August 21, 2023 from their counsel, which was forwarded to all Supervisors, turning down the Board's request for \$15,000. Mr. LaRue questioned whether the Board was within their rights to ask for the \$15,000 in maintenance fees. Mr. Clark stated they could make the request and TM could say no, declare that the CDD breached the Acquisition Agreement by not reasonably considering it or TM might quit maintaining it. Mr. Clark recommended that the Board accept the two ponds and take action on the Acquisition Agreement, as recommended by District Counsel and the District Engineer. Mr. LaRue questioned whether any CDD requested money for maintenance for the first year. Mr. Clark noted instances where maintenance money was paid, where it was refused and the developer refused to maintain the property.

#### **C. Review of Insurance Confirmation for Proposed Stormwater Parcels**

Ms. Adams presented documentation from the District's insurance company.

**D. Review of Proposals for Maintenance of Proposed Stormwater Parcels****i. Solitude****ii. Floralawn**

Ms. Adams presented proposals for Ponds 19A and 19B from Solitude, the District's current aquatic maintenance provider and Floralawn, the District's current lawn maintenance provider. There was also a proposal from Clarke for midge services, even though they were not recommended to have midge treatment this year, but this may change in the future. Dr. Master asked if the mowing that would be performed 21 times per year for \$788 per month was only for the two ponds. Mr. Clayton Smith confirmed that it was consistent with their current scope. Dr. Master felt that \$788 per month for minimal mowing was excessive. Mr. Clayton Smith felt that it was a reasonable price in the current market as there was no additional mobilization. Ms. Gregory recalled that they paid \$59,000 per year for all of the ponds and the \$788 was only for two ponds. Dr. Master requested an explanation for the rate. Mr. Hindahl agreed that the cost did not make sense. Mr. Clayton Smith would speak to Floralawn.

**E. Review of Fences on Proposed Stormwater Parcels**

Ms. Adams noted that fence panels were installed on these stormwater parcels for security purposes, which blocked the mowers from getting access and it was the recommendation of field management staff that the Board accept the stormwater parcels but require the removal of the fence panels prior to acceptance. Mr. LaRue asked if the fences were critical. Ms. Adams stated if the Board wanted to have the fences remain, they should consider who was responsible for maintaining them if damaged or wear and tear. Ms. Gregory questioned whether they needed to inform their insurance company and if there were alligator signs. Mr. Clayton Smith confirmed the ponds did not currently have signage and that the fences were installed as part of the gate security system. Typically, when they had fences on CDD property, it was insured. Ms. Gregory questioned their liability if they removed the fences. Mr. Clark advised that there would be a perception as anyone could commit a crime with or without the fences. If an alligator attack occurred, it could impact their insurance. Mr. Roy was in favor of leaving the fences. *There was Board consensus to accept the parcels with the fencing with Ms. Adams ensuring that the District was adequately funded to pay for fence repairs.*

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06  
Approving the Conveyance of Tracts P-19A and P-19B**

Ms. Adams explained as part of the Acquisition Agreement, TM would cover the cost of professional fees in order to review the conveyance documents. The \$15,000 deposit was spent by engineering and legal staff will be doing projections for the costs of recording the deeds and permit transfers. Mr. Clark indicated that Board approval would be contingent upon the settlement of the professional fees and execution of the closing documents. Mr. LaRue questioned the Board’s position on the \$15,000 maintenance cost, the long-term effect as well as pros and cons, but was in favor of proceeding to get this behind them. Ms. Adams stated that Resolution 2023-06, appointing the conveyance of Ponds 19A and P-19B, would be contingent on the settlement of professional fees and closing paperwork. Ms. Gregory questioned whether the District Engineer provided a written recommendation to the District as stated in the agreement. Ms. Adams stated at the last Board meeting, Ms. Leo recommended acceptance of the ponds from an engineering perspective, which was in the minutes from the last meeting. Ms. Gregory requested a breakdown of all legal fees.

Dr. Master MOVED to adopt Resolution 2023-06 Approving the Conveyance of Tracts P-19A and P-19B, contingent on the settlement of professional fees and closing paperwork and Mr. LaRue seconded the motion.

Mr. LaRue requested that the motion be contingent on a written report from the District Engineer.

On VOICE VOTE with all in favor the adoption of Resolution 2023-06 Approving the Conveyance of Tracts P-19A and P-19B, contingent on the settlement of professional fees, closing paperwork and written report from the District Engineer was approved.

**NINTH ORDER OF BUSINESS**

**Review of Financial Balances and  
Investment of Surplus Funds**

Ms. Adams noted this was a standing item from month to month as Board Members had many questions on the investment of funds, recognizing the changing market conditions. Under

separate cover, a handout summarizing where funds were invested was provided to the Board, which was comprised of the State Board of Administration (SBA) (Florida Prime) Account, the Florida Government investment pool. The balance was \$503,483 and the current interest rate was 5.48%, as of the end of August. There was also a Bank United Money Market Account, which was earning an interest rate of 5.15% and had a balance of \$198,957. At last month's meeting, District Counsel discussed the deb service account managed by the Trustee where funds could be invested at a better interest earning. The account was at US Bank, which was earning 5.1% and had a balance of \$794,221 and as of July 21<sup>st</sup>. The trustee made the November and May interest and principal payments to pay back the bond. Dr. Master asked if all of the earnings from these funds would accrue to their balance sheet. Ms. Adams confirmed that the funds accrued to the General Fund, except for the Debt Service Fund. When all of the debt was paid off, any surplus funds would come back to the District. Ms. Adams spoke to several banks and suggested moving up to \$300,000 from Florida Prime into a seven-month CD at 4.75%, an 11-month CD at 5.25% and an 18-month CD at 4.0%.

Dr. Master was comfortable transferring \$300,000 from the SBA, creating a CD ladder and leaving the remaining funds in the SBA. Mr. LaRue noted there was not much of a difference between 5.48% and 5.25%. Ms. Adams reported since the end of August, some funds were transferred from Bank United to the General Fund at Truist as they needed the liquidity in order to function until tax receipts were received in December. Dr. Master recommended looking at the current rates. Ms. Gregory preferred not to invest in the 18-month CD and to invest \$150,000 into the seven-month CD and \$150,000 into the 11-month CD in a bank that did not charge a fee and not have auto renew. Dr. Master agreed. Mr. LaRue asked if Florida Prime provided the liquidity that they needed. Ms. Adams confirmed that Florida Prime could wire the funds the same day. Bank United had no penalties for withdrawing funds. Ms. Adams would work with accounting to perform a Fund Balance Analysis before purchasing the CDs, obtain proposals from several banks and work with the Chair to finalize.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor transferring \$300,000 from Florida Prime into seven- and 11-month CDs in a bank that did not charge a fee or have auto-renew was approved.
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*\*The meeting was recessed at 11:00 a.m.*

*\*The meeting was reconvened at 11:05 a.m.*

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Ms. Adams reported that Ms. Leo left the meeting and there was no report.

**C. District Manager**

**i. Approval of Check Register**

Ms. Adams presented the Check Register for July 8, 2023 through September 8, 2023 totaling \$574,986.38, which included the General Fund, payroll, detailed invoices and Check Run Summary. Ms. Gregory questioned why the District was charged \$6.48 for a package that Mr. Hugh Hagin in Orlando Fed-Exed to GMS. Ms. Adams would look into it. Ms. Gregory questioned a Solitude invoice in the amount of \$15,410 for a subcontractor to dredge. Mr. Clayton Smith confirmed it was for plantings on the Poinciana side and was charged to the District in error. Ms. Gregory pointed out that the \$15,410 was charged out of the District’s capital outlay. Ms. Adams would ensure that it was refunded. Mr. LaRue questioned the ponds listed on Solitude’s invoice on Page 161 of the agenda package. Mr. Clayton Smith explained that the P ponds were the dry ponds and requested on a number of occasions that Solitude only include the contract ponds instead of every single pond in Poinciana West. He told Solitude to remove the narrative and say, *“For aquatic services per the contract for the treatment of all contracted ponds”*. After they transitioned, he had many issues with their billing and was working with them.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Check Register as stated above was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented Unaudited Financials through August 31, 2023. No Board action was required. On the Combined Balance Sheet, the investments were split between Truist, Bank

United and Florida Prime. In response to Dr. Master's question, Ms. Adams confirmed that the interest from the SBA funds accrued into the SBA line item. The increase was the earned interest from the last time that the financials were presented. The District fully collected all of its assessments for the fiscal year and the Board did an excellent job of controlling expenses. The Debt Service Fund, on Page 196 of the agenda package, showed the account managed by the Trustee. Mr. LaRue requested a year-end balance for the next meeting. Ms. Gregory clarified that the \$15,410 was paid out of the contingency. Ms. Adams would have all of the pertinent corrections made. Ms. Gregory questioned why aquatic control maintenance increased from \$32,430 to \$57,219. Mr. Clayton Smith recalled there being discussions about hydrilla in Poinciana West, but there was not supposed to be any increase. Ms. Gregory would compare the contract amounts from 2018 and 2019. Mr. Clayton Smith recalled there being an additional amount to take over Ponds 19A and 19B in 2019. Ms. Gregory questioned why they went out for bids for aquatic control and midge maintenance for these ponds if they were already paying for it. Mr. Clayton Smith would look into it. Ms. Adams stated in response to a question from the last meeting regarding the invoice from US Bank for 12 months of Trustee services and the different accounts, each account served different purposes and were tied to the R1 and R2 bond. There was a revenue and interest account, Sinking Fund, prepayment and reserve for R1 and R2 as well as principal payments and special call for residents that prepaid their debt in lump sums.

#### **D. Field Manager's Report**

Ms. Adams stated there were three main service agreements, one for aquatic maintenance, one for landscape maintenance and one for midge management. This was the time of year when all service agreements were presented to the Board as they had 12-month terms. Solitude performed the aquatic maintenance, Floralawn performed the landscape maintenance and Clarke performed the midge maintenance. Ms. Cherrief Jackson from Clarke was present to answer questions regarding midge management treatments. Ms. Gregory pointed out that Solitude increased their contract by 3% and the amount of \$5,569.63 per month did not include Ponds 19A and 19B. Mr. Clayton Smith preferred to keep them separate in case the Board did not want to accept the ponds and there would be clear renewals for their current contracts separate from the additional ponds. Mr. Clayton Smith presented the Field Manager's Report. The ponds were inspected and the overall state of the community, as far as the contract, was

good with no major algae blooms, although they were spraying for hydrilla. The dry ponds were maintained and were being kept low this year, in order to stay on top of them. The ponds that were shallow had some slight algae blooms. There were few midge complaints in the last few months. The ponds being considered for conveyance were in good condition and plantings were in place. Dr. Master questioned the definition of a dry pond. Mr. Clayton Smith explained that a dry pond had a dry basin at a lower elevation in order for the water to flow into them and percolate into the soil.

**i. Consideration of Solitude Aquatic Maintenance Renewal**

Mr. Clayton Smith presented a renewal from Solitude for aquatic maintenance, which increased by 3% to \$5,569.63 per month or \$66,835.52 annually. Mr. LaRue questioned the reason for the increase. Mr. Clayton Smith explained that it was a minimum wage increase as well as the cost of the chemicals. A 5% increase was budgeted.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Solitude Aquatic Maintenance Renewal in the amount of \$5,569.63 per month or \$66,835.52 annually was approved.

**ii. Consideration of Floralawn Landscape Maintenance Renewal**

Mr. Clayton Smith presented a renewal for Floralawn for landscape maintenance, which included an increase of 1.5% to \$59,735, due to wages. Mr. LaRue noted a scrivener's error in the addendum with the annual price increase of 3%, but in parenthesis 1.5% was reflected. Mr. Clayton Smith confirmed that the correct increase was 1.5% and would have this corrected.

**iii. Consideration of Clarke Mosquito Management Renewal**

- 1. Annual Renewal Breakdown**
- 2. Annual Renewal Breakdown – ADD Pond 15 Option**
- 3. Midge Complaint Research**

Mr. Clayton Smith presented two options for the Clarke Mosquito Management renewal. The first one included a 3% increase and was in the amount of \$26,511.85. It did not include Ponds 19A and 19B. In response to Mr. LaRue's question it was for Ponds 5, 6, 8 and 9, which comprised of 21 acres. The second proposal included Pond 15, which had numerous complaints and was in the amount of \$27,913.70. Mr. LaRue requested that Mr. Clayton Smith look at the

complaints for Pond 15 to see if they were actual midge complaints as four had to do with debris in the pond. Mr. Clayton Smith indicated there were complaints that staff received as well as complaints that Clarke received from the HOA or residents. According to their data, there have not been any midge complaint for Ponds 15 or 16 for some time, but there were numerous complaints last year. Ms. Jackson stated they planned to do an analysis each year on where the complaints came from and look at environmental factors to determine if they needed to do anything differently. The data from 2022 showed that Ponds 15 and 16 had the most complaints. Ms. Gregory requested that a spreadsheet be provided to the Board every quarter and a recap at the end of the year. Mr. LaRue noted that the data was incorrect as Ms. Rochelle Quinn lived on Pond 6, not on Pond 12 and it needed to be based on current data. There should be a combined report based on Mr. Clayton Smith's data and Clarke's data. Ms. Jackson would provide a quarterly analysis. Ms. Gregory pointed out a recommendation for ponds at Bella Cortina Drive and Treviso Drive to be added to their contract, which were not in their District. Mr. LaRue suggested looking at the data for this year and then making a decision. Ms. Adams requested that the Board approve the renewals, subject to District counsel preparing an agreement with indemnifications and other protections for the District. Mr. LaRue questioned whether the contract included the two ponds to be conveyed. Mr. Clayton Smith indicated it was just for the current contract.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Solitude aquatic maintenance renewal from October 1, 2023 through September 30, 2024 in the amount of \$5,569.63 per month or \$66,835.52 annually, subject to District counsel preparing an agreement with indemnifications and other protections for the District was approved.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the Floralawn landscape maintenance renewal for a one-year term beginning October 1, 2023 and a 1.5% increase in the amount of \$59,735, subject to District counsel preparing an agreement with indemnifications and other protections for the District was approved.

Ms. Adams questioned whether the Board wanted to add the ponds or remain with the current scope of service. Mr. LaRue wanted to review the current data first and requested that the



Board consider continuing midge control treatment on some of the ponds as there was only midge control on six ponds. Dr. Master suggested having midge control as needed. Ms. Adams pointed out that contingency funds could be used if there were complaints. Dr. Master suggested skipping the ponds that had the least problems and then treating during the next round of midge control, to see if the fish were effective. Mr. LaRue noted on Page 215, \$26,911.85 should be \$26,511.85.

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor the Clarke mosquito management renewal in the amount of \$26,511.85, subject to District counsel preparing an agreement with indemnifications and other protections for the District was approved.

- **Review of Proposals for Maintenance of Proposed Stormwater Parcels (Item D)**

- **Floralawn**

Mr. Clayton Smith spoke with Floralawn during the meeting regarding the \$788 per month for the two ponds. They included Pond LD1 in their pricing, which the Board was not accepting at this point. The proposal would only be for Ponds 19A and 19B in the amount of \$560 per month or \$67,200 per year. Dr. Master thanked GMS for including page numbers in the agenda package. Ms. Gregory pointed out there were still 100 pages of worthless paper that should not have been included.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Floralawn proposal to mow P19A and P19B in the amount of \$560 per month was approved.

- **Solitude**

Mr. Clayton Smith stated the proposal with Solitude for Ponds 19A and 19B was in the amount of \$350 per month.

