

*Poinciana West
Community Development District*

Agenda Package

March 20, 2024

AGENDA

*Poinciana West
Community Development District*

Meeting Agenda

**Wednesday
March 20, 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. Approval of Minutes of the January 17, 2024 Meeting
5. Consideration of Non-Ad Valorem Agreement with Polk County
6. Consideration of Resolution 2024-03 Relating to General Election and Notice
7. Consideration of Resolution 2024-04 Setting a Public Hearing to Adopt User Fees for Applications to Install Drainage Devices
8. Consideration of Drainage Improvement Application—676 San Raphael St.
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review of Updated Pond Ownership Map
 - C. District Manager
 - i. February 2024 Financials
 - ii. Consideration of Certificate of Deposit Investment Maturing April 2024
 - iii. Approval of Check Register
 - D. Field Manager's Report
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
10. Supervisor's Requests
11. General Audience Comments
12. Other Business
13. Next Meeting Date – May 15, 2024
14. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **January 17, 2024** 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
Ed Smith	Assistant Secretary
Greg Hindahl	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Scott Clark\ <i>via Zoom</i>	District Counsel
Kathy Leo	District Engineer
Clayton Smith	Field Manager
Joel Blanco	GMS Field Staff
Cherrief Jackson	Clarke Midge Control
Stephen Amrein	SOLitude
Chris Reed	SOLitude

The following is a summary of the discussions and actions taken at the January 17, 2024 Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:02 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Supervisors (Ed Smith & Greg Hindahl)

Ms. Adams recalled that Mr. Greg Hindahl and Mr. Ed Smith were appointed to the Board at the last meeting and received paperwork from GMS, which they successfully completed, in order to be compensated as Board Members and receive communication. Form 1, Statement of Financial Interests was also provided, which was required to be filed within 30 days of being appointed to the Board of Supervisors. Rather than filing it at the Supervisor of Elections office, there was a new filing process to electronically file with the Florida Commission on Ethics, which would be further discussed, later in the meeting.

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ed Smith and Mr. Greg Hindahl.

B. Consideration of Resolution 2024-01 for Election of Officers,

Ms. Adams explained that after an election or an appointment, the Florida Statutes require that Board Members reorganize its officers, as evidenced by Resolution 2024-01. Currently, Ms. Peggy Gregory served as Chair, Mr. Roy LaRue served as Vice Chair and the remaining Board Members served as Assistant Secretaries. In addition, Ms. Katie Costa of GMS was serving as the primary accountant for this District; however, Ms. Costa was due to have a baby and would out on maternity leave within a couple of weeks and Ms. Patty Powers of GMS would be stepping in and taking responsibility. Therefore, staff was requesting that Ms. Powers be appointed as Assistant Treasurer and Ms. Jill Burns of GMS as Treasurer. Currently, Ms. Adams served as Assistant Secretary, for the purpose of attesting the Chair's signature and requested that Mr. Richard Hans of GMS, be added as an Assistant Secretary. Mr. George Flint currently served as Secretary. Mr. LaRue was in favor retaining the current officers and electing Mr. Ed Smith and Mr. Greg Hindahl as Assistant Secretaries.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor retaining the current officers and electing Mr. Ed Smith and Mr. Greg Hindahl as Assistant Secretaries as evidenced by Resolution 2024-01 was adopted.

Dr. Master asked if they were appointing these individuals versus electing them, as the language in the resolution was for the election of officers. Mr. Clark agreed with the way that the resolution was written, as the Board was electing officers by a majority vote, but it was an appointment, to distinguish it from the election occurring with the general public versus an election of a Supervisor, that only occurs every other year during the election cycle.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the September 20, 2023 Meeting

Ms. Adams presented the minutes of the September 20, 2023 meeting, which were reviewed by staff and the Board prior to the meeting and pointed out that the new Board Members were required to vote on them, as the only time that they could abstain from a vote, was when they had a financial conflict. Mr. LaRue questioned whether the accountant performed a Fund Balance Analysis as noted on the bottom of Page 8. Ms. Adams confirmed that there would be a page in the unaudited financials summarizing the District's investments.

Dr. Master MOVED to approve the Minutes of the September 20, 2023 Meeting as presented and Mr. Hindahl seconded the motion.

Ms. Gregory recalled with the insurance, there was discussion about Brown & Brown making a mistake and the District being charged \$5,000 by EGIS and asked if there was a binder for the \$5,000. Ms. Adams confirmed that there was an insurance binder for Fiscal Year 2024, as two insurance proposals for the Board to consider, were presented at the September meeting: one from EGIS or Florida Insurance alliance and the other from Brown & Brown. Ultimately, the Board directed staff to bind a policy with EGIS. Ms. Adams asked if the Chair wanted to add this item to the next agenda, in order to review the entire insurance binder. Ms. Gregory pointed out as long as the District had the money, she had no issues, but wished to discuss the CDs later in the meeting. Ms. Adams pointed out that all of the investments, including the money markets and State Board of Administration (SBA) purchases, were included on the investment page. Ms.

Gregory questioned the \$15,410 paid out of the contingency that was supposed to be moved to the SBA, according to Page 10. Ms. Adams would provide clarification when the financials and Check Register were presented. Ms. Gregory recalled on Page 19, where there was an error in the Floralawn contract and wanted to the correct contract to be executed. Ms. Adams confirmed that the correct contract was executed as well as all of the new agreements and thanked Ms. Gregory for her due diligence. Ms. Gregory recalled on Page 13, where Mr. Clayton Smith referred to an amount of \$788 for the mowing of two ponds, with the removal of Pond LD1 and asked if everything was resolved. Ms. Adams confirmed that the maintenance did not include any property that was not accepted.

On VOICE VOTE with all in favor the Minutes of the September 20, 2023 Meeting as presented were approved.

SIXTH ORDER OF BUSINESS

Consideration of Data Sharing & Usage Agreement with Polk County

Ms. Adams presented the Data Sharing & Usage Agreement with the Polk County Property Appraiser, whereby the county agreed to not release any information of law enforcement officers or judges, which were exempt from the Public Records Law. The agreement started on January 1, 2024 and ended on December 31, 2024 and was an annual agreement. It was presented to the Chair for approval and filed with the county before the January 1 deadline. Staff recommended approval.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Data Sharing and Usage Agreement with Polk County was approved.

SEVENTH ORDER OF BUSINESS

Consideration of License Agreement with Willis and Peggie Montgomery for Residential Drain Installation

Ms. Adams pointed out that Mr. and Mrs. Montgomery, two residents of the Poinciana West CDD, submitted an application for a drain installation, with the drain line terminating on CDD property. The Poinciana CDD had a policy, including an application and an application fee, which was provided to the HOA, for the Architectural Review Committee (ARC) to review, when they received requests to install a drain line in a residential yard that terminates on CDD

property. Mr. and Mrs. Montgomery received the application and completed it for the drain line installation and proposed where the drain line terminated, the installation of a pop-up emitter to deter erosion issues on the nearby stormwater pond where the water was draining. The application was forwarded to District Counsel, the District Engineer and field staff for review. Oftentimes, there would be a License Agreement, when there was an installation on District property, requiring the property owner to maintain it in perpetuity.

Mr. Ed Smith questioned the reason for the additional drainage. Ms. Leo did know but recalled in some of the earlier neighborhoods in Solivita, the builder installed soft drains into the lake, that had a four-inch perforated pipe; however, in areas that did not have soft drains, especially on the Poinciana side, where there was a need to direct the drainage, the alternative, was to have the drainage soak the lot, but it caused ponding. Over time, there were many issues with these soft drains, because they go into the side slope of the pond, causing erosion problems when there were low water levels. In that case, the solution was to install a pop-up emitter at the end of the sock drain, to force pressure in the CDD area. Dr. Master was not in favor of residents installing a drain, because the builder did not provide for adequate drainage, but questioned whether this was something the CDD should do, so there was consistency. Mr. Ed Smith voiced concern that the onus was being placed on the homeowner to rectify a problem that was created by the builder. Ms. Adams pointed out that staff was not asking the Board to consider a policy, but if the Board wanted one, staff would provide it and at this time, the Board was considering whether to accept or deny Mr. and Mrs. Montgomery's application. If the Board wished to approve the application, Mr. Clark noted that he would prepare a License Agreement, similar to one that was used for prior requests approved by the Poinciana CDD s. However, there was the question of whether the drainage was consistent with the overall lot grading and drainage plan.