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor the Solitude proposal for the treatment of P19A and P19B in the amount of \$350 per month was approved.

**iv. Customer Complaint Log**

Mr. Clayton Smith presented the Customer Complaint Log. Mr. LaRue requested a consistent story going forward on the complaints. Dr. Master pointed out on the dry pond, Floralawn was not mowing the vegetation.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**General Audience Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Next Meeting Date – November 15, 2023**

Ms. Adams stated the next meeting was scheduled for November 15, 2023 at 9:00 a.m. If there were no agenda items, the Chair had the discretion to cancel the meeting. Ms. Gregory asked if the quorum could include the new appointees. Ms. Adams explained there must be three existing Board Members to establish the quorum or once the appointees were sworn in, they could be part of the quorum. Dr. Master announced that he may be in India during the November meeting. Ms. Adams would coordinate the Oath of Office with the new appointees.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION VI



**Marsha M. Faux, CFA, ASA**  
**POLK COUNTY PROPERTY APPRAISER**  
**2024 Data Sharing and Usage Agreement**

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

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

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


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

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

**POLK COUNTY PROPERTY APPRAISER**

Signature: 

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION VII

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**  
 219 E. Livingston St., Orlando, FL 32801  
 ATTN: District Manager

**DRAINAGE IMPROVEMENT INSTALLATION APPLICATION**

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

Owner(s) Name(s) Willis & PEGGIE MONTGOMERY  
 Lot/Street Address LOT # 23 767 SHADY CANYON WAY  
 City, State and Zip Code KISSIMMEE, FLORIDA 34759  
 Phone Number 863-496-1551  
 Lot Tax Folio Number LOT # 23

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

Contractor Name: Unlimited Property SOLUTIONS  
 License Number (if applicable): \_\_\_\_\_  
 Contractor Phone Number: 863-291-0220

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

Expected Start Date: \_\_\_\_\_ Expected Completion Date: \_\_\_\_\_

**OWNERS' ACKNOWLEDGEMENT**

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

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

Owner Signature: Willis Montgomery Date: 11-03/23  
 Co-Owner Signature: Peggie Montgomery Date: 11/8/23

<b>District Management – For Office Use Only</b>	
RECEIVED BY & DATE: _____	Payment Received: _____
APPROVED _____ DISAPPROVED _____	
Explanation for Disapproval (if applicable): _____	

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

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

Description: Lot 23, Solivita Phase 7D  
 Recorded in Plat Book 137, Page(s) 9-16 of the Public Records of Polk County, Florida

Bearings shown hereon are based on the East line of Section 16, Township 27 South, Range 28 East, being North 00°00'59" East, per Poinciana Village 4, Neighborhood 1 West-South, Plat Book 56, Pages 32-41, Polk County, Florida.



THIS LOT CONTAINS  
 5,211 SF±

**C193**  
 R=410.00'  
 L=54.71'  
 Δ=07°38'43"  
 CB=S51°49'41"E  
 C=54.67'

**C203**  
 R=300.00'  
 L=40.03'  
 Δ=07°38'43"  
 CB=N51°49'41"W  
 C=40.00'

**ABBREVIATIONS:**

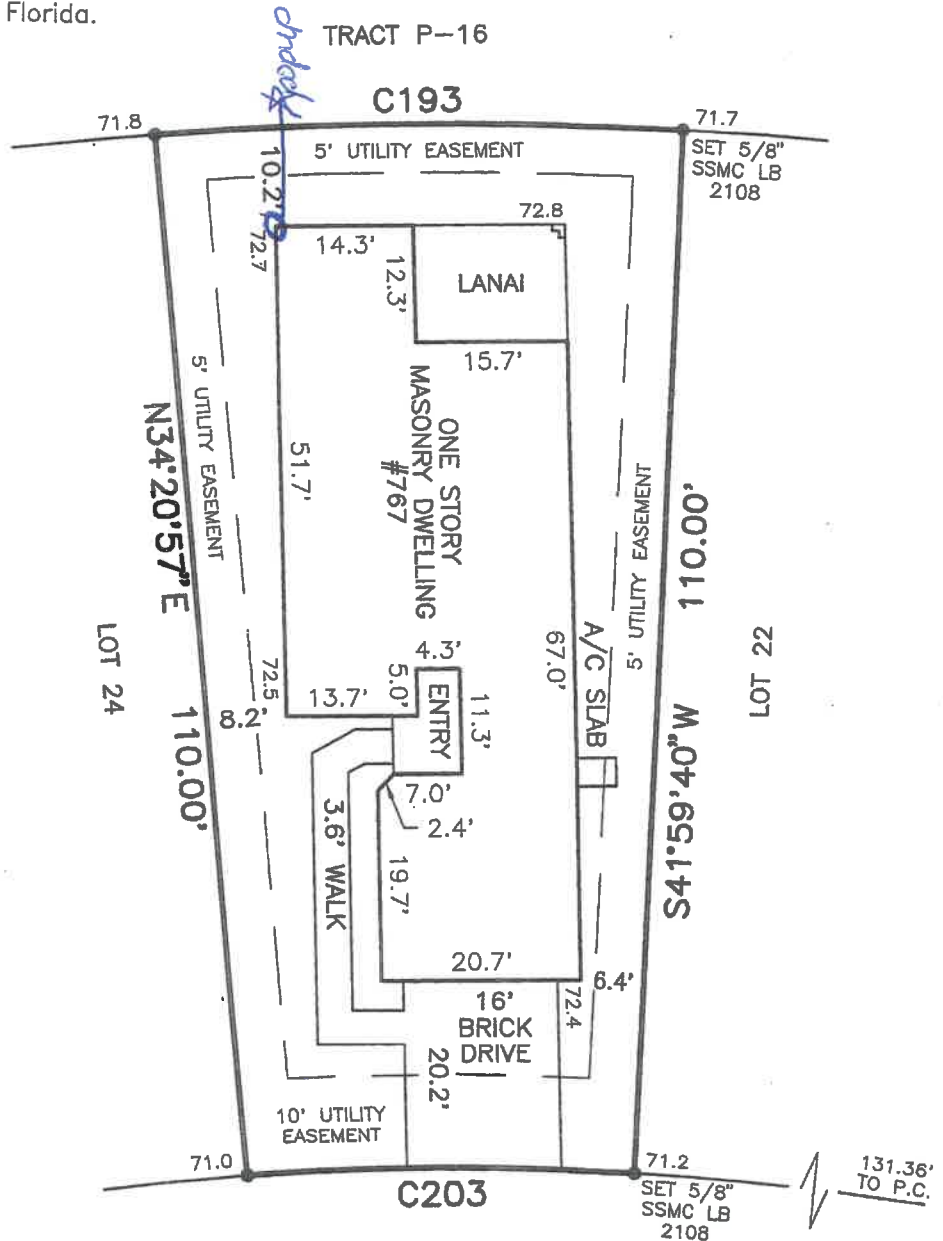
- A/C = AIR CONDITIONER
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- FND. = FOUND
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- C = CHORD
- P.C. = POINT OF CURVATURE

RECOMMENDED F.F. ELEV. 73.34  
 FINISHED FLOOR ELEV. 73.36  
 CENTERLINE ROAD ELEV. 71.30  
 DATUM POLK COUNTY

**SHADY CANYON WAY**  
 50' R/W

**SURVEYORS REPORT:**

1. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Based on the Letter of Map Revision Based on Fill, Case No. 07-04-2969A, dated 04/26/2007, for the National Flood Insurance Program Map Nos. 12105C0250F, 12105C0385F and 12105C0425F, the above described property has been determined to be in Zone "X".
4. No underground installations or improvements have been located except as noted.
5. There is no visible evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
6. Measurement methods used for this survey meet MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING CH. 61G17-6 requirements.



131.36'  
 TO P.C.





773 SHADY  
CANYON WAY,  
POINCIANA 34759

757 SHADY  
CANYON WAY,  
POINCIANA 34759

751 SHADY  
CANYONWAY,  
POINCIANA 34759

755 SHADY  
CANYON WAY,  
POINCIANA 34759





**Parcel Details: 28-27-16-933611-002070**

**Owners** [Recently purchased this property? Click here.](#)

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

100%

**Mailing Address**

Address 1 **219 E LIVINGSTON ST**  
 Address 2  
 Address 3 **ORLANDO FL 32801-1508**

**Site Address**

Address 1 **0 SAN CLEMENTE AVE**  
 Address 2  
 City **POINCIANA**  
 State **FL**  
 Zip Code **34759**

**Parcel Information**

Neighborhood **140029.00**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **SOLIVITA PHASE 7D**  
 Property (DOR) Use Code **Vac. Residential / or Misc Imp. Common Elements/Areas (Code: 0900)**  
 Acreage **7.61**  
 Taxing District **UNINCORP/SOUTH FL WMD (Code: 30000)**  
 Community Redevelopment Area **NOT IN CRA**



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

(This space reserved for Clerk)

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

[Space above for recording purposes]

Parcel ID for Property: \_\_\_\_\_

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

**THIS LICENSE AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between:

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

\_\_\_\_\_ and \_\_\_\_\_, (together, “**Owner**”), the fee simple owners of the “**Property**” identified as:

Lot \_\_\_\_, Block \_\_\_\_, as per the plat identified as \_\_\_\_\_ [insert plat name] (“**Plat**”) recorded in Plat Book \_\_\_\_, Pages \_\_\_\_ et. seq., of the Official Records of Polk County, Florida.

**WITNESSETH**

**WHEREAS**, Owner owns the Property located within the District, which Property is located adjacent to District-owned stormwater pond(s) identified as Parcel I.D. \_\_\_\_\_ (the “**Drainage Facility**”); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*[Signatures on the following pages]*

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

Signed, sealed and delivered  
in the presence of:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

Witness:

\_\_\_\_\_  
By:\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors

Witness:

\_\_\_\_\_  
By:\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name:\_\_\_\_\_  
My Commission Expires:\_\_\_\_\_  
My Commission No.:\_\_\_\_\_

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

Signed, sealed and delivered  
in the presence of:

Witness:

**Owner**

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
\_\_\_\_\_

Witness:

\_\_\_\_\_  
By: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing agreement was acknowledged before me by means of \_\_\_ physical presence  
or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as  
\_\_\_\_\_, who \_\_\_\_\_ is personally known to me or \_\_\_ produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_



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

Signed, sealed and delivered  
in the presence of:

Witness:

**Owner**

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
\_\_\_\_\_

Witness:

\_\_\_\_\_  
By: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing agreement was acknowledged before me by means of \_\_\_ physical presence  
or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as  
\_\_\_\_\_, who \_\_\_\_\_ is personally known to me or \_\_\_ produced  
\_\_\_\_\_ as identification.

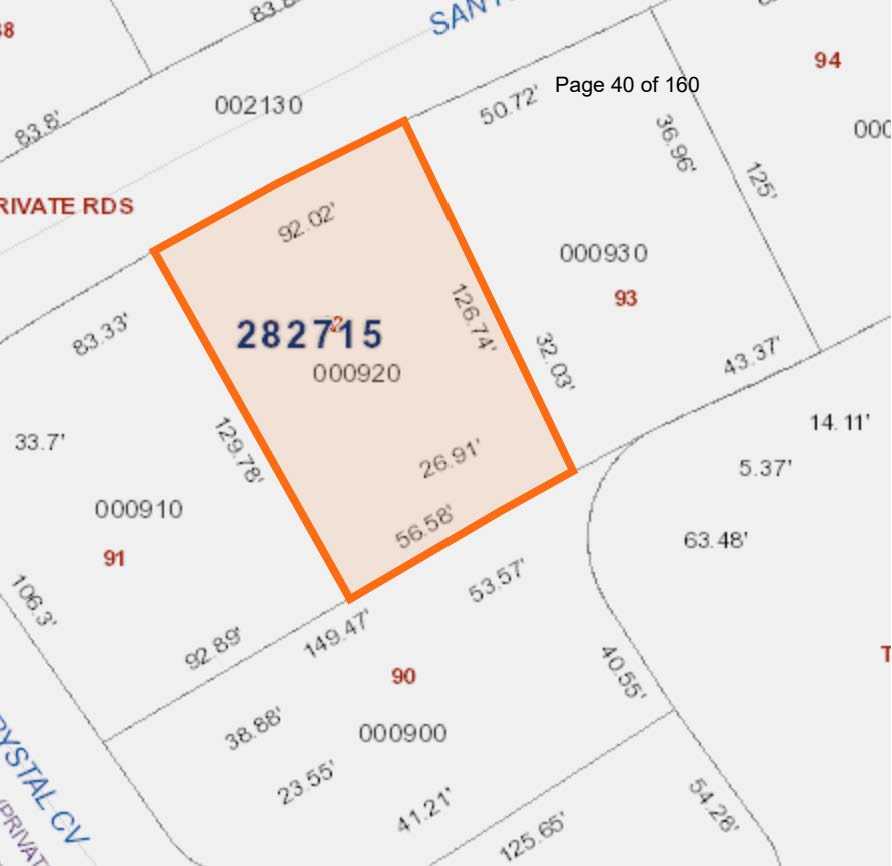
\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**Exhibit A**

**License Area and Proposed Improvements**

*[See attached]*

# SECTION VIII



**282715**

000920

000910

91

90

000900

000930

93

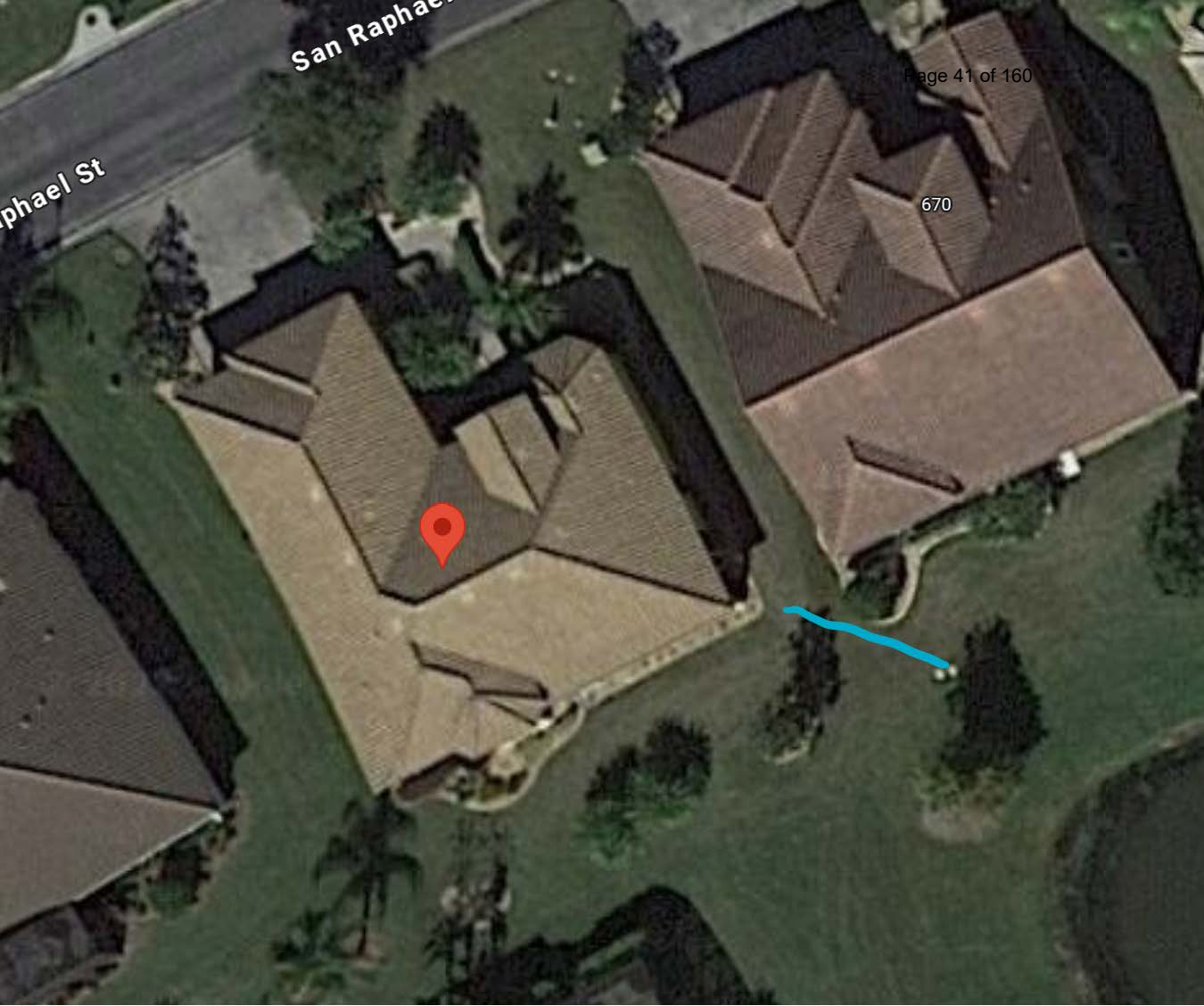
94

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PRIVATE RDS

CRYSTAL CV  
PRIVATE

SAN



San Raphael St

aphael St

Page 41 of 160

670













# SECTION IX





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

September 13, 2023

Poinciana West Community Development District  
Governmental Management Services, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that Berger, Toombs, Elam, Gaines and Frank (“we”) audit the financial statements of Poinciana West Community Development District, (the “District”), which comprise governmental activities and each major fund as of and for the year ended September 30, 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2023, and thereafter if mutually agreed upon by Poinciana West Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants and Generally Accepted Governmental Auditing Standards.



## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this engagement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Poinciana West Community Development District's financial statements. Our report will be addressed to the Board of Poinciana West Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Poinciana West Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Katie Costa. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report, which must be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2024, and if the draft is timely reviewed by Management, the District shall receive the final audit by June 15, 2024.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed \$3,650, unless the scope of the engagement is changed, the assistance which of Poinciana West Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Poinciana West Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Poinciana West Community Development District, of Poinciana West Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



## **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Poinciana West Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Poinciana West Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Poinciana West Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this engagement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Poinciana West Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Poinciana West Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Poinciana West Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Poinciana West Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

DocuSigned by:  
*Peggy Gregory*  
48D9AA1DA19D428...

11/4/2023



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER\_REPORT22)



**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND POINCIANA WEST COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 13, 2023)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822  
TELEPHONE: 407-841-5524  
EMAIL: \_\_\_\_\_**

**Auditor: J.W. Gaines**

**District: Poinciana West CDD**

**By: \_\_\_\_\_**



**By: \_\_\_\_\_**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: September 13, 2023**

**Date: \_\_\_\_\_**

# SECTION X

# SECTION A

# SECTION 1



# CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

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## M E M O R A N D U M

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**From:** Clark & Albaugh  
**To:** Board of Supervisors  
Poinciana West Community Development District  
**Date:** December 19, 2023  
**Subject:** Ethics Training / Financial Disclosure

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### Ethics Training Requirement

Effective July 1, 2023, the Florida Legislature enacted a requirement that, beginning January 1, 2024, each Special District elected local officer and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year. The training shall address, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and public meetings laws.

This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, covering the required subject matter.

The required training should be completed as close as possible to the date that the office was assumed. A new officer assuming office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. An officer assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.



The legislation as drafted does not have a specific due date for the training other than during the calendar year. Notwithstanding that, the reporting requirements that govern financial disclosure will be amended to include a certification as to the ethics training on or before July 1 of the prior year, so the ethics training should be completed during the calendar year and be reported during the reporting cycle for the following year in time to fulfill the disclosure requirement. The Form 1 for 2024 and subsequent years will contain a “check the box” question regarding the requirement.

Following are links to some training opportunities:

<https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

<https://iog.fsu.edu/online-ethics>

<https://www.myfloridalegal.com/open-government/training> (Sunshine Law and Public Records only – 2 hours)

The Florida Bar City, County and Local Government Law Section will sponsor a course, details to be announced. [Sunshine Law, Public Records and Ethics for the Public Officers and Public Employees - City, County & Local Government Law Section \(cclgl.org\)](#)

### Financial Disclosure Updates

The legislature also adopted significant changes to the mandatory financial disclosure requirements that affect public officials and candidates for public office. The most sweeping and controversial change involves a requirement that certain elected officials file a much more detailed financial disclosure referred to as a “full and public disclosure.” This type of disclosure is made on Form 6, which is promulgated by the Florida Commission on Ethics. It contains much more specific disclosure of finances than that required on Form 1. The requirement has been met with much objection from the local government officials involved, and some smaller local governments report that public officials are considering resignation as a result. Many district supervisors have heard about this change and have asked me whether they are subject to the new requirements. The short answer is “no.” The new requirements have been extended to certain constitutional officers and to mayors and members of a city commission or city council. Officers of independent special districts, which include community development districts, will still file Form 1. However, the filing is transitioning to an electronic filing through the Commission on Ethics effective with 2024 filings. Filing information may be found at <https://www.ethics.state.fl.us>.

# SECTION 2



**RESOLUTION 2024-02**

**A RESOLUTION OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING PAYMENT OF REQUIRED ETHICS TRAINING FOR BOARD SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND SUBSEQUENT FISCAL YEARS.**

**WHEREAS**, the District is an Independent Special District subject to the requirements of Chapters 189 and 190 of the Florida Statutes. The District is governed, pursuant to Florida Statutes §190.006, by a Board of Supervisors (the "Board" and collectively, "Supervisors" and, individually, each a "Supervisor"); and

**WHEREAS**, Supervisors of the District are "Public Officers," as that term is defined in Chapter 112, Florida Statutes, and are subject to the provisions of Chapter 112 creating ethics requirements for Public Officers; and

**WHEREAS**, pursuant to Section 112.3142(2)(d), Florida Statutes, Supervisors are required, commencing January 1, 2024, to complete ethics training ("Ethics Training") during each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida; and

**WHEREAS**, the Ethics Training will require each Supervisor to enroll in and complete a course of instruction complying with the statutory requirements, which likely will involve a cost to the Supervisor; and

**WHEREAS**, the District desires to comply with the requirements of Section 112.3142(2)(d) and to provide for the payment or reimbursement of the costs of Ethic Training expended by the Supervisors;

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

**Section 1. Ethics Training**

Each Supervisor of the District shall comply annually with the requirements of Section 112.3142(2)(d), commencing with the calendar year 2024.

**Section 2. Cost of Training**

The District is authorized to provide for the cost of the Ethics Training by advancing enrollment costs thereof or by reimbursing Supervisors for the cost of such enrollment.

Alternatively, the District may implement a system of internal Ethics Training at Board meetings or Workshops, provided that such training is compliant with Section 112.3142(2)(d).

**Section 3. Effective Date**

This Resolution shall become effective as of the date of its adoption by the Board of Supervisors.

Introduced, considered favorably, and adopted this \_\_\_ day of \_\_\_\_\_, 2024

ATTEST:

**BOARD OF SUPERVISORS OF THE  
POINCIANA WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# SECTION 3

16poinwcom Poinciana West Community Dev District  
 1412 S. Narcoossee Rd  
 St Cloud, FL 34771

Taylor Morrison of Florida Inc. - ORL  
 2600 Lake Lucien Drive  
 16000-00087937  
 Apr 3, 2023 \$15,000.00  
 Wells Fargo Bank, N.A.  
 0612097562079900562279

Date	Invoice	Reference	Payment Amt	Retention	Discount	Lic. WHold.	Total Payment
04/03/2023	16000 Taylor Morrison of Florida Inc. - ORL	PondTitleConveyanc 55518400,009001	15,000.00	0.00	0.00	0.00	15,000.00
Total Remittance			15,000.00	0.00	0.00	0.00	15,000.00

TaylorMorrison

16poinwcom Poinciana West Community Dev District  
 1412 S. Narcoossee Rd  
 St Cloud, FL 34771

Taylor Morrison of Florida Inc. - ORL  
 Check Number 16000-00087937  
 Check Date Apr 3, 2023

Date	Invoice	Reference	Payment Amt	Retention	Discount	Lic. WHold.	Total Payment
04/03/2023	16000 Taylor Morrison of Florida Inc. - ORL	PondTitleConveyanc 55518400,009001	15,000.00	0.00	0.00	0.00	15,000.00
Total Remittance			15,000.00	0.00	0.00	0.00	15,000.00

TaylorMorrison

THE FACE OF THIS DOCUMENT IS PRINTED BLUE - THIS DOCUMENT CONTAINS A WATERMARK - VERIFY FOR AUTHENTICITY

**Taylor Morrison of Florida Inc. - ORL**

2600 Lake Lucien Drive  
 Suite 350  
 Maitland, FL 32751-7172

Wells Fargo Bank, N.A.  
 420 Montgomery  
 San Francisco, CA 94104

64-975-612

VOID AFTER 120 DAYS

Date  
**Apr 3, 2023**

Check Number  
**16000-00087937**

Pay **\*Fifteen Thousand Dollars 00 Cents\***

Amount  
**\$15,000.00**

To The Order Of  
**Poinciana West Community Dev District  
 1412 S. Narcoossee Rd  
 St Cloud, FL 34771**

Per 

Per 


PAYABLE IN U.S. DOLLARS



Thanks for banking with us.

It's easy to bank with us online.  
Register for online banking  
at [Truist.com](https://www.truist.com).

PD 04/24/2023 16:44 # 222  
CD 04/24/2023 506 8560113 0006

Commercial Deposit	\$15,000.00
Chk/Sav/MMA	

All deposits are subject to verification  
and collection from the issuing bank.

Building a better banking experience for  
you.

Visit [Truist.com](https://www.truist.com) or call  
844.4TRUIST(844.487.8478).





Date	Fee / Time	Working Lawyer	Hours	Amount	Inv#	Billing Status
Entry #	Explanation					
7784	<b>Poinciana West Community Development Dis</b>					
7784-002	<b>Transfer of tracts to District</b>					
Jan 10/2022	Lawyer: SDC 0.60 Hrs X 300.00	SDC - Scott D. Clark	0.60	180.00	17865	Billed
176149	review of plats and tracts requested for transfer and related correspondence					
Jan 11/2022	Lawyer: SDC 0.70 Hrs X 300.00	SDC - Scott D. Clark	0.70	210.00	17865	Billed
176150	review of plat and other materials on requested dedication; conference call with staff regarding request					
Jan 14/2022	Lawyer: SDC 1.40 Hrs X 300.00	SDC - Scott D. Clark	1.40	420.00	17865	Billed
176151	correspondence with Taylor Morrison representative regarding additional conveyances; correspondence with manager;					
Jan 17/2022	Lawyer: SDC 0.30 Hrs X 300.00	SDC - Scott D. Clark	0.30	90.00	17865	Billed
176152	review of new parcel conveyance requests					
Jan 21/2022	Lawyer: SDC 0.20 Hrs X 300.00	SDC - Scott D. Clark	0.20	60.00	17865	Billed
176153	additional correspondence regarding transfer parcels					
Feb 17/2022	Lawyer: SDC 0.20 Hrs X 300.00	SDC - Scott D. Clark	0.20	60.00	17865	Billed
175892	conference call regarding handling of transfers					
Feb 18/2022	Lawyer: SDC 0.70 Hrs X 300.00	SDC - Scott D. Clark	0.70	210.00	17865	Billed
175905	review of bond covenant requirements related to property ownership					
Mar 9/2022	Lawyer: SDC 0.40 Hrs X 300.00	SDC - Scott D. Clark	0.40	120.00	17885	Billed
176223	review of, comments and correspondence on transfer checklist for board review					
Mar 22/2022	Lawyer: SDC 0.10 Hrs X 300.00	SDC - Scott D. Clark	0.10	30.00	17885	Billed
176366	review of correspondence from Taylor Morrison regarding parcels					
May 4/2022	Lawyer: SDC 0.30 Hrs X 300.00	SDC - Scott D. Clark	0.30	90.00	17962	Billed
176896	conference call with staff and attorney for developer					
May 11/2022	Lawyer: SDC 0.40 Hrs X 300.00	SDC - Scott D. Clark	0.40	120.00	17962	Billed
176979	correspondence from developer attorney and initial review of agreement					
May 16/2022	Lawyer: SDC 1.20 Hrs X 300.00	SDC - Scott D. Clark	1.20	360.00	17962	Billed
176991	additional review of information and exhibits to acquisition agreement; correspondence with Jere Earlywine and te					
May 18/2022	Lawyer: SDC 0.10 Hrs X 300.00	SDC - Scott D. Clark	0.10	30.00	17962	Billed
177019	correspondence with Earlywine regarding meeting followup					
May 24/2022	Lawyer: SDC 0.20 Hrs X 300.00	SDC - Scott D. Clark	0.20	60.00	17962	Billed
177071	telephone call with developer team regarding process					
Jul 12/2022	Lawyer: SDC 1.80 Hrs X 300.00	SDC - Scott D. Clark	1.80	540.00	18037	Billed
177675	review of plat, parcel and title information provided by developer; review of conservation deed and tracts; corre					
Jul 13/2022	Lawyer: SDC 0.60 Hrs X 300.00	SDC - Scott D. Clark	0.60	180.00	18037	Billed
177898	telephone call with manager regarding agenda status item for property acquisition agreement; conference call with					
Sep 12/2022	Lawyer: SDC 0.50 Hrs X 300.00	SDC - Scott D. Clark	0.50	150.00	18104	Billed
178536	preparation of revisions to property acquisition agreement; correspondence to manager; correspondence with TM cot					
Sep 14/2022	Lawyer: SDC 0.30 Hrs X 300.00	SDC - Scott D. Clark	0.30	90.00	18104	Billed
178557	correspondence with TM attorney (2); correspondence with manager regarding agenda					
Sep 16/2022	Lawyer: SDC 0.10 Hrs X 300.00	SDC - Scott D. Clark	0.10	30.00	18104	Billed
178644	correspondence with developer counsel regarding agenda presentation and followup					
Sep 22/2022	Lawyer: SDC 0.40 Hrs X 300.00	SDC - Scott D. Clark	0.40	120.00	18104	Billed
178674	telephone call with Jere Earlywine					
Oct 26/2022	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18136	Billed
179021	review of communication regarding TM pond maintenance program; telephone call with manager regarding same					
Nov 3/2022	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18170	Billed
179161	telephone call with Jere Earlywine regarding change in scope of transfer					
Nov 17/2022	Lawyer: SDC 0.70 Hrs X 310.00	SDC - Scott D. Clark	0.70	217.00	18170	Billed
179387	exchange correspondence with Jere Earlywine regarding meeting schedule; review of various transmittals with prope					
Jan 16/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18247	Billed
179943	various correspondence regarding status of acquisition plan and scheduled call					
Mar 7/2023	Lawyer: SDC 0.40 Hrs X 310.00	SDC - Scott D. Clark	0.40	124.00	18317	Billed
180635	review of status of correspondence and requests for turnover; correspondence with developer counsel					
Mar 8/2023	Lawyer: SDC 0.90 Hrs X 310.00	SDC - Scott D. Clark	0.90	279.00	18317	Billed
180630	correspondence with developer counsel regarding agreement and parcel identification status; additional correspor					
Mar 15/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18317	Billed
180656	followup correspondence regarding changes and delivery of acquisition agreement					
Mar 20/2023	Lawyer: SDC 0.40 Hrs X 310.00	SDC - Scott D. Clark	0.40	124.00	18317	Billed
180675	provide edits and correspondence regarding acquisition agreement					
Mar 21/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18317	Billed
180689	preparation of revision to acquisition agreement and followup correspondence					
Mar 30/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18317	Billed
180796	review of executed acquisition agreement and related correspondence					
May 5/2023	Lawyer: SDC 1.30 Hrs X 310.00	SDC - Scott D. Clark	1.30	403.00	18392	Billed
181253	correspondence with manager and engineer regarding task status on property review; review of title information					
May 8/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18392	Billed
181263	communications with engineer and manager regarding due diligence efforts and documents delivered by developer					
May 16/2023	Lawyer: SDC 2.30 Hrs X 310.00	SDC - Scott D. Clark	2.30	713.00	18392	Billed
181315	review of title documents and exceptions; review of plat notes and permitting summary; correspondence with manage					
May 17/2023	Lawyer: SDC 0.40 Hrs X 310.00	SDC - Scott D. Clark	0.40	124.00	18392	Billed
181329	review of correspondence from developer counsel and exhibits					
Jul 11/2023	Lawyer: SDC 0.40 Hrs X 310.00	SDC - Scott D. Clark	0.40	124.00	18444	Billed
181904	review of status of documentation regarding turnover; correspondence to developer's counsel					
Jul 12/2023	Lawyer: SDC 2.30 Hrs X 310.00	SDC - Scott D. Clark	2.30	713.00	18444	Billed
181908	review of title requirements and plat language; correspondence with developer counsel; draft of resolution regard					
Jul 13/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18444	Billed
182120	review of acquisition agreement terms; video conference with engineer					
Jul 14/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18444	Billed
181954	telephone call with developer counsel					
Aug 31/2023	Lawyer: SDC 0.50 Hrs X 310.00	SDC - Scott D. Clark	0.50	155.00	18478	Billed
182457	conference call regarding developer conveyance request and upcoming agenda					
Sep 11/2023	Lawyer: SDC 3.20 Hrs X 310.00	SDC - Scott D. Clark	3.20	992.00	18511	Billed
182545	preparation of board memo regarding property turnover; correspondence with developer counsel					
Sep 12/2023	Lawyer: SDC 3.30 Hrs X 310.00	SDC - Scott D. Clark	3.30	1023.00	18511	Billed
182549	continue preparation of memo regarding property acquisition					
Sep 13/2023	Lawyer: SDC 1.20 Hrs X 310.00	SDC - Scott D. Clark	1.20	372.00	18511	Billed
182560	review of correspondence and information regarding fencing located in two pond banks; correspondence and telephor					

FY22 Expenses (coded to regular attorney line as separate line was added in FY23



Date	Fee / Time	Working Lawyer	Hours	Amount	Inv#	Billing Status
Entry #	Explanation					
Sep 22/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18511	Billed
182673	communications with developer counsel regarding board action and remaining tasks					
Sep 26/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18511	Billed
182711	correspondence with engineer regarding form of report; review of engineer's written recommendation; correspondence					
Oct 12/2023	Lawyer: SDC 0.50 Hrs X 310.00	SDC - Scott D. Clark	0.50	155.00	18545	Billed
182909	review of correspondence from Joseph Brown, review of prior title commitment and return correspondence with outli					
Oct 13/2023	Lawyer: SDC 0.90 Hrs X 310.00	SDC - Scott D. Clark	0.90	279.00	18545	Billed
183097	review of correspondence and exhibits from developer counsel; review of estoppel letter; review of draft closing					
Oct 25/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18545	Billed
183115	correspondence with developer counsel; review of updated title commitment					
Nov 8/2023	Lawyer: SDC 0.50 Hrs X 310.00	SDC - Scott D. Clark	0.50	155.00	18581	Billed
183255	additional review of title commitment and documents; notes regarding exceptions not appropriate; correspondence w					
Nov 17/2023	Lawyer: SDC 1.20 Hrs X 310.00	SDC - Scott D. Clark	1.20	372.00	18581	Billed
183380	review of title exceptions and correspondence to developer counsel regarding objections to title; review of restr					
Nov 20/2023	Lawyer: SDC 0.30 Hrs X 310.00	SDC - Scott D. Clark	0.30	93.00	18581	Billed
183356	correspondence with engineer regarding permit transfer language; correspondence with developer counsel regarding					
Dec 5/2023	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00	18617	Billed
183535	correspondence with engineer regarding schedule language for permit transfer document					
Dec 6/2023	Lawyer: SDC 0.50 Hrs X 310.00	SDC - Scott D. Clark	0.50	155.00	18617	Billed
183545	review of correspondence from developer counsel; review of engineer correspondence; revise permit transfer; revie					
Dec 8/2023	Lawyer: SDC 0.60 Hrs X 310.00	SDC - Scott D. Clark	0.60	186.00	18617	Billed
183564	correspondence with developer counsel regarding permit transfer agreement and affidavit; review of SFWMD form arc					
Jan 3/2024	Lawyer: SDC 0.40 Hrs X 310.00	SDC - Scott D. Clark	0.40	124.00		Unbilled
183809	correspondence with manager regarding status of closing; correspondence with developer; review of correspondence					
Jan 9/2024	Lawyer: SDC 0.20 Hrs X 310.00	SDC - Scott D. Clark	0.20	62.00		Unbilled
183869	review of prior correspondence chain regarding status of documents; correspondence with developer counsel					
Total Charges:						
FY22 - \$3,150			Unbilled:	0.60	186.00	
FY23 - \$6,200			Billed:	35.50	10900.00	
FY24 - \$1,550			Total:	36.10	11086.00	
Unbilled - \$186			Percent Billed:	98.34	98.32	
Total: \$11,086						

to be posted once bill is received

\*\*\* Summary by Working Lawyer \*\*\*

Working Lawyer	Hours						Fees					
	Unbilled	Firm %	Billed	Firm %	Total	% Bld	Unbilled	Firm %	Billed	Firm %	Total	% Bld
SDC - Scott D. Cl	0.60	100.00	35.50	100.00	36.10	98.34	186.00	100.00	10900.00	100.00	11086.00	98.32
<b>Firm Total</b>	<b>0.60</b>	<b>100.00</b>	<b>35.50</b>	<b>100.00</b>	<b>36.10</b>	<b>98.34</b>	<b>186.00</b>	<b>100.00</b>	<b>10900.00</b>	<b>100.00</b>	<b>11086.00</b>	<b>98.32</b>

\*\*\* Summary by Responsible Lawyer \*\*\*

Responsible Lawyer	Hours						Fees					
	Unbilled	Firm %	Billed	Firm %	Total	% Bld	Unbilled	Firm %	Billed	Firm %	Total	% Bld
SDC - Scott D. Cl	0.60	100.00	35.50	100.00	36.10	98.34	186.00	100.00	10900.00	100.00	11086.00	98.32
<b>Firm Total</b>	<b>0.60</b>	<b>100.00</b>	<b>35.50</b>	<b>100.00</b>	<b>36.10</b>	<b>98.34</b>	<b>186.00</b>	<b>100.00</b>	<b>10900.00</b>	<b>100.00</b>	<b>11086.00</b>	<b>98.32</b>

REPORT SELECTIONS - Client Fees Listing

Layout Template	Default
Advanced Search Filter	None
Requested by	ADMIN
Finished	Wednesday, January 10, 2024 at 03:58:51 PM
Ver	16.1.1 (16.1.20170817)
Date Range	ALL DATES
Matters	7784-002
Clients	All
Major Clients	All
Client Intro Lawyer	All
Matter Intro Lawyer	All
Responsible Lawyer	All
Assigned Lawyer	All
Type of Law	All
Select From	Active, Inactive, Archived Matters
Matters Sort by	Default
New Page for Each Lawyer	No
Firm Totals Only	No
Client balances only	No
Matter balances only	No
Entries Shown - Billed Only	Yes
Entries Shown - Unbilled	Yes
Entries Shown - Billable Tasks	Yes
Entries Shown - Write Up/Down Tasks	Yes
Entries Shown - No Charge Tasks	Yes
Entries Shown - Non Billable Tasks	Yes
Working Lawyer	All





Invoice	Invoice Date	Invoice Total
2196393	12/4/23	600.00
2194111	10/9/23	450.00
2191569	8/4/23	300.00
2188891	5/26/23	1,815.27
		3,165.27

FY24 Expense

FY23 Expenses

Not included: Estimated \$2k permit that has not been billed yet.

Total: \$5,165.27



# Poinciana West Community Development District

**1/4/24**

**Poinciana West CDD**  
**6200 Lee Vista Blvd**  
**Suite 300**  
**Orlando, FL 32822**  
**407-841-5524 - Tel**  
**407-839-1526 - Fax**  
[kcosta@gmscfl.com](mailto:kcosta@gmscfl.com)

**Bill To** Taylor Morrison

**Address**

**Phone**

**E-Mail**

Description			Amount
Poinciana West CDD Fees for Parcel Conveyance			
	<b>Firm</b>		<b>Total</b>
Legal Fees	Clark & Albaugh	\$	11,524.00
Engineering Fees	GAI	\$	5,165.27
		\$	16,689.27
Less Deposit		\$	(15,000.00)

**Please remit payment to:**

Poinciana West Community Development  
 District Bank Name:  
 Wire/ACH ABA #  
 Account #

**Balance Due** \$1,689.27

# SECTION C

# SECTION 1

***Poinciana West***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2023***



# Table of Contents

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5-6	<hr/>	<u>Month to Month</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>



**Poinciana West**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash</b>			
Operating Account	\$ 30,779	\$ -	\$ 30,779
Money Market Account	\$ 174,721	\$ -	\$ 174,721
SBA	\$ 505,795	\$ -	\$ 505,795
<b>Investments</b>			
<b>Series 2017R-1 &amp; R-2</b>			
Reserve R-1	\$ -	\$ 395,016	\$ 395,016
Reserve R-2	\$ -	\$ 122,658	\$ 122,658
Revenue	\$ -	\$ 269,311	\$ 269,311
Prepayment R-1	\$ -	\$ 560	\$ 560
Prepayment R-2	\$ -	\$ 2,955	\$ 2,955
Assessment Receivable	\$ 715	\$ 2,560	\$ 3,275
Due from Other	\$ 17,555	\$ -	\$ 17,555
Prepaid Expenses	\$ 5,000	\$ -	\$ 5,000
<b>Total Assets</b>	<b>\$ 734,565</b>	<b>\$ 793,059</b>	<b>\$ 1,527,624</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 7,550	\$ -	\$ 7,550
<b>Total Liabilities</b>	<b>\$ 7,550</b>	<b>\$ -</b>	<b>\$ 7,550</b>
<b>Fund Balance:</b>			
Nonspendable:			
Prepaid Items	\$ 5,000	\$ -	\$ 5,000
Restricted for:			
Debt Service	\$ -	\$ 793,059	\$ 793,059
Unassigned	\$ 722,015	\$ -	\$ 722,015
<b>Total Fund Balances</b>	<b>\$ 727,015</b>	<b>\$ 793,059</b>	<b>\$ 1,520,074</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 734,565</b>	<b>\$ 793,059</b>	<b>\$ 1,527,624</b>

**Poinciana West**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 291,294	\$ 291,294	\$ 293,698	\$ 2,404
Interest	\$ 500	\$ 500	\$ 11,505	\$ 11,005
Property Conveyance Fees	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 314	\$ 314
<b>Total Revenues</b>	<b>\$ 306,794</b>	<b>\$ 306,794</b>	<b>\$ 320,517</b>	<b>\$ 13,723</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 6,000	\$ 6,000	\$ 2,200	\$ 3,800
FICA Expense	\$ 459	\$ 459	\$ 168	\$ 291
Engineering	\$ 15,000	\$ 15,000	\$ 3,000	\$ 12,000
Engineering - Property Conveyance	\$ 7,500	\$ 7,500	\$ 2,565	\$ 4,935
Attorney	\$ 20,000	\$ 20,000	\$ 9,270	\$ 10,730
Attorney - Property Conveyance	\$ 7,500	\$ 7,500	\$ 6,200	\$ 1,300
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 3,500	\$ 3,500	\$ 3,750	\$ (250)
Annual Audit	\$ 3,410	\$ 3,410	\$ 3,425	\$ (15)
Trustee Fees	\$ 4,256	\$ 4,256	\$ 4,256	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	\$ 0
Information Technology	\$ 1,238	\$ 1,238	\$ 1,238	\$ (0)
Website Maintenance	\$ 825	\$ 825	\$ 825	\$ -
Telephone	\$ 50	\$ 50	\$ -	\$ 50
Postage	\$ 1,000	\$ 1,000	\$ 666	\$ 334
Printing & Binding	\$ 800	\$ 800	\$ 581	\$ 219
Insurance	\$ 6,025	\$ 6,025	\$ 3,650	\$ 2,375
Legal Advertising	\$ 2,500	\$ 2,500	\$ 2,932	\$ (432)
Other Current Charges	\$ 2,400	\$ 2,400	\$ 867	\$ 1,533
Office Supplies	\$ 200	\$ 200	\$ 38	\$ 162
Property Appraiser	\$ 3,100	\$ 3,100	\$ 3,099	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 131,388</b>	<b>\$ 131,388</b>	<b>\$ 94,355</b>	<b>\$ 37,033</b>

**Poinciana West**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ 0
Landscape Maintenance	\$ 63,882	\$ 63,882	\$ 59,070	\$ 4,812
Aquatic Control Maintenance	\$ 64,963	\$ 64,963	\$ 59,897	\$ 5,065
Aquatic Midge Maintenance	\$ 30,000	\$ 30,000	\$ 26,270	\$ 3,730
R&M Plant Replacement	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Storm Structure Repairs	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Contingency	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
Capital Outlay	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 212,144</b>	<b>\$ 212,144</b>	<b>\$ 155,537</b>	<b>\$ 56,607</b>
<b>Total Expenditures</b>	<b>\$ 343,532</b>	<b>\$ 343,532</b>	<b>\$ 249,892</b>	<b>\$ 93,640</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (36,738)</b>		<b>\$ 70,625</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 36,738</b>		<b>\$ 656,390</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 727,015</b>	

**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 September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,042,297	\$ 1,042,297	\$ 1,049,637	\$ 7,340
Interest	\$ -	\$ -	\$ 5,369	\$ 5,369
<b>Total Revenues</b>	<b>\$ 1,042,297</b>	<b>\$ 1,042,297</b>	<b>\$ 1,055,006</b>	<b>\$ 12,709</b>
<b>Expenditures:</b>				
Property Appraiser	\$ 11,200	\$ 11,200	\$ 11,075	\$ 125
<b>Series 2017R-1</b>				
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
<b>Series 2017R-2</b>				
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)
<b>Total Expenditures</b>	<b>\$ 1,014,323</b>	<b>\$ 1,014,323</b>	<b>\$ 1,078,646</b>	<b>\$ (64,324)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 27,975</b>		<b>\$ (23,640)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 285,740</b>		<b>\$ 816,699</b>	
<b>Fund Balance - Ending</b>	<b>\$ 313,715</b>		<b>\$ 793,059</b>	