Mr. LaRue pointed out if they did not have a procedure, residents would dig a ditch and install the drainage themselves and felt that installing a pop-up emitter and having residents enter into a License Agreement, was a good solution. Dr. Master asked where this was a problem in Poinciana West. Ms. Leo confirmed that this was not just a problem in Poinciana West, necessarily and Poinciana was a few years ahead of Poinciana West, because of the build-out dates. In her opinion, the pop-up emitter solution was a good one because they did not want residents or their contractors doing repair work on the pond bank and would have the same life as the pipes going into the side slope, without the damage to the side slopes. Ms. Gregory

reported that she and her husband checked the drainage on every pond in Poinciana West and discovered that there were no French drains. The Montgomery's drainage was done the correct way, but a resident on San Raphael did trenching in their backyard, because an ex-Board Member told them to put in a French drain and recommended charging homeowners \$100, if they wanted to install a French drain, but not charge engineering and legal fees. Mr. LaRue agreed, but felt that this was the most preferable solution, in order to address the issue and deter residents doing installations on CDD property without permission. Mr. Ed Smith wanted a solution that was simplistic to the residents but did not want to have a fee. Ms. Adams clarified that staff was not recommending that the Board adopt a fee at this time and was only requesting that the Board consider the Montgomery's request. Dr. Master asked if the Poinciana CDD charged residents a fee. Ms. Adams confirmed that there was a fee, in order to recoup administrative expenses.

Mr. LaRue questioned whether there were any guidelines that residents needed to follow. Ms. Adams confirmed that guidelines were included with the application and would provide it to the Board for consideration at a future meeting along with the engineer's drawing of the pop-up emitter. Ms. Leo advised that the request from the Montgomery's was self-explanatory, which was for a four-inch HDPE pipe that the homeowner would install. She recommended that it have an 8-inch cover and for the emitter to be installed along the edge of the bank, with some grass remaining. Dr. Master questioned whether an inspector would verify whether the drain and emitter were installed correctly. Ms. Adams explained that the application would be forwarded to field services staff, to inspect the installation and flag any concerns, as it was important for the District to maintain the property in accordance with Water Management District standards. Once the application was approved by staff, it would be presented to the Board. Dr. Master questioned whether the CDD had a policy for the encroachment. Ms. Adams confirmed that the Board had not adopted any such policy and recommended that the Board approve a License Agreement, if they approved of Mr. and Mrs. Montgomery's application for the drain line installation.

Mr. LaRue MOVED to approve a License Agreement with Willis and Peggie Montgomery for a drain installation on CDD property and authorization for District Counsel to prepare the same and Mr. Ed Smith seconded the motion.
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Mr. LaRue wanted to consider a \$100 fee, as some expenses would be incurred. Mr. Ed Smith questioned what the \$100 would cover. Ms. Adams explained that it would be to recoup professional fees for preparation of the License Agreement and engineering diagram. Mr. LaRue felt that \$100 was reasonable for the initial set up, but not for any ongoing fees. Ms. Adams incurred for professional fees. Ms. Leo pointed out that most of the applications were standard, but some would require additional review time. Ms. Adams requested that the motion be amended to include the \$100 fee and asked if the District could collect it outside of having a Rule Hearing. Mr. Clark confirmed that it could be collected without a rule hearing. because it was for a reimbursement versus a user fee.

On VOICE VOTE with all in favor amending the prior motion for a License Agreement with Willis and Peggie Montgomery for a drain installation on CDD property and authorization for District Counsel to prepare the same, to include a \$100 reimbursement fee was approved.

EIGHTH ORDER OF BUSINESS

Review of Drain Installation at 675 San Raphael Street

Ms. Adams reported that a Poinciana West CDD Board Member, informed staff about a drain being installed on CDD property without CDD permission, which was an encroachment issue. Field services staff investigated it and provided a diagram showing an approximation of the drainage ditch and the type of drain that was installed. Dr. Master pointed out that the drainage ditch was not at the back of the property and was actually on the adjoining property and there are two violations: one for the CDD encroachment and the other for it being on the adjoining property. Mr. LaRue indicated that it was not the CDD’s responsibility and the adjoining property owner could do what they wanted. Dr. Master asked if the HOA was doing anything about the violations. Ms. Adams confirmed that the violation was not reported to the HOA. Mr. Clark advised that some Districts adopted rules with penalties and fees for an encroachment on CDD property, but he takes a hardline approach and recommended that a certified letter be sent to the owner, demanding that they remove the encroachment. However, in order to save on costs, District management staff could send the letter. Ms. Gregory noted when all of the digging was occurring, the owners of both lots were not home, as it was a holiday and she spoke to the contractor. They informed her that they were instructed by a former CDD

Supervisor to install a French drain, because the owner of the property had water backing up onto their lanai. The contractor advertised in *Reflections Magazine* and the CDD Board Member recommended them. Ms. Gregory requested that staff send a cease-and-desist letter to the contractor and inform the former CDD Supervisor to stop providing this advice.

Dr. Master pointed out that the resident did not have access to the pond and the only access they had was across someone else's property. Ms. Adams recommended having the property surveyed or that staff take measurements, because the drawing was only an approximation and there was a question on exactly where the drain terminated, since it was bordering several properties. A survey would cost less than \$1,000. Mr. LaRue did not feel that the District should be spending money on a survey, until there was a legal issue; however, if it was on CDD property, it needed to be addressed by the District. Dr. Master felt that the people installing the drain should be responsible for obtaining the survey, but there should be something in the agreement stating that there was a survey requirement. Dr. Master questioned staff's impression. Mr. Blanco confirmed that it was encroaching on both CDD property and the neighbor's property line, based off of the Property Appraiser's website, plat and measurements, but typically the crest of the bank and where that bank starts, was usually where CDD property starts; however, if the Board wanted to be 100% sure, he recommended that it be surveyed, since he could not go onto private property to measure the lot. Dr. Master felt that it was the responsibility of the homeowner to show staff the survey.

Ms. Leo questioned where the end of the pipe was located. Mr. Clayton Smith confirmed that there was an open French drain, but it was not on the drawing, which was why staff needed to monitor these things. Ms. Adams asked if District Counsel had a recommendation, since the legal boundary was not 100% clear regarding the encroachment. Mr. Clark pointed out that the lack of surveys, escalate these situations into huge problems and in prior requests, he recommended a survey, if the homeowner did not believe that it was on CDD property. Dr. Master felt that this was a unique situation, where someone who did not have access to the pond was trying to get a pipe to the pond and people who had access to the pond, were trying to get access to it and in both cases, they should have obtained a survey. Ms. Gregory preferred that staff request a copy of the property owner's survey and for field staff to inspect it, before sending the letter, because the owner did not know as was not a process or procedure that was advertised all over Solivita and voiced concern that the owner had to spend several thousand dollars, only to

be misinformed by a former Supervisor. Mr. LaRue agreed. Dr. Master anticipated it costing \$1,000 to trench and install a pipe and not thousands of dollars.

Ms. Adams requested a motion directing staff to obtain further information and a survey from the homeowner. Mr. LaRue questioned who would work with the homeowner to verify or validate the information. Ms. Adams indicated that staff would take the survey or as-built drawing to determine the property boundaries. Mr. LaRue questioned the next step, as there needed to be information on where the pipe terminated. Ms. Leo explained that lots had pins on the corners, which field staff could locate and make a determination, based upon the information provided, but if they could not find them, field staff could base it off of other items. Ms. Adams stated that the information would be brought back to the Board to consider the next step. Mr. LaRue proposed having Mr. Clark send a letter, if staff determines that it was an encroachment, instead of placing this item on the next agenda and the Board discuss it. Ms. Adams pointed out that the Board could authorize District Counsel to send a letter, in the motion, if an encroachment was identified. Dr. Master preferred providing the homeowner with a solution before sending a letter. Ms. Leo recommended that the owner be advised by staff through a letter, if staff determined that it was an encroachment and inform them that the CDD was in the process of reviewing a policy accepted by the Poinciana CDD and that they use the form provided by the HOA to prepare their application and follow the standards. Dr. Master felt that was reasonable. Mr. LaRue requested that a timeframe be included on when the violation must be remedied. Ms. Adams would request that the information be provided in time to publish the next agenda.

<p>On MOTION by Mr. LaRue seconded by Mr. Ed Smith with all in favor authorization for staff to send a letter to the property owner of 676 San Raphael Street requesting further information such as a survey to determine if there was an encroachment and facilitate a License Agreement, if necessary, for the Board to consider at the next meeting was approved.</p>

NINTH ORDER OF BUSINESS

**Ratification of Fiscal Year 2023 Audit
Engagement Letter from Berger, Toombs,
Elam, Gains & Frank**

Ms. Adams stated per the Florida Statutes, each year the District was required to undergo an annual independent audit and presented an Engagement Letter from Berger, Toombs, Elam, Gains & Frank to provide auditing services for Fiscal Year 2023, which was signed by the Chair. The Board previously approved a five-year audit service agreement and the fee that they proposed was \$3,650, which was in accordance with the approval from the Board for the agreed-on pricing for five years and the budgeted amount.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Engagement Letter with Berger, Toombs, Elam, Gains & Frank to provide auditing services for Fiscal Year 2023 in the amount of \$3,650 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Presentation of Memorandum on Board Ethics Training

Mr. Clark presented a Memorandum stating that beginning January 1, 2024, the Florida Legislature required each elected or appointed officer of a Special District to complete four hours of ethics training each year, on certain topics including code of ethics, Chapter 112, Sunshine Law and public records. Links were included in the memorandum on online courses from the Florida Ethics Institute, Office of the Attorney General and Florida Institute of Government. Staff was discussing the details such as providing a package instead of Board Members purchasing a course individually. Mr. Clark took one course last week and thought the training was helpful for new and long-standing members but recommended that the new Board Members take a course sooner rather than later. In 2025, there would be a new question on the form for 2024, asking whether the training was completed. As Ms. Adams stated earlier, there was a new filing process to electronically file with the Florida Commission on Ethics versus paper, which should be easier and more convenient.

ii. Approval of Resolution 2024-02 Authorizing Reimbursement of Costs for Ethics Training

Mr. Clark presented Resolution 2024-02, authorizing the reimbursement of costs for the ethics training. Currently, the only items that Board Members were paying for, was the \$200 meeting fee and violations under certain circumstances. There were several questions on whether the disclosure form changed, as in the last Legislature Session, the legislature required that municipal officers such as City and County Commissioners, file Form 6, which was much more specific on the disclosure of financial information. Rather than comply, many City Commissioners throughout the State were resigning. Fortunately, Board Members on CDD Boards were not subject to it. Dr. Master asked if the entire Board could be trained at one time. Ms. Adams pointed out that some Districts were scheduling a workshop for this purpose, which Board Members could be compensated for attending. Ms. Gregory asked if the workshop must be noticed and there must be an advertisement in the newspaper. Ms. Adams replied affirmatively. Mr. Clark found it convenient to take the training at his own pace, but if the Board wanted to have a workshop, staff could schedule one. Ms. Adams noted that the training links that Mr. Clark provided were free, but in some cases, there may be a fee.

On MOTION by Mr. Ed Smith seconded by Mr. LaRue with all in favor Resolution 2024-02 Authorizing the Reimbursement of Costs for the Ethics Training was adopted.
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iii. Status of Ponds 19A and 19B Acquisition

Mr. Clark recalled at the September meeting, the Board approved the acquisition of stormwater parcels from Taylor Morrison (TM), subject to his approval of the closing documents and the District Engineer providing a written report and recommendation on the acquisition and the repayment of all costs and professional fees when the closing occurs. Since that meeting, Mr. Clark went back and forth with developer's counsel on the form of the permit transfer and they accepted all of the requested edits. Updated cost numbers were provided to them, which was \$1,500 in excess of the \$15,000 deposit that they paid. The Board was now in the position of closing on this matter and the developer was prepared to sign the document that the Board approved and to wire the money for the additional cost. When this was reported to the Chair, Ms. Gregory asked for a detail of the cost, which was included in the agenda package, along with documentation of the \$15,000, which was deposited into the District's account. There were also

several pages outlining the professional fees for Fiscal Years 2022, 2023 and 2024. The first two-page document included the legal fees, with annotations marked in red from accounting staff on where it was accounted for in the District's financial record. The next page had the engineering expenses related to the parcel conveyance as well as an invoice that was sent to TM by the District's accountant on January 4th, showing total fees of \$16,689.27; \$11,524 in total legal fees and \$5,165.27 in total engineering fees, minus the deposit of \$15,000 and the amount due to be wired to the District at closing, which was \$1,689.27. The District's banking information was redacted from this document, but the invoice that was provided to TM, included wiring instructions. Mr. LaRue asked if TM was going to pay the additional \$1,600. Ms. Adams did not expect there to be any issues, since TM was successful in wiring funds when the Poinciana CDD recently closed on property.

Ms. Gregory preferred to have actual amounts versus estimates. Ms. Leo indicated the actual invoice amounts were provided. Ms. Gregory questioned why there was a red annotation showing that a \$2,000 permit was not billed yet, as she received a bill yesterday from GMS. Ms. Leo explained that the estimate was for items beyond the closing, such as the permit transfers, which were more than she expected and items that were still updating. Ms. Adams pointed out that Ms. Leo provided an estimate of her fees to finish out the project and the \$2,000 to be collected from TM, was for future bills related to permit documents and updating the pond map. Dr. Master questioned what happened if the actuals were higher than the estimate. Ms. Adams recalled the District Engineer confirmed that the actuals were not going to be more than the estimate, as the Board wanting to ensure that the total amount of legal fees to complete the project, was not going to be more than the \$11,524 that was estimated. Mr. Clark confirmed that it would not be more than a few hundred dollars to bring the project to completion. Ms. Adams pointed out that the information was provided for informational purposes and no Board action was required. Ms. Gregory asked if she needed authorization to sign the documents. Mr. Clark stated that the authorization was included in the prior action that was taken in September. Ms. Gregory requested that the documents not be recorded and property not be transferred over, until she received notification from GMS that the money was paid in full. Mr. Clark expected that the monies would be paid to the title company handling the closing and he would receive the closing instructions.

B. Engineer

There being no further business, the next item followed.

C. District Manager

i. September 2023 Financials

Ms. Adams distributed the Unaudited Financials through the end of September 2023 at the Board's request, which was the end of the Fiscal Year. Ms. Gregory voiced concern about the misplacement of some of the expenses on the conveyances on the engineering side, which showed zero on the month-to-month reporting for several months. Ms. Adams confirmed that the reporting was correct and there would be an independent audit.

ii. Approval of Check Register

Ms. Adams presented the Check Register for September 9, 2023 through January 7, 2024 totaling \$430,404.78, which included the General Fund, money market account and payroll as well as the detailed invoices and Check Run Summary. The last time that the Board reviewed the Check Register, there were some questions and field service staff discussed with the Board, an invoice from SOLitude that had been miscoded to the Poinciana West CDD instead of the Poinciana CDD, which was corrected. There was also an ongoing issue related to the District's financial record, where the bank continued to assess fees. GMS received confirmation that the bank cleared up that software glitch and all of the bank fees that were canceled, would be refunded, thanks to the due diligence of the Chair.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented Unaudited Financials through November 30, 2023. No Board action was required. As of November, some revenue for the District was received from the Tax Collector. Operation and Maintenance (O&M) fees were retained in the General Fund and the portion for debt service, was transmitted to the Trustee in order to make principal and interest payments. This Board did a good job of controlling expenses, as the pro-rated administration budget at the end of November was \$25,193 and the actual spending was \$21,399. The pro-rated budget for field expenses for maintenance of the stormwater ponds, mowing and midge

management was \$36,987 and actual spending was \$27,105. Regarding the debt service for Series 2017R-1 and R-2, interest payments due in November, were paid and in May, principal and interest payments would be due at a later time. As reported at the last meeting, interest earnings were much higher due to current market conditions. On the month-to-month spending, some expenses like insurance, were paid once a year, whereas monthly landscaping services, were paid monthly. A new page was added, which was the investment summary. Ms. Gregory questioned why it took five weeks to transfer money out of Florida Prime account into a CD that earned higher interest. Ms. Adams confirmed at the Board's direction, monies were transferred out of Florida Prime on October 19, 2023, which was earning 5.6% interest and a six-month CD earning 5.25% and 12-month CD earning 5.5%, were purchased on October 25th. Dr. Master pointed out that it took from October 19th to October 25th to complete the transaction, which was too long. Ms. Gregory agreed as she could purchase a CD in five minutes. Dr. Master requested discussion at the next meeting on the CDs, as they would be five months into a six-month CD.

D. Field Manager's Report

i. Field Manager's Report

Mr. Clayton Smith presented the Field Manager Report, which was included in the agenda package. Staff continued to monitor and inspect the ponds for contracted maintenance services such as aquatics, landscaping and midge control. Overall, they had a very rough dry season, as there were months without rain, at the beginning of the season, which led to algae blooms, due to the low water levels, which increased the nutrient loads. Now they were later in the dry season and it was a wet winter, which helped with the treatment. They were working with the vendors to ensure that they were addressing issues as much as possible. The current situation was much better, as they had some ponds where water levels were high, creating a lot less algae blooms. SOLitude would stay on top of it. At the recommendation of the District Engineer, they were allowing a fringe of grass to grow along the edge of the pond to prevent erosion and provide a habitat for smaller fish that eat the mid larvae. Although some residents did not like to see the grasses and preferred to have a clean shoreline, it did provide a long-term benefit. The State was implementing practices, especially in the South Florida area, where not only did they allow grasses to grow in the water, they also left a 3-foot buffer from the water up the bank, completely unmaintained. However, this was a drastic step that he did not recommend and preferred to allow the beneficial grasses to grow in. As far as the landscaping, the vendors were

keeping on top of everything. Since it was not raining as much, they were only mowing once every other week. The ponds that were received from TM, were added to the maintenance schedule. There were actually some improvements in the overall look of them, as there was a great deal of shoreline vegetation and they were taking efforts to remove some of the excessive grasses, while leaving the beneficial ones.

ii. Pond Maintenance Report

Mr. Clayton Smith presented the Pond Maintenance Report from SOLitude, which was included in the agenda package. With staff coordination, their report was more readable, which was in line with what they received for years from Clarke, with some added details. There would be a treatment report each month, showing algae grasses and submersed weeds, for ponds that were just inspected that did not require treatment. One of the big treatments that they had, was for some planktonic blooms late in December, which was something that they definitely did not want and should be handled as quickly as possible. Mr. LaRue questioned what was done to the grasses. Mr. Clayton Smith explained that shoreline grasses were treated on Ponds 1, 2, 3, 4, 5, 6, 18, 19A and 19B and submersed weeds were treated on Pond 8. They do not treat ponds, unless something was present on the water.

iii. Midge Management Report

Mr. Clayton Smith presented the Midge Maintenance Report from Clarke for October, November and December, which were included in the agenda package. They were treating the ponds that were contracted or requested and a larvicide was applied once a month. Mr. LaRue asked if they were treating Ponds 5, 6, 8 and 9. Mr. Clayton Smith confirmed that they treated those ponds, as well as ones that they were directed to treat when there was a complaint or heavy midge presence. Mr. LaRue requested that Clarke provide the ponds that were treated versus the distance that they used the fogger, which Mr. Clayton Smith would provide.

iv. Customer Complaint Log

Mr. Clayton Smith presented the Customer Complaint Log, which was included in the agenda package. The first complaint from October, was sent to the vendor. The complaint reported by Ms. Gregory on October 31st, regarding algae/grasses on Pond 8, was forwarded to Clarke to treat. The remaining complaints were from November 13th to December 23rd. Ms.