**Poinciana West**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Collector	\$ -	\$ 57,738	\$ 202,612	\$ 9,412	\$ 7,742	\$ 2,892	\$ 7,933	\$ 3,366	\$ 1,276	\$ 12	\$ -	\$ 715	\$ 293,698
Interest	\$ 43	\$ 42	\$ 49	\$ 52	\$ 41	\$ 45	\$ 44	\$ 719	\$ 1,601	\$ 2,571	\$ 3,222	\$ 3,077	\$ 11,505
Property Conveyance Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Miscellaneous Revenue	\$ -	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218	\$ -	\$ -	\$ -	\$ 314
<b>Total Revenues</b>	<b>\$ 43</b>	<b>\$ 57,877</b>	<b>\$ 202,660</b>	<b>\$ 9,464</b>	<b>\$ 7,783</b>	<b>\$ 2,938</b>	<b>\$ 22,976</b>	<b>\$ 4,085</b>	<b>\$ 3,094</b>	<b>\$ 2,583</b>	<b>\$ 3,222</b>	<b>\$ 3,792</b>	<b>\$ 320,517</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ -	\$ 800	\$ -	\$ (200)	\$ 2,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ -	\$ 61	\$ -	\$ (15)	\$ 168
Engineering	\$ 300	\$ 150	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ 600	\$ -	\$ 450	\$ -	\$ 600	\$ 3,000
Engineering - Property Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,815	\$ -	\$ 300	\$ -	\$ 450	\$ 2,565
Attorney	\$ 248	\$ 1,194	\$ 310	\$ -	\$ 403	\$ 1,362	\$ -	\$ 1,475	\$ -	\$ 1,085	\$ -	\$ 3,193	\$ 9,270
Attorney - Property Conveyance	\$ 93	\$ 279	\$ -	\$ 62	\$ -	\$ 744	\$ -	\$ 1,302	\$ -	\$ -	\$ 1,178	\$ 2,542	\$ 6,200
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 542	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 3,750
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ 4,256
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	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 1,238
Website Maintenance	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 825
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 1	\$ 82	\$ 212	\$ (9)	\$ 9	\$ 16	\$ 3	\$ 90	\$ 9	\$ 102	\$ 29	\$ 122	\$ 666
Printing & Binding	\$ 231	\$ -	\$ 45	\$ 1	\$ -	\$ 4	\$ 170	\$ -	\$ 130	\$ -	\$ -	\$ -	\$ 581
Insurance	\$ 3,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,650
Legal Advertising	\$ -	\$ 426	\$ -	\$ -	\$ -	\$ 516	\$ -	\$ 426	\$ -	\$ 830	\$ -	\$ 733	\$ 2,932
Other Current Charges	\$ 347	\$ 131	\$ 138	\$ 100	\$ 103	\$ 98	\$ 109	\$ (321)	\$ 109	\$ 32	\$ (29)	\$ 48	\$ 867
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20	\$ 0	\$ 38
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,099	\$ -	\$ 3,099
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 13,856</b>	<b>\$ 6,060</b>	<b>\$ 4,502</b>	<b>\$ 3,951</b>	<b>\$ 4,312</b>	<b>\$ 7,887</b>	<b>\$ 8,831</b>	<b>\$ 14,087</b>	<b>\$ 4,046</b>	<b>\$ 7,458</b>	<b>\$ 8,095</b>	<b>\$ 11,270</b>	<b>\$ 94,355</b>

**Poinciana West**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
Field Services	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 10,300
Landscape Maintenance	\$ 4,977	\$ 4,977	\$ 4,977	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 4,904	\$ 59,070
Aquatic Control Maintenance	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 4,991	\$ 59,897
Aquatic Midge Maintenance	\$ 2,675	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 2,145	\$ 26,270
R&M Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 13,502</b>	<b>\$ 12,972</b>	<b>\$ 12,972</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 12,899</b>	<b>\$ 155,537</b>
<b>Total Expenditures</b>	<b>\$ 27,358</b>	<b>\$ 19,031</b>	<b>\$ 17,473</b>	<b>\$ 16,851</b>	<b>\$ 17,212</b>	<b>\$ 20,787</b>	<b>\$ 21,730</b>	<b>\$ 26,986</b>	<b>\$ 16,945</b>	<b>\$ 20,357</b>	<b>\$ 20,994</b>	<b>\$ 24,169</b>	<b>\$ 249,892</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (27,314)</b>	<b>\$ 38,845</b>	<b>\$ 185,187</b>	<b>\$ (7,386)</b>	<b>\$ (9,429)</b>	<b>\$ (17,849)</b>	<b>\$ 1,247</b>	<b>\$ (22,902)</b>	<b>\$ (13,850)</b>	<b>\$ (17,775)</b>	<b>\$ (17,772)</b>	<b>\$ (20,376)</b>	<b>\$ 70,625</b>



# SECTION 2



## Poinciana West Community Development District

### Summary of Check Register

September 9, 2023 through January 7, 2024

Fund	Date	Check No.'s	Amount
General Fund	9/13/23	1986-1990	\$ 16,910.67
	9/19/23	1991	\$ 2,144.99
	9/25/23	1992	\$ 5,000.00
	10/24/23	1993-2000	\$ 321,595.99
	10/31/23	2001	\$ 1,141.80
	11/7/23	2002	\$ 4,904.37
	11/14/23	2003-2004	\$ 12,987.00
	11/27/23	2005-2006	\$ 9,078.70
	12/12/23	2007	\$ 4,805.16
	12/18/23	2008-2009	\$ 1,282.00
			\$ 379,850.68
Money Market	9/13/23	2	\$ 25,000.00
	10/24/23	3	\$ 25,000.00
			\$ 50,000.00
Payroll	<b>September 2023</b>		
	Maneck Master	ACH	\$ 184.70
	Peggy Gregory	ACH	\$ 184.70
	Roy LaRue	ACH	\$ 184.70
			\$ 554.10
<b>Total Amount</b>			<b>\$ 430,404.78</b>

AP300R  
 \*\*\* CHECK DATES 09/09/2023 - 01/07/2024 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/24  
 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 #
9/13/23	00005	8/15/23	00103085	202308 320-53800-47100	MOSQUITE MAINT AUG 23	*	2,144.97		
					CLARKE ENVIRONMENTAL MOSQUITO			2,144.97	001986
9/13/23	00033	9/01/23	18478	202308 310-51300-31510	TRANSFER OF TRACTS AUG 23	*	155.00		
					CLARK & ALBAUGH, LLP			155.00	001987
9/13/23	00007	9/01/23	9775	202309 320-53800-46200	LANDSCAPE MAINT SEPT 23	*	4,904.37		
					FLORALAWN 2, LLC			4,904.37	001988
9/13/23	00001	9/01/23	161	202309 310-51300-34000	MANAGEMENT FEES SEPT 23	*	3,333.33		
		9/01/23	161	202309 310-51300-35200	WEBSITE ADMIN SEPT 23	*	68.75		
		9/01/23	161	202309 310-51300-35100	INFORMATION TECH SEPT 23	*	103.17		
		9/01/23	161	202309 310-51300-31300	DISSEMINATION SVC SEPT 23	*	291.67		
		9/01/23	161	202309 310-51300-51000	OFFICE SUPPLIES SEPT 23	*	.33		
		9/01/23	161	202309 310-51300-42000	POSTAGE SEPT 23	*	59.30		
		9/01/23	162	202309 320-53800-12000	FIELD MANAGEMENT SEPT 23	*	858.33		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			4,714.88	001989
9/13/23	00041	9/01/23	PSI00766	202309 320-53800-47000	AQUATIC MAINT SEPT 23	*	4,991.45		
					SOLITUDE LAKE MANAGEMENT, LLC			4,991.45	001990
9/19/23	00005	9/15/23	00103130	202309 320-53800-47100	MOSQUITO MAINT SEPT 23	*	2,144.99		
					CLARKE ENVIRONMENTAL MOSQUITO			2,144.99	001991
9/25/23	00031	9/21/23	19959	202309 300-15500-10000	FY24 ANNUAL INSURANCE	*	5,000.00		
					EGIS INSURANCE & RISK ADVISORS			5,000.00	001992
10/24/23	00036	9/30/23	00059091	202309 310-51300-48000	NOT BOS MEETING 9/13/23	*	440.68		
		9/30/23	00059091	202309 310-51300-48000	NOT FY24 MTG DATE 9/14/23	*	292.19		
					CA FLORIDA HOLDINGS, LLC			732.87	001993

POIW POIN WEST CDD AGUZMAN

AP300R  
\*\*\* CHECK DATES 09/09/2023 - 01/07/2024 \*\*\*  
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/24  
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 #
10/24/23	00033	10/01/23	18510	202309	310	51300	31500			*	3,193.00		
			GENERAL COUNSEL SEPT 23										
		10/01/23	18511	202309	310	51300	31510			*	2,542.00		
			TSFR OF TRACTS SEPT 23										
									CLARK & ALBAUGH, LLP			5,735.00	001994
10/24/23	00006	10/02/23	88932	202310	310	51300	54000			*	175.00		
			SPECIAL DISTRICT FEE FY24										
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	001995
10/24/23	00007	10/01/23	9822	202310	320	53800	46200			*	4,904.37		
			LANDSCAPE MAINT OCT 23										
									FLORALAWN 2, LLC			4,904.37	001996
10/24/23	00008	9/19/23	8-259-52	202309	310	51300	42000			*	62.83		
			5 DELIVERIES 9/14/23										
									FEDEX			62.83	001997
10/24/23	00001	9/30/23	165	202310	310	51300	31700			*	5,000.00		
			ASSESSMENT ROLL CERT FY24										
		10/01/23	163	202310	310	51300	34000			*	3,433.33		
			MANAGEMENT FEES OCT 23										
		10/01/23	163	202310	310	51300	35200			*	68.75		
			WEBSITE ADMIN CT 23										
		10/01/23	163	202310	310	51300	35100			*	103.17		
			INFORMATION TECH OCT 23										
		10/01/23	163	202310	310	51300	31300			*	291.67		
			DISSEMINATION SVC OCT 23										
		10/01/23	163	202310	310	51300	51000			*	.15		
			OFFICE SUPPLIES OCT 23										
		10/01/23	163	202310	310	51300	42000			*	3.17		
			POSTAGE OCT 23										
		10/01/23	163	202310	310	51300	42500			*	201.60		
			COPIES OCT 23										
		10/01/23	164	202310	320	53800	12000			*	884.08		
			FIELD MANAGEMENT OCT 23										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			9,985.92	001998
10/24/23	00015	10/24/23	10242023	202310	300	15100	10100			*	150,000.00		
			CD PURCHASE - 6 MONTH										
									POINCIANA WEST COMMUNITY			150,000.00	001999
10/24/23	00015	10/24/23	10242023	202310	300	15100	10110			*	150,000.00		
			CD PURCHASE - 12 MONTH										
									POINCIANA WEST COMMUNITY			150,000.00	002000
									POIW POIN WEST CDD AGUZMAN				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/24  
 \*\*\* CHECK DATES 09/09/2023 - 01/07/2024 \*\*\* 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 #
10/31/23	00043	10/31/23	10312023	202309	300-21700	10000	UNITED STATES TREASURY	*	91.80	91.80	002001
11/03/23	00016	10/09/23	2194111	202309	310-51300	31100	GAI CONSULTANTS, INC	*	1,050.00	1,050.00	002001
11/07/23	00007	11/01/23	9852	202311	320-53800	46200	FLORALAWN 2, LLC	*	4,904.37	4,904.37	002002
11/14/23	00033	11/01/23	18544	202310	310-51300	31500	CLARK & ALBAUGH, LLP	*	1,261.00	1,788.00	002003
		11/01/23	18545	202310	310-51300	31510		*	527.00		
11/14/23	00041	10/26/23	PSI02200	202310	320-53800	47000	SOLITUDE LAKE MANAGEMENT, LLC	*	5,599.50	11,199.00	002004
		11/06/23	PSI02902	202311	320-53800	47000		*	5,599.50		
11/27/23	00005	10/16/23	00103156	202310	320-53800	47100	CLARKE ENVIRONMENTAL MOSQUITO	*	2,144.97	4,289.94	002005
		11/15/23	00103165	202311	320-53800	47100		*	2,144.97		
11/27/23	00001	11/01/23	166	202311	310-51300	34000	MANAGEMENT FEES NOV 23	*	3,433.33		
		11/01/23	166	202311	310-51300	35200	WEBSITE ADMIN NOV 23	*	68.75		
		11/01/23	166	202311	310-51300	35100	INFORMATION TECH NOV 23	*	103.17		
		11/01/23	166	202311	310-51300	31300	DISSEMINATION SVC NOV 23	*	291.67		
		11/01/23	166	202311	310-51300	51000	OFFICE SUPPLIES NOV 23	*	.21		
		11/01/23	166	202311	310-51300	42000	POSTAGE NOV 23	*	4.43		
		11/01/23	166	202311	310-51300	42500	COPIES NOV 23	*	9.60		
		11/01/23	166	202311	310-51300	42500	COPIES NOV 23	*	6.48		

POIW POIN WEST CDD AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	167	202311 320-53800-12000	FIELD MANAGEMENT NOV 23		*	884.08	
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,788.76 002006
12/12/23	00001	12/01/23 168	202312 320-53800-12000	FIELD MANAGEMENT DEC 23	*	884.08	
		12/01/23 250	202312 310-51300-34000	MANAGEMENT FEES DEC 23	*	3,433.33	
		12/01/23 250	202312 310-51300-35200	WEBSITE ADMIN DEC 23	*	68.75	
		12/01/23 250	202312 310-51300-35100	INFORMATION TECH DEC 23	*	103.17	
		12/01/23 250	202312 310-51300-31300	DISSEMINATION SVC DEC 23	*	291.67	
		12/01/23 250	202312 310-51300-51000	OFFICE SUPPLIES DEC 23	*	.09	
		12/01/23 250	202312 310-51300-42000	POSTAGE DEC 23	*	24.07	
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,805.16 002007
12/18/23	00033	12/01/23 18580	202311 310-51300-31500	GENERAL COUNSEL NOV 23	*	62.00	
		12/01/23 18581	202311 310-51300-31510	TSFR OF TRACTS NOV 23	*	620.00	
CLARK & ALBAUGH, LLP							682.00 002008
12/18/23	00016	12/04/23 2196393	202311 310-51300-31100	ENGINEER SVCS NOV 23	*	600.00	
GAI CONSULTANTS, INC							600.00 002009
TOTAL FOR BANK A						379,850.68	

POIW POIN WEST CDD AGUZMAN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/10/24  
 \*\*\* CHECK DATES 09/09/2023 - 01/07/2024 \*\*\* POINCIANA WEST - GENERAL FUND  
 BANK B MONEY MARKET

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/13/23	00015	9/13/23 09132023	202309 300-10100-10000	POINCIANA WEST COMMUNITY	*	25,000.00	
		TSFR FROM MM TO CDD					25,000.00 000002
10/24/23	00015	10/24/23 10242023	202310 300-10100-10000	POINCIANA WEST COMMUNITY	*	25,000.00	
		TSFR MM FDS TO GEN FD					25,000.00 000003
TOTAL FOR BANK B						50,000.00	
TOTAL FOR REGISTER						429,850.68	

POIW POIN WEST CDD AGUZMAN



INVOICE

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 #: 001030854
Invoice Date: 08/15/23
Terms: Net 30 Days
Due Date: 09/14/23

B I L L 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

Table with 2 columns: Description, Total. Row 1: CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT SERVICE, 2,144.97. Row 2: Order total, 2,144.97.