January 17, 2024

Brenda Lewis reported the planktonic algae on Pond P5, which was treated and additional grasses, which they spoke to the vendor about and were going to push those back slightly. There was some concern that the pond may completely get overgrown, but that was not the case, because the ponds have a shelf around the edge of them, which the shoreline grasses cannot go past. After the shelf, it drops off, 25 to 30 feet. They want to allow the grasses to remain, but not get completely out of hand. Dr. Master recalled an email exchange with a resident in December, which Mr. Blanco handled, but it was not included on the log. Mr. Clayton Smith acknowledged that the resident should have been included, but it was handled and introduced Mr. Blanco, who would be assisting him. Ms. Susan Goldberg reported a dead bird on Pond P2, but when staff went out to the pond, the bird was gone and no further action was taken. The grass clippings in the pond was handled by the HOA, as it was an HOA pond. The smell and green film/scum, was due to the planktonic algae, which was reported to the vendor the week of 12/20. They looked at the pond again in January and there was still some algae, so it was treated again.

Mr. LaRue requested a spreadsheet for the last three years of all midge complaints, so the Board could address which ponds needed to be treated, as well as a summary of what was done for midges, if there was a complaint and which ponds were treated. If people needed to call a number to get onto the complaint log, Mr. LaRue also requested the number that they should call, as a complaint made in December, was not included on the log. If they did not have an active log that was correct, they were treating ponds that they should not be treating and were getting the wrong results. If a pond was not treated in three years, because it was stocked with fish and shrimp, it should be removed from the chemical rotation. Mr. Clayton Smith did not recommend removing ponds, because the approach to managing the ponds worked best when the pond plantings, treatments from Clarke and the fish stocking were in place. Mr. LaRue indicated that out of 22 ponds, four were treated with chemicals, but if they were stocked with fish and shrimp, eventually those ponds should be in same shape as the remaining ponds. Mr. Clayton Smith would ask Clarke to explain this further. Mr. LaRue also requested an organizational chart for the three major services, with phone numbers in two weeks. Dr. Master questioned what Clarke did after they received a complaint. Mr. Clayton Smith explained that anytime there was a complaint specific to a pond that was not on the contract, Clarke would go out as soon as possible to kill the adults, by interrupting the spawn, so they could not lay eggs. Ms. Gregory recalled for the last few months, Mr. Clayton Smith was not happy with the SOLitude billings

and were going to talk to them. However, the October billings were easier to read with the specific ponds and asked if Mr. Clayton Smith was satisfied with what he asked them to do. Mr. Clayton Smith confirmed that he spoke to Clarke and the October bill was in the format that he wanted, which was more simplified. There was even more detail in the November one, which he was happy with. Ms. Gregory agreed, as the invoices were easier to read.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Dr. Master and Ms. Gregory requested that the meeting room be warmer in the future.

TWELFTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams opened the public comment period, since earlier in the meeting, residents were unable to sign onto Zoom. Resident Barbara Lewis of 699 Villa Park Road, was a seasonal resident that lived in the community since 2006 and had an issue with the pond that she lived on, as it did not have any road access. In November, she found out the right people to complain to, who provided an explanation to her, which helped and she showed pictures of her pond from November and today and requested that her pond be taken care of, because she paid for a waterfront lot and would like to one day sell it as a waterfront lot. She lived on a lake in Pennsylvania and in the summer, they had to do chemical treatment on invasive species to get rid of them. Mr. LaRue asked if Ms. Lewis was happy with the treatment she was getting. Ms. Lewis pointed out that she was not happy because the algae was getting worse. They treated the algae in December, but they never treated the weeds, which were now 2 to 3 feet tall. She was told that Mr. Chris Reed would stop by whenever her pond was treated. Resident Joann Barnette of 782 Via Como Street, a new resident, noted that there was a treatment for the weeds, but when the landscaper comes out to spray, residents were not notified. It was very potent and killed many plants. In addition, many residents had pets and it could be harmful to them. Mr. Clayton Smith asked if they were spraying it on a lot or in the pond. Ms. Barnette stated it was being sprayed on the grass. Mr. Clayton Smith pointed out that this was an HOA issue, as the CDD only maintained the ponds. There being no further comments, Ms. Adams closed the public comment period.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Master seconded by Mr. Ed Smith with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Poinciana West Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Poinciana West Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

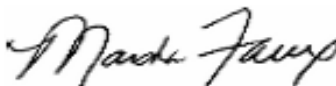
Special District Representative

Print name

Title

Date

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



Marsha M. Faux, Property Appraiser

SECTION VI

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Edward Smith, Seat 4, currently held by Gregory Hindahl, and Seat 5, currently held by Maneck Master, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of March 2024.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Poinciana West Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, Phone: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Poinciana West Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

SECTION VII

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT USER FEES FOR APPLICATIONS FOR LICENSES TO INSTALL DRAINAGE DEVICES; PROVIDING FOR NOTICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Poinciana West Community Development District (“District”) is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, Ch. 190, Fla. Statutes;

WHEREAS, the District owns and operates certain common area property within the boundaries of the District, which property surrounds and is part of the stormwater management system of the District;

WHEREAS, the District receives and will receive, from time to time, applications from residents for a license to install compliant residential drains on District Property;

WHEREAS, in accordance with Chapters 120 and 190, Fla. Stat., the District is authorized to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation, and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, pursuant to §190.035, Fla. Stat., the Board of Supervisors of the District (“Board”) is authorized to prescribe, fix, establish, and collect rates, fees, rentals, revenues or other charges for the facilities and services furnished by the District within District limits, and to revise the same from time to time;

WHEREAS, the Board is considering imposition of certain user fees in the amount of \$100.00, for the handling and processing of applications for resident drains (“User Fees”);

WHEREAS, A public hearing is required pursuant to Section 190.035(2), Florida Statutes to consider adoption of the User Fees

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals stated above are true and correct and are incorporated herein by this reference.
2. The District will hold a public hearing, as required by Section 190.035(2), Florida Statutes, to consider the User Fees.

3. The Board will conduct the public hearing on the same date and time as it conducts a public hearing to adopt its budget for annual budget for fiscal year 2024/2025, which is anticipated to occur on July 17, 2024 at 9:00 a.m. in the Starlite Ballroom at 384 Village Drive, Poinciana, Florida 34759.

4. The District Manager is directed advertise the public hearing as provided by law.

5. The Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of March, 2024.

Secretary/Assistant Secretary

Chair/Vice Chair

**POINCIANA WEST 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 West Community Development District (“**CDD**”) and is submitting this Drainage Improvement Installation Application (“**Application**”) for that approval.

Owner(s) Name(s) _____

Lot/Street Address _____

City, State and Zip Code _____

Phone Number _____

Lot Tax Folio Number _____

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

Contractor Name: _____

License Number (if applicable): _____

Contractor Phone Number: _____

(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: _____ Date: _____

Co-Owner Signature: _____ Date: _____

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

<p>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.</p>
--

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

Attachment A
LICENSE AGREEMENT

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

(This space reserved for Clerk)

Scott D. Clark, Esq.
Clark & Albaugh, PLLC
1800 Town Plaza Court
Winter Springs, Florida 32708

[Space above for recording purposes]

Parcel ID for Property: **28-27-16-933611-**_____

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

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2024, by and between:

POINCIANA WEST 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

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

Lot ___, as per the plat identified as Solivita Phase 7D (“**Plat**”) recorded in Plat Book 137, Pages 9-16, 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. **28-27-16-933611-**_____ (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** attached hereto and as described in that certain Drainage Improvement Installation Application dated November 3, 2023, both of which are 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, regulations and permits, 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 and non-disturbance 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. 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 or a termination thereof 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 WEST COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____
Address: _____

By: _____
Chairperson, Board of Supervisors

Witness:

By: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2024, by _____ as Chairperson of the Poinciana West 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: _____
Address: _____

By: _____

By: _____

Witness:

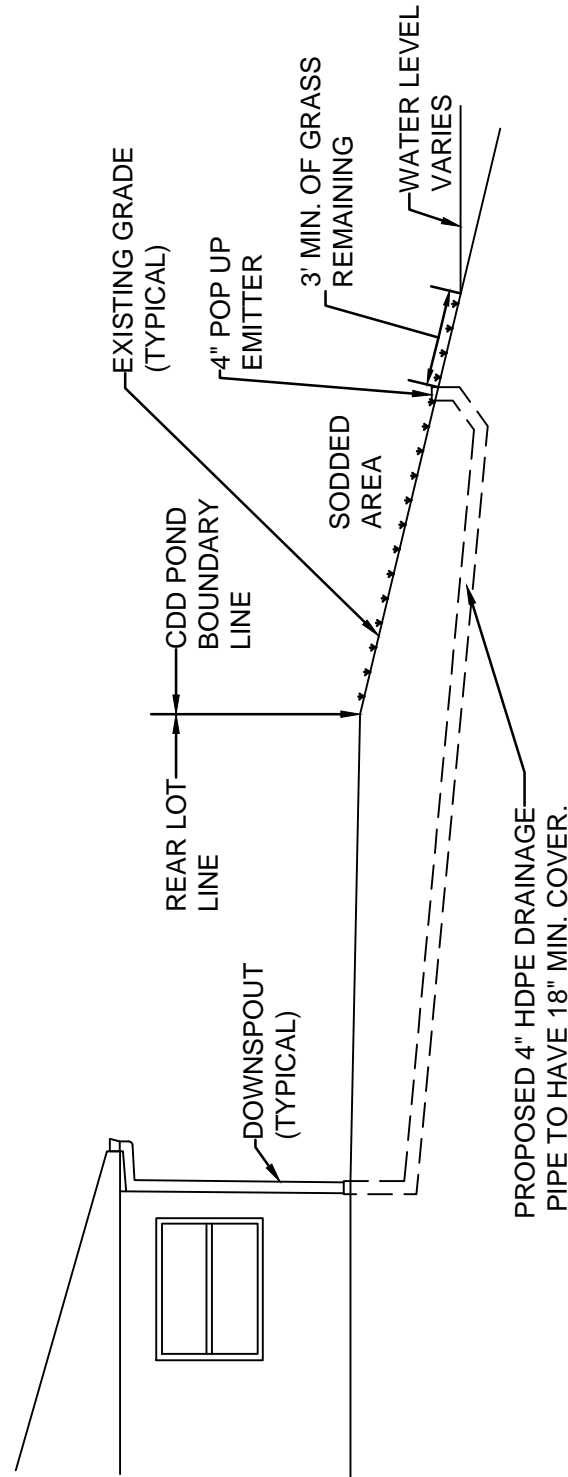
By: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing agreement was acknowledged before me by means of ___ physical presence
or ___ online notarization, this , ___ day of _____, 2024, by _____
who produced _____ are personally known to me or _____
_____ as identification.

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

Attachment B
SKETCH



TYPICAL LAKE SECTION
WITH DRAIN PIPE DETAIL
SCALE: 1"=10'

TYPICAL DRAIN PIPE DETAIL

REVISIONS	
DATE:	DESCRIPTIONS

POINCIANA WEST
CDD

gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

DATE:	2022-05-10
DRAWN BY:	CDA
APPROVED BY:	KSL
SCALE:	AS SHOWN
PROJECT NO.:	A171208.00
SHEET NO.	EX-1

SECTION VIII

Poinciana West
Community Development District

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

February 13, 2024

Christopher and Dawn Ivone
676 San Raphael St
Poinciana, FL 34759

Re: Potential Encroachment into Poinciana West Community Development District Property

Dear Mr. and Mrs. Ivone:

It has been brought to the attention of the Poinciana West Community Development District (the "District") that the installation of a drainage line on your property has occurred. It has been further reported that the drain line may terminate on District property. The installation of any natural or man-made materials on District property without written permission is strictly prohibited.

The purpose of notifying you about this issue is to further review the situation. Can you kindly provide your lot survey, the drain installation plan, and any other documents or information pertinent to the review of this matter? **Should the drain line be installed on District property, staff will provide further directions as the Board has an application for drainage improvements that terminate on District property.**

If you have questions regarding this issue please do not hesitate to contact me at (407) 841-5524 ext 138. We appreciate your attention to and cooperation in this matter.

Regards,

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
Office Telephone: (407) 841-5524 ext. 138
Cellular Telephone: (863) 241-8050
Email: tadams@gmscfl.com

CC:
District Counsel
Board of Supervisors
Field Management Staff

EXHIBIT D

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) Christopher C + Dawn M Ivone

Lot _____ Street Address 676 San Raphael St

City, State and Zip Code Kissimmee FL 34759

Phone Number 210-913-3980

Tax Folio Number _____

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

Contractor Name: Jose Martinez

License Number (if applicable): Acord Certificate of Liability Insurance

Contractor Phone Number: 321-208-0879 POLICY # MKUS4339894XB

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

Expected Start Date: 12/23/2023 Expected Completion Date: 12/23/2023

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: [Signature] Date: 3/2/2024

Co-Owner Signature: [Signature] Date: 3/2/24

District Management -- For Office Use Only	
RECEIVED BY & DATE: _____	Payment Received: _____
APPROVED _____ DISAPPROVED _____	
Explanation for Disapproval (if applicable): _____	

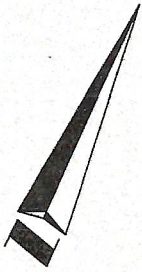
PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, 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)

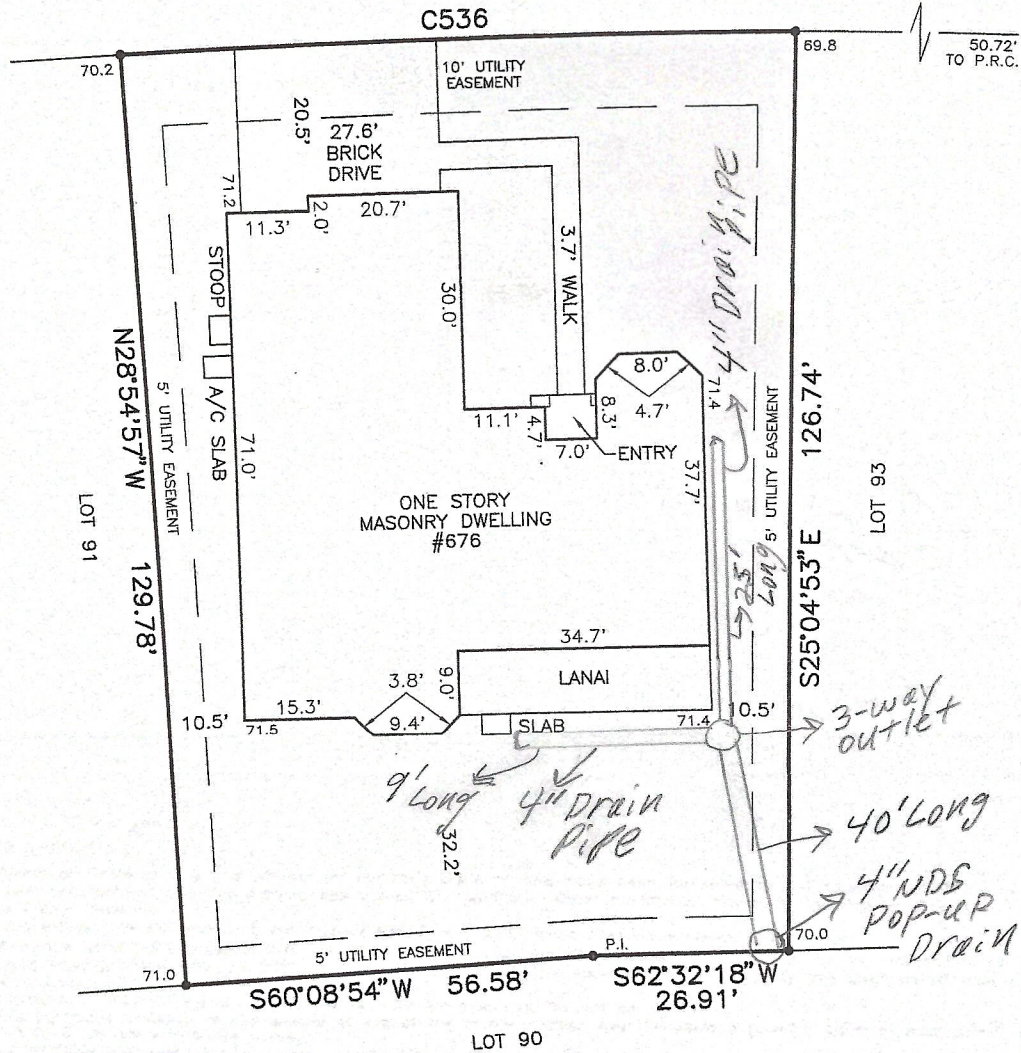
Bearings shown hereon are based on the South line of Section 15, Township 27 South, Range 28 East, being North 89°57'39" East, an assumed bearing.