RECEIVED
SEP 7 2023

RECEIVED
By Apple at 10:02 am, Aug 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.

**Clark & Albaugh, PLLC**  
 219 Shiloh Cove  
 Heathrow, Florida 32746

1-33  
 310 573 31510

Phone: (407) 647-7600

Fax: (407) 647-7622

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

September 1, 2023

**Attention:** George S. Flint, District Manager  
**RE:** Transfer of tracts to District

File # 7784-002  
 Invoice # 18478

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-31-23	conference call regarding developer conveyance request and upcoming agenda	0.50	155.00	SDC
	Totals	0.50	<u>155.00</u>	
	<b>Total Fee &amp; Disbursements</b>			<u>\$155.00</u>
	Previous Balance			1,023.00
	Previous Payments			1,023.00
	<b>Balance Now Due</b>			<u>\$155.00</u>

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

**RECEIVED**

SEP 1 2023

TAX ID Number 92-2830590





P.O. Box 91597  
Lakeland, FL 33804

# Invoice

Date	Invoice #
9/1/2023	9775

<b>Bill To</b>
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 September 2023		

**RECEIVED**

AUG 28 2023

Thank you for your business.	<b>Total</b>	\$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 #:** 161  
**Invoice Date:** 9/1/23  
**Due Date:** 9/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,333.33	3,333.33
Website Administration - September 2023		68.75	68.75
Information Technology - September 2023		103.17	103.17
Dissemination Agent Services - September 2023		291.67	291.67
Office Supplies		0.33	0.33
Postage		59.30	59.30
<b>Total</b>			<b>\$3,856.55</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,856.55</b>

**RECEIVED**  
**SEP 11 2023**

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 162

**Invoice Date:** 9/1/23

**Due Date:** 9/1/23

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Field Management - September 2023		858.33	858.33

**RECEIVED**

SEP 11 2023

**Total** \$858.33

**Payments/Credits** \$0.00

**Balance Due** \$858.33



**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: PS1007667  
 Invoice Date: 9/1/2023

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

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

Ship Via  
 Ship Date 9/1/2023  
 Due Date 10/1/2023  
 Terms Net 30

Customer ID 17634  
 P.O. Number  
 P.O. Date 9/1/2023  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 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		1	1	4,991.45	4,991.45

**RECEIVED**  
 SEP 6 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: PSI007667  
 Invoice Date: 9/1/2023

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

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

Ship Via		Customer ID	17634
Ship Date	9/1/2023	P.O. Number	
Due Date	10/1/2023	P.O. Date	9/1/2023
Terms	Net 30	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



INVOICE

Page: 1(1)
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 #: 001031305
Invoice Date: 09/15/23
Terms: Net 30 Days
Due Date: 10/16/23

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O

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

Stacie Vanderfilt

1-5

Agreement no 1000002502 Consultant Cherrief Jackson

Table with 2 columns: Description, Total. Row 1: CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT SERVICE. Row 2: W9's can be found on our website at www.clarke.com. Row 3: Service Sept 2023. Row 4: Order total 2,144.99

RECEIVED

SEP 19 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: 2,144.99

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.

# INVOICE



1-31  
300 15K 10

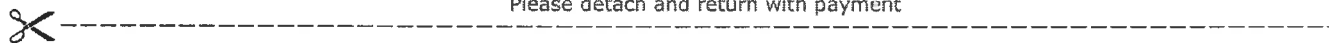
**Poinciana West Community Development District**  
**c/o Government Management Services, LLC**  
 219 E Livingston St  
 Orlando, FL 32801

<b>Customer</b>	Poinciana West Community Development District
<b>Acct #</b>	972
<b>Date</b>	09/21/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19959
100123358	

**Thank You**

Please detach and return with payment



Customer: Poinciana West Community Development District

Invoice	Effective	Transaction	Description	Amount
19959	10/01/2023	Renew policy	Policy #100123358 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/21/2023	5,000.00
				<b>Total</b>
				\$ 5,000.00

**RECEIVED**  
 SEP 21 2023

**Thank You**

*FOR PAYMENTS SENT OVERNIGHT:*  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	sclimer@egisadvisors.com	09/21/2023
Atlanta, GA 30374-8555		

# LOCALiQ

## FLORIDA RECEIVED


OCT 15 2023

1-36  
31051348

ACCOUNT NAME		ACCOUNT #	PAGE #
Poinciana West Cdd		Page 10 of 160	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005909160	Sep 1- Sep 30, 2023	October 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,145.32	

**BILLING ACCOUNT NAME AND ADDRESS**

Poinciana West Cdd  
6200 Lee Vista Blvd. Ste. 300  
Orlando, FL 32822-5149



**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.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: CFL\_758309

Date	Description	Amount
9/1/23	Balance Forward	\$1,230.68
9/6/23	PAYMENT - THANK YOU	-\$823.98
9/30/23	Finance Charge	\$5.75

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
9/13/23	9267383	9/20/23 PHN	9/20/23 PHN	\$440.68
9/14/23	9268581	Legal		\$292.19

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,145.32
Service Fee 3.99%	\$45.70
*Cash/Check/ACH Discount	-\$45.70
*Payment Amount by Cash/Check/ACH	\$1,145.32
Payment Amount by Credit Card	\$1,191.02

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Poinciana West Cdd		534838		0005909160		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$738.62	\$5.75	\$5.75	\$11.71	\$383.49	\$0.00	\$1,145.32
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		\$1,191.02
				Card Number _____		
				Exp Date ____ / ____ / ____      CVV Code _____		
				Signature _____      Date _____		

00005348380000000000000059091600011453267176



# 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 Lee Vista BLVD # 300  
Orlando FL 32822-5149

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

09/13/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/13/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost:	\$440.68	
Order No:	9267383	# of Copies:
Customer No:	534838	1
PO #:	9/20/23 PHN	

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

KAITLYN FELTY  
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, September 20, 2023 at 9:00 a.m. via Zoom communications media technology and in person at the Starfire 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://poinciana.westroads.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/4240027437> and entering the meeting ID of 942 4002 7437 or by dialing in telephonically at (644) 876-9923 and entering the meeting ID of 942 4002 7437. Questions and comments can be submitted to the District Manager at [pdman@westroads.com](mailto:pdman@westroads.com) by Tuesday, September 19, 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.

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 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 9267383 9/13/23



# LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Poinciana West Cdd  
Poinciana West Cdd  
6200 Lee Vista BLVD # 300  
Orlando FL 32822-5149

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

09/14/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/14/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$292.19

Order No: 9268581

# of Copies:

1

Customer No: 534838

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

### 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 2024 at 9:00 a.m. in the Starlife 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  
September 14, 2023 9268581

RECEIVED  
SEP 25 2023

**Clark & Albaugh, PLLC**  
219 Shiloh Cove  
Heathrow, Florida 32746

**RECEIVED**

**OCT 2 2023**

Phone: (407) 647-7600

Fax: (407) 647-7622

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

October 1, 2023

**Attention:** George S. Flint, District Manager  
**RE:** General matters

File # 7784-001  
Invoice # 18510

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-18-23	review of agenda package including property acquisition presentation; extensive review of insurance renewal materials; correspondence regarding additional board candidate materials	1.60	496.00	SDC
	review of vendor increase notices for fiscal year; correspondence regarding contract status and proper documentation of increase; correspondence with manager	0.80	248.00	SDC
Sep-19-23	review of various draft agreements regarding vendor increases; related correspondence; correspondence regarding transfer of Clarke to Solitude on service agreement	0.70	217.00	SDC
	review of additional insurance proposal from EGIS	0.50	155.00	SDC
	attendance at board meeting	2.90	899.00	SDC
	meeting followup regarding approved contracts	0.20	62.00	SDC
	telephone call with manager regarding followup items on contracts and other meeting actions	0.30	93.00	SDC

	Drafting rate increase amendments for FloraLawn and Clarke Environmental.	2.40	720.00	MEA
Sep-25-23	Drafting agreement with Solitude for annual aquatic maintenance.	0.70	210.00	MEA
Sep-27-23	correspondence and review of proposal for Floralawn amendment; office conference	0.30	93.00	SDC
	Totals	10.40	<u>\$3,193.00</u>	

<b>Total Fee &amp; Disbursements</b>	<b>\$3,193.00</b>
Previous Balance	1,085.00
Previous Payments	1,085.00
<b>Balance Now Due</b>	<b>\$3,193.00</b>

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

**RECEIVED**

OCT 2 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

October 1, 2023

**Attention:** George S. Flint, District Manager

File # 7784-002  
Invoice # 18511

**RE:** Transfer of tracts to District

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-11-23	preparation of board memo regarding property turnover; correspondence with developer counsel	3.20	992.00	SDC
Sep-12-23	continue preparation of memo regarding property acquisition	3.30	1,023.00	SDC
Sep-13-23	review of correspondence and information regarding fencing located in two pond banks; correspondence and telephone call with manager and staff members to coordinate agenda topic regarding acquisition agreement	1.20	372.00	SDC
Sep-22-23	communications with developer counsel regarding board action and remaining tasks	0.20	62.00	SDC
Sep-26-23	correspondence with engineer regarding form of report; review of engineer's written recommendation; correspondence with manager	0.30	93.00	SDC
	<b>Totals</b>	8.20	<u>\$2,542.00</u>	
	<b>Total Fee &amp; Disbursements</b>			<u>\$2,542.00</u>
	Previous Balance			155.00
	Previous Payments			155.00

**Balance Now Due**

**\$2,542.00**

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

**Florida Department of Economic Opportunity, Special District Accountability Program**

**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88932
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

001366  
**Poinciana West Community Development District**  
 Mr. Scott D. Clark  
 Clark and Albaugh, LLP Clark & Albaugh, PLLC  
 1800 Town Plaza Court  
 Winter Springs, Florida 32708



- 2. Telephone: 407-647-7600 Ext:
- 3. Fax: 407-647-7622
- 4. Email: sclark@winterparklawyers.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: Poincianawestcdd.org
- 8. County(ies): Polk
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 11/13/2006
- 11. Creation Document on File: 11/13/2006
- 12. Date Established: 10/06/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Polk County
- 15. Creation Document(s): County Ordinances 2006-052 and 2007-043
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

RECEIVED

OCT 6 2023

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *Scott D. Clark* Date 10-4-2023

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialling both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1.  This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2.  This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



# floralawn2, LLC

Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

## Invoice

Date	Invoice #
10/1/2023	9822

<b>Bill To</b>
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 October 2023		

**RECEIVED**

OCT 3 2023

Thank you for your business.	<b>Total</b>	\$4,904.37
------------------------------	--------------	------------

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





Invoice Number	Invoice Date	Account Number	Page
8-259-52846	Sep 19, 2023	7630-6931-1	1 of 3

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	\$62.83
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$62.83</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.

**Account Summary as of Sep 19, 2023**

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	62.83
<b>New Account Balance</b>	<b>\$62.83</b>



Detailed descriptions of surcharges can be located at [fedex.com](http://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
8-259-52846	USD \$62.83	7630-6931-1	USD \$62.83

**Remittance Advice**

**Your payment is due by Nov 03, 2023**

825952846400000628367630693112000006283600000628360

RECEIVED  
SEP 26 2023

0022043 01 AB 0.537 \*\*AUTO T7 0 1261 32822-514975 -C01-P22065-11



POINCIANA WEST CDD  
 6200 LEE VISTA BLVD STE 300

ORLANDO FL 32822-5149



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



63309610016470

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	<b>Page</b>
8-259-52846	Sep 19, 2023	7630-6931-1	2 of 3

**FedEx Express Shipment Detail By Payor Type (Original)****Ship Date:** Sep 14, 2023**Cust. Ref.:** Poinciana West CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	773412784870	George Flint	Peggy Gregory	
<b>Service Type</b>	FedEx Standard Overnight	GMS - CF, LLC	742 SAN RAPHAEL ST	
<b>Package Type</b>	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
<b>Zone</b>	02	ORLANDO FL 32801 US		
<b>Packages</b>	1			
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs	<b>Transportation Charge</b>		7.50
<b>Delivered</b>	Sep 15, 2023 17:50	<b>Fuel Surcharge</b>		0.90
<b>Svc Area</b>	A3	<b>Residential Delivery</b>		5.30
<b>Signed by</b>	see above	<b>Third Party Billing</b>		0.00
<b>FedEx Use</b>	000000000/161333/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.70</b>

**Ship Date:** Sep 14, 2023**Cust. Ref.:** Poinciana West CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	773412807359	George Flint	Roy LaRue	
<b>Service Type</b>	FedEx Standard Overnight	GMS - CF, LLC	211 SAN VICENTE LN	
<b>Package Type</b>	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
<b>Zone</b>	02	ORLANDO FL 32801 US		
<b>Packages</b>	1			
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs	<b>Transportation Charge</b>		7.50
<b>Delivered</b>	Sep 15, 2023 17:59	<b>Fuel Surcharge</b>		0.90
<b>Svc Area</b>	A3	<b>Residential Delivery</b>		5.30
<b>Signed by</b>	see above	<b>Third Party Billing</b>		0.00
<b>FedEx Use</b>	000000000/161333/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.70</b>

**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](http://fedex.com) to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-259-52846	Sep 19, 2023	7630-6931-1	3 of 3

**Ship Date:** Sep 14, 2023**Cust. Ref.:** Poinciana West CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	<u>Sender</u>	<u>Recipient</u>
Tracking ID	773412822576	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	Sep 15, 2023 17:18	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	<b>Total Charge</b>	<b>USD \$13.70</b>

**Ship Date:** Sep 14, 2023**Cust. Ref.:** Poinciana West CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	<u>Sender</u>	<u>Recipient</u>
Tracking ID	773412839994	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	Sep 15, 2023 17:51	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	<b>Total Charge</b>	<b>USD \$13.70</b>

**Ship Date:** Sep 14, 2023**Cust. Ref.:** Poinciana West CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	<u>Sender</u>	<u>Recipient</u>
Tracking ID	773412857386	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	Sep 15, 2023 16:05	Fuel Surcharge	0.53
Svc Area	A1	Third Party Billing	0.00
Signed by	see above	<b>Total Charge</b>	<b>USD \$8.03</b>
FedEx Use	00000000/161333/02		

**Third Party Subtotal USD \$62.83****Total FedEx Express USD \$62.83**

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 163  
**Invoice Date:** 10/1/23  
**Due Date:** 10/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

1 - 1

Description	Hours/Qty	Rate	Amount
Management Fees - October 2023	310 513 24	3,433.33	3,433.33
Website Administration - October 2023	352	68.75	68.75
Information Technology - October 2023	351	103.17	103.17
Dissemination Agent Services - October 2023	313	291.67	291.67
Office Supplies	51	0.15	0.15
Postage	42	3.17	3.17
Copies	425	201.60	201.60

**RECEIVED**

OCT 12 2023

**Total** \$4,101.84

**Payments/Credits** \$0.00

**Balance Due** \$4,101.84



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 165  
**Invoice Date:** 9/30/23  
**Due Date:** 10/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

1-1  
310 513 317

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024		5,000.00	5,000.00

**RECEIVED**

OCT 16 2023

**Total** \$5,000.00

**Payments/Credits** \$0.00

**Balance Due** \$5,000.00

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Poinciana West CDD **DATE:** 10/24/23

**PAYABLE TO:** Poinciana West CDD *v # 15*

**AMOUNT REQUESTED:** \$150,000.00

**REQUESTED BY:** Katie Costa

**ACCOUNT #** 001.300.151.101

**DESCRIPTION OF NEED:** CD Purchase - 6 month

---

---

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Poinciana West CDD **DATE:** 10/24/23

**PAYABLE TO:** Poinciana West CDD *v # 15*

**AMOUNT REQUESTED:** \$150,000.00

**REQUESTED BY:** Katie Costa

**ACCOUNT #** 001.300.151.1011

**DESCRIPTION OF NEED:** CD Purchase - 12 month

---

---





# INVOICE

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

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

October 09, 2023  
 Project No: A171207.00  
 Invoice No: 2194111

Project A171207.00 Poinciana West Community Development District Engineering Services  
**Professional Services Through September 30, 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	
<b>Total Labor</b>				<b>600.00</b>
				<b>Total this Task \$600.00</b>

Task 009 Pond Turnover  
**Professional Personnel**

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	1.50	300.00	450.00	
Totals	1.50		450.00	
<b>Total Labor</b>				<b>450.00</b>
				<b>Total this Task \$450.00</b>

Task 010 2024 General Support

**Total this Task 0.00**  
**Total this Invoice \$1,050.00**

**RECEIVED**  
 OCT 9 2023

Project	A171207.00	Poinciana West Community Development Dis	Invoice	2194111
---------	------------	--	---------	---------

## Billing Backup

Monday, October 9, 2023

GAI Consultants, Inc.