C536
 R=1375.00'
 L=92.02'
 Δ=03°50'04"
 CB=N63°00'05"E
 C=92.00'

THIS LOT CONTAINS
 11,259 SF±



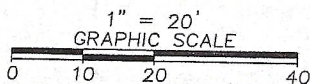
SAN RAPHAEL STREET
 50' R/W



- 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.R.C. = POINT OF REVERSE CURVATURE
 - P.I. = POINT OF INTERSECTION

RECOMMENDED F.F. ELEV.	71.91
FINISHED FLOOR ELEV.	71.90
CENTERLINE ROAD ELEV.	69.94
DATUM	POLK COUNTY

Job No. 50903-092
 Drawing No. 50903092
 Date: March 17, 2009 DRR
 Sheet 2 of 2
 See Sheet 1 for Description
 Not Valid Without Sheet 1 of 2.

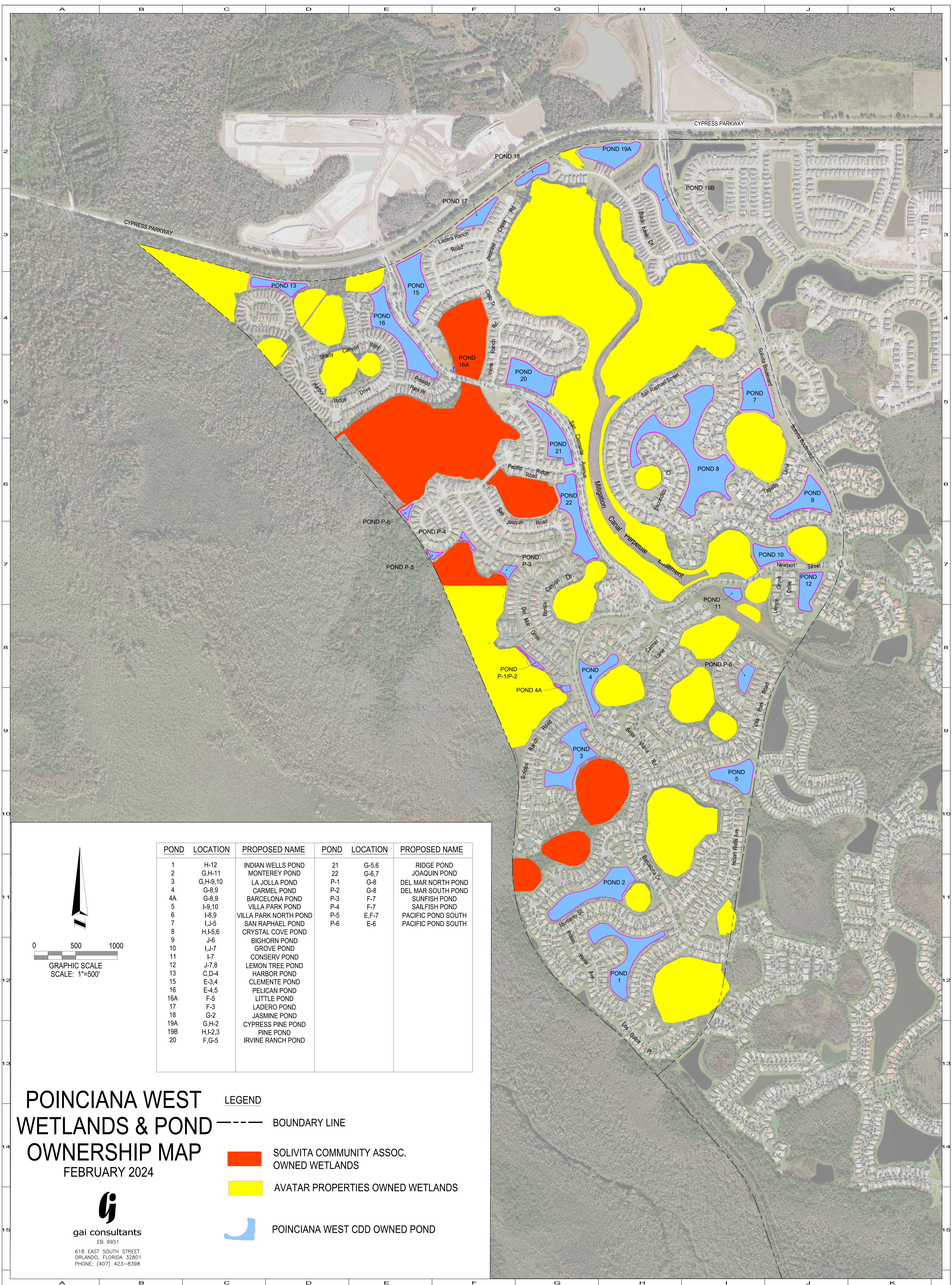


SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580 fax: (407) 292-0141
 e-mail: info@southeasternsurveying.com Cert. No. LB2108

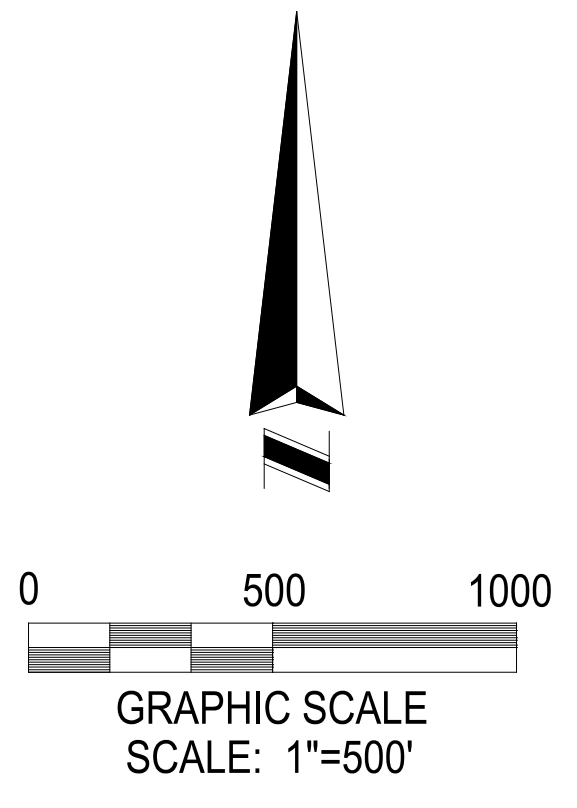
SECTION IX

SECTION B

SECTION 1



POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1	H-12	INDIAN WELLS POND	21	G-5,6	RIDGE POND
2	G,H-11	MONTEREY POND	22	G-6,7	JOAQUIN POND
3	G,H-9,10	LA JOLLA POND	P-1	G-8	DEL MAR NORTH POND
4	G-8,9	CARMEL POND	P-2	G-8	DEL MAR SOUTH POND
4A	G-8,9	BARCELONA POND	P-3	F-7	SUNFISH POND
5	I-8,10	VILLA PARK POND	P-4	F-7	SAILFISH POND
6	I-8,9	VILLA PARK NORTH POND	P-5	E,F-7	PACIFIC POND SOUTH
7	I,J-5	SAN RAPHAEL POND	P-6	E-6	PACIFIC POND SOUTH
8	H,I-5,6	CRYSTAL COVE POND			
9	J-6	BIGHORN POND			
10	I,J-7	GROVE POND			
11	I-7	CONSERV POND			
12	J-7,8	LEMON TREE POND			
13	C,D-4	HARBOR POND			
15	E-3,4	CLEMENTE POND			
16	E-4,5	PELICAN POND			
16A	F-5	LITTLE POND			
17	F-3	LADERO POND			
18	G-2	JASMINE POND			
19A	G,H-2	CYPRESS PINE POND			
19B	H,I-2,3	PINE POND			
20	F,G-5	IRVINE RANCH POND			



POINCIANA WEST WETLANDS & POND OWNERSHIP MAP

FEBRUARY 2024

- LEGEND**
- BOUNDARY LINE
 - SOLIVITA COMMUNITY ASSOC. OWNED WETLANDS
 - AVATAR PROPERTIES OWNED WETLANDS
 - POINCIANA WEST CDD OWNED POND

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

SECTION C

SECTION 1

Poinciana West
Community Development District

Unaudited Financial Reporting
February 29, 2024



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7	<hr/>	<u>Investment Summary</u>

Poinciana West
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash			
Operating Account	\$ 252,795	\$ -	\$ 252,795
Money Market Account	\$ 152,969	\$ -	\$ 152,969
Investments			
Bank United CD 6MT	\$ 151,415	\$ -	\$ 151,415
Bank United CD 12MT	\$ 151,481	\$ -	\$ 151,481
Series 2017R-1 & R-2			
Reserve R-1	\$ -	\$ 398,810	\$ 398,810
Reserve R-2	\$ -	\$ 123,836	\$ 123,836
Revenue	\$ -	\$ 1,051,312	\$ 1,051,312
Prepayment R-1	\$ -	\$ 3,264	\$ 3,264
Prepayment R-2	\$ -	\$ 3,841	\$ 3,841
State Board of Administration	\$ 211,477	\$ -	\$ 211,477
Due from General Fund	\$ -	\$ 2,560	\$ 2,560
Total Assets	\$ 921,827	\$ 1,583,623	\$ 2,505,450
Liabilities:			
Accounts Payable	\$ 2,365	\$ -	\$ 2,365
Due to Debt Service	\$ 2,560	\$ -	\$ 2,560
Total Liabilities	\$ 4,924	\$ -	\$ 4,924
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,583,623	\$ 1,583,623
Unassigned	\$ 916,903	\$ -	\$ 916,903
Total Fund Balances	\$ 916,903	\$ 1,583,623	\$ 2,500,526
Total Liabilities & Fund Balance	\$ 921,827	\$ 1,583,623	\$ 2,505,450