Invoice 2194111 Dated 10/9/2023

12:51:30 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	9/20/2023		2.00	300.00	600.00	
	prep and meeting						
	Totals			2.00		600.00	
	<b>Total Labor</b>						<b>600.00</b>

	<b>Total this Task</b>	<b>\$600.00</b>
--	------------------------	-----------------

Task	009	Pond Turnover
------	-----	---------------

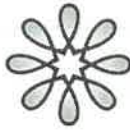
### Professional Personnel

				Hours	Rate	Amount	
	Principal						
04136	Leo, Kathleen	9/12/2023		.50	300.00	150.00	
	turnover/docs						
04136	Leo, Kathleen	9/28/2023		1.00	300.00	300.00	
	letter						
	Totals			1.50		450.00	
	<b>Total Labor</b>						<b>450.00</b>

	<b>Total this Task</b>	<b>\$450.00</b>
--	------------------------	-----------------

	<b>Total this Project</b>	<b>\$1,050.00</b>
--	---------------------------	-------------------

	<b>Total this Report</b>	<b>\$1,050.00</b>
--	--------------------------	-------------------



# floralawn2, LLC

Premier Lawn & Pest

P.O. Box 91597  
Lakeland, FL 33804

1-7  
320 538 462

## Invoice

Date	Invoice #
11/1/2023	9852

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

**RECEIVED**

**OCT 30 2023**

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 November 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

**Clark & Albaugh, PLLC**  
 219 Shiloh Cove  
 Heathrow, Florida 32746

1-33  
 310 513 315

Phone: (407) 647-7600

Fax: (407) 647-7622

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

November 1, 2023

**Attention:** George S. Flint, District Manager  
**RE:** General matters

File # 7784-001  
 Invoice # 18544

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-29-23	office conference regarding revisions to Floralawn agreement to add two ponds; review of documents	0.50	155.00	SDC
	review of draft of new Solitude contract; review of proposal and prior scope of work and not differences; correspondence regarding proper scope	0.80	248.00	SDC
	Modifying fourth amendment to FloroaLawn Agreement to include ponds 19A and 19B.	0.60	180.00	MEA
Oct-02-23	review of correspondence from Clayton Smith regarding Solitude scope of work; office conference and review of revised contract draft	0.50	155.00	SDC
	Modifying agreement with Solitude title fee income reflect updated services and contract price.	0.40	120.00	MEA
Oct-04-23	review of, corrections to and processing of annual report to state	0.30	93.00	SDC
Oct-13-23	correspondence regarding Solitude contract terms and followup correspondence and review	0.20	62.00	SDC
Oct-16-23	review of draft of revised Solitude	0.50	155.00	SDC

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NOV 7 2023

	agreement and related correspondence; review of draft Clarke midge amendment			
Oct-30-23	review of revised midge agreement; review of correspondence regarding draft agenda	0.30	93.00	SDC

Totals		4.10	<u>\$1,261.00</u>	
--------	--	------	-------------------	--

<b>Total Fee &amp; Disbursements</b>			<u>\$1,261.00</u>	
--------------------------------------	--	--	-------------------	--

Previous Balance			3,193.00	
------------------	--	--	----------	--

<b>Balance Now Due</b>			<u>\$4,454.00</u>	
------------------------	--	--	-------------------	--

*pd 10/24/23  
\* 1994*

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

310 513 31510

**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

November 1, 2023

**Attention:** George S. Flint, District Manager  
  
**RE:** Transfer of tracts to District

File # 7784-002  
Invoice # 18545

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-12-23	review of correspondence from Joseph Brown. review of prior title commitment and return correspondence with outline of tasks for closing	0.50	155.00	SDC
Oct-13-23	review of correspondence and exhibits from developer counsel; review of estoppel letter; review of draft closing documents; additional correspondence regarding permit transfer; additional correspondence regarding title and assessment estoppel	0.90	279.00	SDC
Oct-25-23	correspondence with developer counsel; review of updated title commitment	0.30	93.00	SDC
	Totals	1.70	\$527.00	

**Total Fee & Disbursements**

Previous Balance

**Balance Now Due**

**\$527.00**

2,542.00

**\$3,069.00**

pd 10/24/23  
# 1994

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Clark & Albaugh, PLLC  
219 Shiloh Cove

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NOV 7 2023

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**

**PLEASE REMIT PAYMENT TO:**  
 1320 Brookwood Drive Suite H  
 Little Rock, AR 72202  
 Phone# (888)480-5253  
 Fax # (888)358-0088

**RECEIVED**

**NOV 8 2023**

1-41  
 320 538 47

Invoice Number:	PSI022003
Invoice Date:	10/26/2023

<b>Bill To:</b>	Poinciana West Community Dev. Dist. 135 W. Central Blvd., Suite 320 Orlando, FL 32801	<b>Ship To:</b>	Poinciana West Community Dev. Dist. 135 W. Central Blvd., Suite 320 Orlando, FL 32801
-----------------	---	-----------------	---

Ship Date	10/26/2023	Customer ID	17634
Due Date	11/25/2023	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Quoted Service Request Poinciana West Community Dev. Dist. 00-01 General Cost: October 2023 Pond Maintenance October 2023 Treatment Inspection of all ponds and treatment	1	1	5,599.50	5,599.50

Amount Subject to Sales Tax	0.00	<b>Subtotal:</b>	<b>5,599.50</b>
Amount Exempt from Sales Tax	5,599.50	Invoice Discount:	0.00
		<b>Total Sales Tax:</b>	
		<b>Total:</b>	<b>5,599.50</b>





**INVOICE**

1-41  
320 538 47

**PLEASE REMIT PAYMENT TO:**

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

Invoice Number:	PSI029020
Invoice Date:	11/6/2023

<b>Bill To:</b>	Poinciana West Community Dev. Dist. 135 W. Central Blvd., Suite 320 Orlando, FL 32801	<b>Ship To:</b>	Poinciana West Community Dev. Dist. 135 W. Central Blvd., Suite 320 Orlando, FL 32801
-----------------	---	-----------------	---

Ship Date	11/6/2023	Customer ID	17634
Due Date	12/6/2023	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2023 - 11/30/2023 Poinciana West Community Dev. Dist.- Lake Maintenance 1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B	1	1	5,599.50	5,599.50

RECEIVED

NOV 7 2023

Amount Subject to Sales Tax	0.00	<b>Subtotal:</b>	<b>5,599.50</b>
Amount Exempt from Sales Tax	5,599.50	Invoice Discount:	0.00
		<b>Total Sales Tax:</b>	
		<b>Total:</b>	<b>5,599.50</b>



**Clarke Environmental Mosquito Mgmt.**  
 675 Sidwell Ct.  
 St. Charles IL 60174  
 United States  
 www.clarke.com

**Invoice**

1-5  
 320 538 471

Invoice no	Invoice date	Due date
001031563	10/16/23	11/15/23
<b>TO PAY</b>		
USD 2,144.97		

<b>Customer</b>	
P07800	
<b>Payer address</b>	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
<b>Your reference</b>	<b>Our reference</b>
STACIE VANDERFILT	Cherrief Jackson
<b>Order number</b>	
0000163373	
<b>Customer PO#</b>	
N/A	

<b>Customer address</b>	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
<b>Payment terms</b>	<b>Delivery method</b>
Net 30 Days	NA
<b>Delivery terms</b>	<b>Delivery date</b>
NA	11/8/23

Text	Inv dt	Inv amount - local
	10/16/23	2,144.97
W9's can be found on our website at www.clarke.com		
Service Oct 2023		

<b>Order total</b>	USD	2,144.97
<b>Invoice total</b>	USD	2,144.97
<b>Sales tax</b>	USD	0.00
<b>TO PAY</b>	<b>USD</b>	<b>2,144.97</b>

Remittance Information: Clarke Environmental Mosquito Management, Inc.  
 ACH: Bank of America - Account: 8666607231 - Routing: 071000039  
 Online: <https://www.clarke.com/billpay>  
 Check: 16300 Collections Center Drive, Chicago, IL 60693  
 Questions: [accountsreceivable@clarke.com](mailto:accountsreceivable@clarke.com)  
 W9's can be found on our website at www.clarke.com

COPY III

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NOV 14 2023



**Clarke Environmental Mosquito Mgmt.**  
 675 Sidwell Ct.  
 St. Charles IL 60174  
 United States  
 www.clarke.com

1-5  
 320 538 471

**Invoice**

Invoice no	Invoice date	Due date
001031659	11/15/23	12/15/23
<b>TO PAY</b>		
USD 2,144.97		

<b>Customer</b>	
P07800	
<b>Payer address</b>	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
<b>Your reference</b>	<b>Our reference</b>
STACIE VANDERFILT	Cherrief Jackson
<b>Order number</b>	
0000163373	
<b>Customer PO#</b>	
N/A	

<b>Customer address</b>	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
<b>Payment terms</b>	<b>Delivery method</b>
Net 30 Days	NA
<b>Delivery terms</b>	<b>Delivery date</b>
NA	11/8/23

Text	Inv dt	Inv amount - local
	11/15/23	2,144.97
W9's can be found on our website at www.clarke.com		
Service November 2023		

<b>Order total</b>	USD	2,144.97
--------------------	-----	----------

<b>Invoice total</b>	USD	2,144.97
<b>Sales tax</b>	USD	0.00
<b>TO PAY</b>	<b>USD</b>	<b>2,144.97</b>

Remittance Information: Clarke Environmental Mosquito Management, Inc.  
 ACH: Bank of America - Account: 8666607231 - Routing: 071000039  
 Online: <https://www.clarke.com/billpay>  
 Check: 16300 Collections Center Drive, Chicago, IL 60693  
 Questions: [accountsreceivable@clarke.com](mailto:accountsreceivable@clarke.com)  
 W9's can be found on our website at [www.clarke.com](http://www.clarke.com)

**RECEIVED**

**NOV 16 2023**

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 166  
**Invoice Date:** 11/1/23  
**Due Date:** 11/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - November 2023	310 573 34	3,433.33	3,433.33
Website Administration - November 2023		68.75	68.75
Information Technology - November 2023		103.17	103.17
Dissemination Agent Services - November 2023		291.67	291.67
Office Supplies	51 313	0.21	0.21
Postage	42	4.43	4.43
Copies	425	9.60	9.60
Postage Credit	425	-6.48	-6.48

RECEIVED

NOV 16 2023

**Total** \$3,904.68

**Payments/Credits** \$0.00

**Balance Due** \$3,904.68

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

# Invoice

**Invoice #:** 167  
**Invoice Date:** 11/1/23  
**Due Date:** 11/1/23  
**Case:**  
**P.O. Number:**

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

1-1

Description	Hours/Qty	Rate	Amount
Field Management - November 2023  320 538 12		884.08	884.08

**RECEIVED**  
NOV 16 2023

<b>Total</b>	<b>\$884.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$884.08</b>

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

# Invoice

**Invoice #:** 168  
**Invoice Date:** 12/1/23  
**Due Date:** 12/1/23  
**Case:**  
**P.O. Number:**

(-)

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

Description	Hours/Qty	Rate	Amount
Field Management - December 2023  320 538 12		884.08	884.08

RECEIVED

DEC 8 2023

<b>Total</b>	<b>\$884.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$884.08</b>

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

# Invoice

**Invoice #:** 250  
**Invoice Date:** 12/1/23  
**Due Date:** 12/1/23  
**Case:**  
**P.O. Number:**

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - December 2023	310 f38 34	3,433.33	3,433.33
Website Administration - December 2023	352	68.75	68.75
Information Technology - December 2023	351	103.17	103.17
Dissemination Agent Services - December 2023	313	291.67	291.67
Office Supplies	51	0.09	0.09
Postage	42	24.07	24.07

**RECEIVED**  
DEC 8 2023

<b>Total</b>	<b>\$3,921.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,921.08</b>

Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746

1-33  
310 113 315

Phone: (407) 647-7600

Fax: (407) 647-7622

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

December 1, 2023

**Attention:** George S. Flint, District Manager

File # 7784-001  
Invoice # 18580

**RE:** General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-01-23	correspondence with manager (2) regarding agenda development	0.20	62.00	SDC
	Totals	0.20	<u>\$62.00</u>	
	<b>Total Fee &amp; Disbursements</b>			<u>\$62.00</u>
	Previous Balance			4,454.00
	Previous Payments			3,193.00
	<b>Balance Now Due</b>			<u>\$1,323.00</u>

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

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DEC 4 2023



Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746

1-33  
30 13 31510

Phone: (407) 647-7600

Fax: (407) 647-7622

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

December 1, 2023

**Attention:** George S. Flint, District Manager  
**RE:** Transfer of tracts to District

File # 7784-002  
Invoice # 18581

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-08-23	additional review of title commitment and documents; notes regarding exceptions not appropriate; correspondence with developer counsel	0.50	155.00	SDC
Nov-17-23	review of title exceptions and correspondence to developer counsel regarding objections to title; review of restriction provisions on assessment imposition; review of and correspondence regarding closing documents; cord with engineer regarding permit transfer	1.20	372.00	SDC
Nov-20-23	correspondence with engineer regarding permit transfer language; correspondence with developer counsel regarding document comments and title comments	0.30	93.00	SDC
	Totals	2.00	\$620.00	
	<b>Total Fee &amp; Disbursements</b>			<b>\$620.00</b>
	Previous Balance			3,069.00
	Previous Payments			2,542.00
	<b>Balance Now Due</b>			<b>\$1,147.00</b>

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DEC 4 2023

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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

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

Page 135 of 160  
T 407.423.8398  
F 407.843.1070

1-16  
310 513 311

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

December 04, 2023  
Project No: A171207.00  
Invoice No: 2196393

Project A171207.00 Poinciana West Community Development District Engineering Services

**Professional Services Through November 25, 2023**

Task	008	2023 General Support		
			<b>Total this Task</b>	<b>0.00</b>

Task	009	Pond Turnover		
------	-----	---------------	--	--

**Professional Personnel**

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

Task	010	2024 General Support		
------	-----	----------------------	--	--

**Total this Task 0.00**

**Total this Invoice \$600.00**

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DEC 4 2023

Project A171207.00 Poinciana West Community Development Dis Invoice 2196393

Billing Backup

Sunday, December 3, 2023

GAI Consultants, Inc. Invoice 2196393 Dated 12/4/2023 2:18:03 PM

Project A171207.00 Poinciana West Community Development District Engineering Services

Task 009 Pond Turnover

Professional Personnel

			Hours	Rate	Amount	
	Principal					
04136	Leo, Kathleen	11/17/2023	1.00	300.00	300.00	
	permit turnover review					
04136	Leo, Kathleen	11/20/2023	1.00	300.00	300.00	
	permit transfer research					
	Totals		2.00		600.00	
	<b>Total Labor</b>					<b>600.00</b>

Total this Task \$600.00

Total this Project \$600.00

Total this Report \$600.00

# SECTION 3

***Poinciana West***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2023***



# Table of Contents

1 Balance Sheet

2-3 General Fund

4 Debt Service Fund - Series 2017R-1 & 2017R-2

5 Month to Month

6 Assessment Receipt Schedule

7 Investment Summary

**Poinciana West**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash</b>			
Operating Account	\$ 290,560	\$ -	\$ 290,560
Money Market Account	\$ 151,070	\$ -	\$ 151,070
<b>Investments</b>			
Bank United CD 6MT	\$ 150,000	\$ -	\$ 150,000
Bank United CD 12MT	\$ 150,000	\$ -	\$ 150,000
<b>Series 2017R-1 &amp; R-2</b>			
Reserve R-1	\$ -	\$ 394,913	\$ 394,913
Reserve R-2	\$ -	\$ 122,626	\$ 122,626
Revenue	\$ -	\$ 48,165	\$ 48,165
Prepayment R-1	\$ -	\$ 3,243	\$ 3,243
Prepayment R-2	\$ -	\$ 3,806	\$ 3,806
State Board of Administration	\$ 208,566	\$ -	\$ 208,566
Due from General Fund	\$ -	\$ 207,235	\$ 207,235
<b>Total Assets</b>	<b>\$ 950,195</b>	<b>\$ 779,987</b>	<b>\$ 1,730,182</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 1,288	\$ -	\$ 1,288
Due to Debt Service	\$ 207,235	\$ -	\$ 207,235
<b>Total Liabilities</b>	<b>\$ 208,523</b>	<b>\$ -</b>	<b>\$ 208,523</b>
<b>Fund Balance:</b>			
Restricted for:			
Debt Service	\$ -	\$ 779,987	\$ 779,987
Unassigned	\$ 741,672	\$ -	\$ 741,672
<b>Total Fund Balances</b>	<b>\$ 741,672</b>	<b>\$ 779,987</b>	<b>\$ 1,521,659</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 950,195</b>	<b>\$ 779,987</b>	<b>\$ 1,730,182</b>



**Poinciana West**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2023**

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 291,299	\$ 59,129	\$ 59,129	\$ -
Interest	\$ 10,000	\$ 1,667	\$ 4,121	\$ 2,455
<b>Total Revenues</b>	<b>\$ 301,299</b>	<b>\$ 60,796</b>	<b>\$ 63,251</b>	<b>\$ 2,455</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 459	\$ 77	\$ -	\$ 77
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Engineering - Property Conveyance	\$ -	\$ -	\$ 600	\$ (600)
Attorney	\$ 20,000	\$ 3,333	\$ 1,323	\$ 2,010
Attorney - Property Conveyance	\$ -	\$ -	\$ 1,147	\$ (1,147)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 583	\$ 583	\$ -
Annual Audit	\$ 3,550	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,200	\$ 6,867	\$ 6,867	\$ -
Information Technology	\$ 1,238	\$ 206	\$ 206	\$ -
Website Maintenance	\$ 825	\$ 138	\$ 138	\$ -
Telephone	\$ 50	\$ 8	\$ -	\$ 8
Postage	\$ 750	\$ 125	\$ 8	\$ 117
Printing & Binding	\$ 800	\$ 133	\$ 205	\$ (71)
Insurance	\$ 4,198	\$ 4,198	\$ 5,000	\$ (802)
Legal Advertising	\$ 2,500	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 2,400	\$ 400	\$ 148	\$ 252
Office Supplies	\$ 200	\$ 33	\$ 0	\$ 33
Property Appraiser	\$ 3,100	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 115,651</b>	<b>\$ 25,193</b>	<b>\$ 21,399</b>	<b>\$ 3,794</b>

# Poinciana West

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 10,609	\$ 1,768	\$ 1,768	\$ -
Landscape Maintenance	\$ 66,118	\$ 11,020	\$ 9,809	\$ 1,211
Aquatic Control Maintenance	\$ 67,194	\$ 11,199	\$ 11,199	\$ -
Aquatic Midge Maintenance	\$ 30,000	\$ 5,000	\$ 4,419	\$ 581
R&M Plant Replacement	\$ 3,000	\$ 500	\$ -	\$ 500
Storm Structure Repairs	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
Capital Outlay	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 221,921</b>	<b>\$ 36,987</b>	<b>\$ 27,195</b>	<b>\$ 9,792</b>
<b>Total Expenditures</b>	<b>\$ 337,571</b>	<b>\$ 62,180</b>	<b>\$ 48,594</b>	<b>\$ 13,586</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (36,272)</b>		<b>\$ 14,657</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 36,272</b>		<b>\$ 727,015</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 741,672</b>	

**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 November 30, 2023**

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,041,006	\$ 204,675	\$ 204,675	\$ -
Interest	\$ -	\$ -	\$ 5,172	\$ 5,172
<b>Total Revenues</b>	<b>\$ 1,041,006</b>	<b>\$ 204,675</b>	<b>\$ 209,847</b>	<b>\$ 5,172</b>
<b>Expenditures:</b>				
Property Appraiser	\$ 11,200	\$ -	\$ -	\$ -
<b>Series 2017R-1</b>				
Interest - 11/1	\$ 164,584	\$ 164,584	\$ 164,584	\$ -
Principal - 5/1	\$ 450,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 164,584	\$ -	\$ -	\$ -
<b>Series 2017R-2</b>				
Interest - 11/1	\$ 58,334	\$ 58,334	\$ 58,334	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 58,334	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,007,036</b>	<b>\$ 222,918</b>	<b>\$ 222,919</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 33,970</b>		<b>\$ (13,072)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 266,140</b>		<b>\$ 793,059</b>	
<b>Fund Balance - Ending</b>	<b>\$ 300,109</b>		<b>\$ 779,987</b>	



## Poinciana West

### Community Development District

### Special Assessment Receipts

### Fiscal Year 2024

#### MAINTENANCE ASSESSMENTS

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

100.00%

Date	Distribution	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	General Fund
11/9/23	10/13/23-10/14/23	\$ 4,305.93	\$ (210.43)	\$ (81.91)		\$ 4,013.59	\$ 4,013.59
11/13/23	10/01/23-10/31/23	\$ 5,970.24	\$ (238.72)	\$ (114.63)		\$ 5,616.89	\$ 5,616.89
11/17/23	11/01/23-11/05/23	\$13,433.04	\$ (537.12)	\$ (257.92)		\$ 12,638.00	\$ 12,638.00
11/22/23	11/06/23-11/12/23	\$ 39,179.70	\$ (1,566.60)	\$ (752.26)		\$ 36,860.84	\$ 36,860.84
						\$ -	\$ -
<b>Total Collected</b>		<b>\$ 62,888.91</b>	<b>\$ (2,552.87)</b>	<b>\$ (1,206.72)</b>	<b>\$ -</b>	<b>\$ 59,129.32</b>	<b>\$ 59,129.32</b>
<b>Percentage Collected</b>							<b>21%</b>

#### DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,107,453.54  
 Certified Net Assessments \$ 1,029,931.79

100%

Date	Distribution	Gross Assessments				Net Assessments	
		Received	Discounts/Penalties	Commissions Paid	Interest Income	Received	Debt Service Fund
11/9/23	10/13/23-10/14/23	\$ 15,846.16	\$ (774.49)	\$ (301.43)		\$ 14,770.24	\$ 14,770.24
11/13/23	10/01/23-10/31/23	\$ 19,910.82	\$ (796.39)	\$ (382.29)		\$ 18,732.14	\$ 18,732.14
11/17/23	11/01/23-11/05/23	\$ 46,000.86	\$ (1,839.93)	\$ (883.22)		\$ 43,277.71	\$ 43,277.71
11/22/23	11/06/23-11/12/23	\$ 135,942.84	\$ (5,437.46)	\$ (2,610.11)		\$ 127,895.27	\$ 127,895.27
						\$ -	\$ -
<b>Total Collected</b>		<b>\$ 217,700.68</b>	<b>\$ (8,848.27)</b>	<b>\$ (4,177.05)</b>	<b>\$ -</b>	<b>\$ 204,675.36</b>	<b>\$ 204,675.36</b>
<b>Percentage Collected</b>							<b>20%</b>

**Poinciana West**  
**Community Development District**  
**Investment Summary**

<i>Institution</i>	<i>Transfer Dates</i>	<i>Transfer Amounts</i>	<i>Current Balances as of 11/30/23</i>	<i>Investment Type</i>	<i>Maturity Dates</i>	<i>Current Interest Rates</i>
Florida Prime (SBA)	7/14/23	\$200,000.00				
	7/19/23	\$300,000.00				
	10/19/23	(\$300,000.00)				
			\$208,566.05	Florida Government Investment Pool	N/A	5.60%
Bank United	10/25/23	\$150,000.00				
			\$150,000.00	6 Month CD	4/25/24	5.25%
Bank United	10/25/23	\$150,000.00				
			\$150,000.00	12 Month CD	10/25/24	5.50%
Bank United			\$151,069.57	Money Market Account	N/A	5.15%

# SECTION D

# SECTION 1





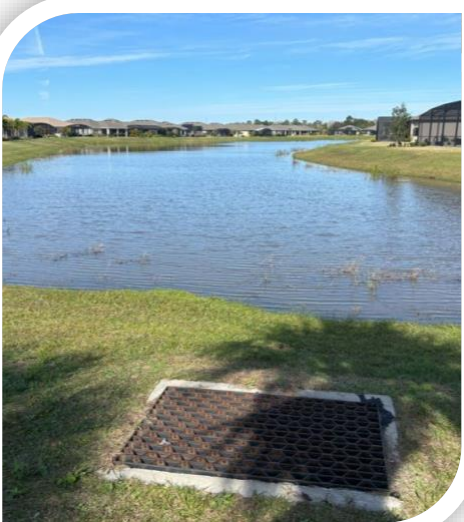
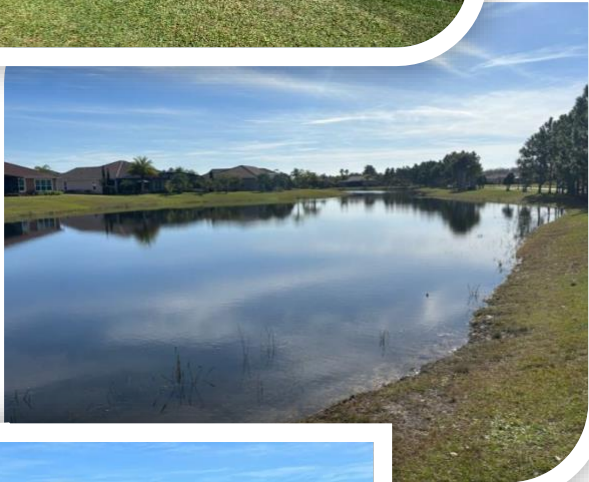
# Poinciana West Community Development District



January 17, 2024  
Clayton Smith - Field Services Manager  
GMS

# Site Items

## Contracted Services (Aquatics, Landscaping and Midge Control)



- ✚ Staff continue to monitor and inspect ponds for contracted maintenance services.
- ✚ Ponds were seen to be mostly free from various forms of algae and other issues experienced earlier in the dry season.
- ✚ Landscaping appears neat and tidy around the pond banks.
- ✚ Midge activity appears to be minimal upon inspection and we have not received complaints recently. We continue to monitor and coordinate with the vendor on treatments.



## Update of Conveyed Ponds 19a and 19b.



- ✚ GMS staff have reviewed recent ponds received from Taylor Morrison.
- ✚ Ponds have been receiving multiple treatments for algae blooms and shoreline grasses.
- ✚ Overall maintenance of the ponds has improved since being turned over.
- ✚ The ponds are in good condition and no major issues or maintenance items present.

# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 2

Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments		
1	12-20		x					
2	12-20		x					
3	12-20		x					
4	12-20		x					
4A	12-8				x			
5	12-20		x					
6	12-14		x					
7	12-14				x			
8	12-8			x				
9	12-14				x			
10	12-14				x			
11	12-14				x			
12	12-14				x			
13	12-27	x				Planktonic treatment		
14								
15	12-27				x	rained out will treat grasses 1st week of jan		
16	12-27				x	rained out will treat grasses 1st week of jan		
16A	12-8				x			
17	12-27				x			
18	12-7		x					
19								
20	12-27				x			
21	12-27				x			
22	12-27				x			
P1	dry							
P2	dry							
P3	dry							
P4	dry							
P5	dry							
P6	dry							
19A	12-7		x					
19B	12-7		x					

# SECTION 3



## All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 10/01/2023 and 10/31/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	10/26/2023	10/26/2023	5.00	acr
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	10/26/2023	10/26/2023	4.98	acr
					<b>9.98</b>	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	10/03/2023	10/03/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	10/04/2023	10/04/2023	2.70	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	10/11/2023	10/11/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	10/12/2023	10/12/2023	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	10/16/2023	10/16/2023	2.40	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	10/18/2023	10/18/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	10/23/2023	10/23/2023	2.20	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	10/25/2023	10/25/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	10/30/2023	10/30/2023	2.30	mi
					<b>23.80</b>	





## All Services By Customer Summary

*Poinciana West Community Dev. Dist. (P07800)*

*Filter Date between 11/01/2023 and 11/30/2023*

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	11/14/2023	11/14/2023	<b>4.98</b>	acr
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	11/01/2023	11/01/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	11/06/2023	11/06/2023	2.30	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	11/08/2023	11/08/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	11/13/2023	11/13/2023	2.30	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	11/15/2023	11/15/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	11/20/2023	11/20/2023	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	11/27/2023	11/27/2023	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	11/29/2023	11/29/2023	3.00	mi
					<b>20.80</b>	



## All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 12/01/2023 and 12/31/2023

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	12/19/2023	12/19/2023	2.78	acr
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	12/04/2023	12/04/2023	2.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	12/08/2023	12/08/2023	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	12/11/2023	12/11/2023	2.10	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	12/13/2023	12/13/2023	2.50	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	12/18/2023	12/18/2023	3.00	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	12/18/2023	12/18/2023	2.00	mi
					<b>13.70</b>	

# SECTION 4

## Customer Complaint Log Poinciana West CDD

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Resolved
10/5/23	Rosalie Sones	1331 Bonita Canyon Dr	22	Midges	Clayton	contacted vendor	10/5/23
10/31/23	Reported by Peggy Gregory	Rancho Mirage	8	Algae/Grass	Clayton/Vendor	treated 11/01	1-Nov
11/13/23	Brenda Lewis	699 Villa Park RD	P-5	Algae	Clayton/Vendor		
11/20/23	Susan Goldberg	328 Monterey St	P2	Dead bird or Debris at shoreline	Clayton		
12/12/23	Laurence Shapiro	361 Monterey St.	P2	Grass clippings in pond	Clayton	Resident Contacted; HOA	
12/23/23	Mike Simetkosky	1411 Harbor Ridge Dr.	P13	Smell and Green Film/Scum	Clayton/Vendor		