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 291,299	\$ 283,781	\$ 283,781	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 11,843	\$ 7,677
Total Revenues	\$ 301,299	\$ 289,637	\$ 297,414	\$ 7,777
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 2,500	\$ 1,000	\$ 1,500
FICA Expense	\$ 459	\$ 191	\$ 77	\$ 115
Engineering	\$ 15,000	\$ 6,250	\$ 900	\$ 5,350
Engineering - Property Conveyance	\$ -	\$ -	\$ 600	\$ (600)
Attorney	\$ 20,000	\$ 8,333	\$ 1,850	\$ 6,483
Attorney - Property Conveyance	\$ -	\$ -	\$ 2,480	\$ (2,480)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 1,458	\$ 1,458	\$ -
Annual Audit	\$ 3,550	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,200	\$ 17,167	\$ 17,167	\$ -
Information Technology	\$ 1,238	\$ 516	\$ 516	\$ -
Website Maintenance	\$ 825	\$ 344	\$ 344	\$ -
Telephone	\$ 50	\$ 21	\$ -	\$ 21
Postage	\$ 750	\$ 313	\$ 448	\$ (135)
Printing & Binding	\$ 800	\$ 333	\$ 210	\$ 123
Insurance	\$ 4,198	\$ 4,198	\$ 5,000	\$ (802)
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 2,400	\$ 1,000	\$ 397	\$ 603
Office Supplies	\$ 200	\$ 83	\$ 18	\$ 65
Property Appraiser	\$ 3,100	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,651	\$ 48,924	\$ 37,639	\$ 11,285

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 10,609	\$ 4,420	\$ 4,420	\$ -
Landscape Maintenance	\$ 66,118	\$ 27,549	\$ 26,423	\$ 1,127
Aquatic Control Maintenance	\$ 67,194	\$ 27,998	\$ 27,998	\$ -
Aquatic Midge Maintenance	\$ 30,000	\$ 12,500	\$ 11,047	\$ 1,453
R&M Plant Replacement	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Storm Structure Repairs	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Capital Outlay	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Total Operations & Maintenance:	\$ 221,921	\$ 92,467	\$ 69,887	\$ 22,580
Total Expenditures	\$ 337,571	\$ 141,391	\$ 107,526	\$ 33,865
Excess (Deficiency) of Revenues over Expenditures	\$ (36,272)		\$ 189,888	
Fund Balance - Beginning	\$ 36,272		\$ 727,015	
Fund Balance - Ending	\$ -		\$ 916,903	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,041,006	\$ 1,001,221	\$ 1,001,221	\$ -
Interest	\$ -	\$ -	\$ 12,261	\$ 12,261
Total Revenues	\$ 1,041,006	\$ 1,001,221	\$ 1,013,483	\$ 12,261
Expenditures:				
Property Appraiser	\$ 11,200	\$ -	\$ -	\$ -
Series 2017R-1				
Interest - 11/1	\$ 164,584	\$ 164,584	\$ 164,584	\$ -
Principal - 5/1	\$ 450,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 164,584	\$ -	\$ -	\$ -
Series 2017R-2				
Interest - 11/1	\$ 58,334	\$ 58,334	\$ 58,334	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 58,334	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,007,036	\$ 222,918	\$ 222,919	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 33,970		\$ 790,564	
Fund Balance - Beginning	\$ 266,140		\$ 793,059	
Fund Balance - Ending	\$ 300,109		\$ 1,583,623	

Poinciana West
Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Collector	\$ -	\$ 59,129	\$ 207,146	\$ 9,883	\$ 7,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,781
Interest	\$ 2,536	\$ 1,586	\$ 4,540	\$ 1,644	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,843
Total Revenues	\$ 2,536	\$ 60,715	\$ 211,686	\$ 13,316	\$ 9,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,414
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Engineering - Property Conveyance	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Attorney	\$ 1,261	\$ 62	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Attorney - Property Conveyance	\$ 527	\$ 620	\$ 403	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,480
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,458
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,167
Information Technology	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516
Website Maintenance	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 4	\$ 24	\$ 403	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448
Printing & Binding	\$ 202	\$ 3	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 67	\$ 81	\$ 68	\$ 120	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,132	\$ 5,268	\$ 4,919	\$ 7,326	\$ 3,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,639
<u>Operation and Maintenance</u>													
Field Services	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,420
Landscape Maintenance	\$ 4,904	\$ 4,904	\$ 5,538	\$ 5,538	\$ 5,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,423
Aquatic Control Maintenance	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,998
Aquatic Midge Maintenance	\$ 2,209	\$ 2,209	\$ 2,209	\$ 2,209	\$ 2,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,047
R&M Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 13,597	\$ 13,597	\$ 14,231	\$ 14,231	\$ 14,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,887
Total Expenditures	\$ 29,729	\$ 18,865	\$ 19,150	\$ 21,557	\$ 18,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,526
Excess (Deficiency) of Revenues over Expenditures	\$ (27,193)	\$ 41,850	\$ 192,536	\$ (8,241)	\$ (9,064)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,888

Poinciana West

Community Development District

Special Assessment Receipts

Fiscal Year 2024

MAINTENANCE ASSESSMENTS

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

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
12/07/23	11/13/23-11/22/23	\$ 57,836.70	\$ (2,312.60)	\$ (1,110.48)		\$ 54,413.62	\$ 54,413.62
12/21/23	11/23/23-11/30/23	\$ 148,509.72	\$ (5,938.16)	\$ (2,851.43)		\$ 139,720.13	\$ 139,720.13
12/29/23	12/01/23-12/15/23	\$ 13,930.30	\$ (652.99)	\$ (265.55)		\$ 13,011.76	\$ 13,011.76
01/10/24	12/16/23-12/31-23	\$ 6,945.47	\$ (208.46)	\$ (134.74)		\$ 6,602.27	\$ 6,602.27
01/16/24	Interest				\$ 3,280.83	\$ 3,280.83	\$ 3,280.83
02/09/24	1/1/24-1/15/24	\$ 8,310.52	\$ (531.51)	\$ (155.58)		\$ 7,623.43	\$ 7,623.43
						\$ -	\$ -
Total Collected		\$ 298,421.62	\$ (12,196.59)	\$ (5,724.50)	\$ 3,280.83	\$ 283,781.36	\$ 283,781.36
Percentage Collected							98%

DEBT SERVICE ASSESSMENTS

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

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
12/21/23	11/23/23-11/30/23	\$ 203,914.26	\$ (8,156.27)	\$ (3,915.16)		\$ 191,842.83	\$ 191,842.83
12/29/23	12/01/23-12/15/23	\$ 538,278.72	\$ (21,530.47)	\$ (10,334.97)		\$ 506,413.28	\$ 506,413.28
12/29/23	12/01/23-12/15/23	\$ 49,890.70	\$ (2,348.08)	\$ (950.85)		\$ 46,591.77	\$ 46,591.77
01/10/24	12/16/23-12/31-23	\$ 24,872.73	\$ (746.17)	\$ (482.53)		\$ 23,644.03	\$ 23,644.03
01/16/24						\$ -	\$ -
02/09/24	1/1/24-1/15/24	\$ 30,582.82	\$ (1,956.10)	\$ (572.53)		\$ 28,054.19	\$ 28,054.19
						\$ -	\$ -
						\$ -	\$ -
Total Collected		\$ 1,065,239.91	\$ (43,585.36)	\$ (20,433.09)	\$ -	\$ 1,001,221.46	\$ 1,001,221.46
Percentage Collected							97%

Poinciana West
Community Development District
Investment Summary

<i>Institution</i>	<i>Transfer Dates</i>	<i>Transfer Amounts</i>	<i>Current Balances as of 2/29/2024</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)				
			\$211,477.04	Florida Government Investment Pool	N/A	5.60%
Bank United *5374	10/25/23	\$150,000.00				
			\$151,415.47	6 Month CD	4/25/24	5.25%
Bank United *5372	10/25/23	\$150,000.00				
			\$151,481.34	12 Month CD	10/25/24	5.50%
Bank United			\$152,969.30	Money Market Account	N/A	5.15%
			\$667,343.15	Total Invested Balance		

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 002019

INV DATE INV# AMOUNT DISCOUNT NET

20240201 18653 930.00 930.00 TSFR OF TRACTS JAN 24

FILE COPY

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 002019

INV DATE INV# AMOUNT DISCOUNT NET

20240201 18653 930.00 930.00 TSFR OF TRACTS JAN 24

TOTAL \$930.00

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
2/15/2024 \$930.00*

NINE HUNDRED THIRTY DOLLARS & 00 CENTS *****

PAY
TO THE ORDER OF: CLARK & ALBAUGH, LLP
219 SHILOH COVE
HEATHROW FL 32746

AUTHORIZED SIGNATURE

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

February 1, 2024

Attention: George S. Flint, District Manager

File #	7784-002
Invoice #	18653

RE: Transfer of tracts to District

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-03-24	correspondence with manager regarding status of closing; correspondence with developer; review of correspondence from SFWMD regarding affidavit requirement; transmit approving resolution	0.40	124.00	SDC
Jan-09-24	review of prior correspondence chain regarding status of documents; correspondence with developer counsel	0.20	62.00	SDC
Jan-22-24	review of seller executed documents and funding confirmation; correspondence to manager and chair	0.40	124.00	SDC
Jan-24-24	correspondence and review of final documents; coordination regarding closing	0.30	93.00	SDC
	Totals	1.30	\$403.00	
	Total Fee & Disbursements			\$403.00
	Previous Balance			1,550.00
	Previous Payments			1,023.00
	Balance Now Due			\$930.00

Invoice #: 18653

Page 2

February 1, 2024
Page 63 of 101

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

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20240201 10132 5,537.94

2/15/2024
CHECK #: 002020

NET
5,537.94 LANDSCAPE MAINT FEB 24

FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20240201 10132 5,537.94

2/15/2024
CHECK #: 002020

NET
5,537.94 LANDSCAPE MAINT FEB 24

TOTAL \$5,537.94

~~**FILE COPY**~~

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
2/15/2024 \$5,537.94*

FIVE THOUSAND FIVE HUNDRED THIRTY-SEVEN DOLLARS & 94 CENTS *****

PAY
TO THE ORDER OF: FLORALAWN 2, LLC
PO BOX 91597
LAKELAND FL 33804

AUTHORIZED SIGNATURE



Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
2/1/2024	10132

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn Maintenance per original contract - November 2016 - Poinciana West CDD - rate increase started october 2023	4,977.94	4,977.94
1	Addendum starting October 2023 - Poinciana West Wetlands and Ponds (19a and 19b)	560.00	560.00
	Billing for February 2024		

Thank you for your business.	Total	\$5,537.94
------------------------------	--------------	------------

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

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 8 FEDEX

2/15/2024

CHECK #: 002021

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240123	8-385-59	123.96		123.96	DELIVERIES THRU 1/13/24
20240130	8-393-44	10.49		10.49	DELIVERIES THRU 1/24/24

FILE COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 8 FEDEX

2/15/2024

CHECK #: 002021

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240123	8-385-59	123.96		123.96	DELIVERIES THRU 1/13/24
20240130	8-393-44	10.49		10.49	DELIVERIES THRU 1/24/24

TOTAL \$134.45

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE 2/15/2024 AMOUNT \$134.45*

ONE HUNDRED THIRTY-FOUR DOLLARS & 45 CENTS *****

PAY TO THE ORDER OF: FEDEX
PO BOX 660481
DALLAS TX 75266-0481

AUTHORIZED SIGNATURE



Invoice Number	Invoice Date	Account Number
8-393-44091	Jan 30, 2024	7630-6931-1

Page
1 of 2

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

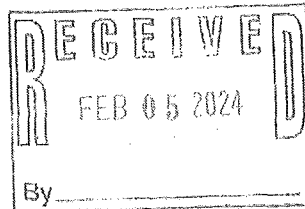
Total Charges	USD	\$10.49
TOTAL THIS INVOICE	USD	\$10.49

Other discounts may apply.

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

Account Summary as of Jan 30, 2024

Previous Balance	123.96
Payments	0.00
Adjustments	0.00
New Charges	10.49
New Account Balance	\$134.45



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
8-393-44091	USD \$10.49	7630-6931-1	USD \$134.45

Remittance Advice

Your payment is due by Mar 15, 2024

839344091500000104967630693112000013445200000104960

0024885 01 AB 0.547 **AUTO T1 0 1028 32822-514975 -C01-P24909-11



POINCIANA WEST CDD
6200 LEE VISTA BLVD STE 300

ORLANDO FL 32822-5149



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



63330300016000

Invoice Number 8-393-44091	Invoice Date Jan 30, 2024	Account Number 7630-6931-1	Page 2 of 2
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jan 24, 2024

Cust. Ref.: Pomclana West CDD

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 5
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774930731213	George Flint	Allyson Bello	
Service Type	FedEx Standard Overnight	GMS - CF, LLC	Inspired Title Services, LLC	
Package Type	FedEx Envelope	219 E Livingston Street	9601 Amberglen Blvd	
Zone	05	ORLANDO FL 32801 US	AUSTIN TX 78729 US	
Packages	1			
Rated Weight	N/A			
Delivered	Jan 25, 2024 09:17	Transportation Charge		9.80
Svc Area	A1	Fuel Surcharge		0.69
Signed by	see above	Third Party Billing		0.00
FedEx Use	000000000/65044/02	Total Charge	USD	\$10.49
			Third Party Subtotal	USD \$10.49
			Total FedEx Express	USD \$10.49

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Invoice Number	Invoice Date	Account Number
8-385-59784	Jan 23, 2024	7630-6931-1

Page
1 of 4

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 \$123.96
TOTAL THIS INVOICE USD \$123.96

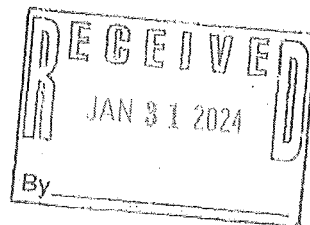
Account Summary as of Jan 23, 2024

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 123.96
New Account Balance \$123.96

Tendered Date is the date the shipper gave possession of the shipment to FedEx and is used for rate calculations and currency conversions. Ship Date is the date for start of transit time

Other discounts may apply.

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Detailed descriptions of surcharges can be located at fedex.com

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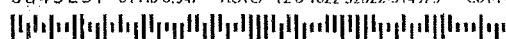
Invoice Number	Invoice Amount	Account Number	Account Balance
8-385-59784	USD \$123.96	7630-6931-1	USD \$123.96

Remittance Advice

Your payment is due by Mar 08, 2024

838559784700001239687630693112000012396800001239680

0043237 01 AB 0.547 **AUIO 12 0 1022 32822-514975 -C01-P43200-11



POINCIANA WEST CDD
6200 LEE VISTA BLVD STE 300

ORLANDO FL 32822-5149



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



63324230014180

Invoice Number 8-385-59784	Invoice Date Jan 23, 2024	Account Number 7630-6931-1	Page 2 of 4
--------------------------------------	-------------------------------------	--------------------------------------	-----------------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jan 13, 2024
Tendered Date: Jan 12, 2024

Cust. Ref.: Poinciana West CDD
Ref.#3:

Ref.#2:

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- 1st attempt Jan 15, 2024 at 09:05 AM.

Automation INET
 Tracking ID 774782758689
 Service Type FedEx Priority Overnight
 Package Type FedEx Pak
 Zone 02
 Packages 1
 Rated Weight 1.0 lbs, 0.5 kgs
 Delivered Jan 16, 2024 11:08
 Svc Area A1
 Signed by D.TRAUB
 FedEx Use 000000000/364522/_

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

Recipient
 Scott D. Clark
 Clark & Albaugh, PLLC
 1800 Town Plaza Court
 WINTER SPRINGS FL 32708 US

Transportation Charge	8.44
Fuel Surcharge	0.59
Third Party Billing	0.00
Total Charge	USD \$9.03

Ship Date: Jan 13, 2024
Tendered Date: Jan 12, 2024

Cust. Ref.: Poinciana West
Ref.#3:

Ref.#2:

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
 Tracking ID 774783179058
 Service Type FedEx Priority Overnight
 Package Type FedEx Pak
 Zone 02
 Packages 1
 Rated Weight 1.0 lbs, 0.5 kgs
 Delivered Jan 15, 2024 09:05
 Svc Area A1
 Signed by C.LIRENZO
 FedEx Use 000000000/364522/_

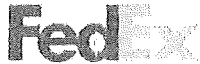
Sender
 George Flint
 GMS - CF, LLC
 219 E Livingston Street
 ORLANDO FL 32801 US

Recipient
 Kathy Leo
 GAI Consultants
 618 E SOUTH ST
 ORLANDO FL 32801 US

Transportation Charge	8.44
Fuel Surcharge	0.59
Third Party Billing	0.00
Total Charge	USD \$9.03

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Invoice Number	Invoice Date	Account Number	Page
8-385-59784	Jan 23, 2024	7630-6931-1	3 of 4

Ship Date: Jan 13, 2024

Cust. Ref.: Poinciana West CDD

Ref.#2:

Tendered Date: Jan 12, 2024

Ref.#3:

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774784072826	George Flint	Peggy Gregory	
Service Type	FedEx Priority Overnight	GMS - CF, LLC	742 SAN RAPHAEL ST	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.44
Delivered	Jan 15, 2024 12:47	Fuel Surcharge		1.39
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364522/02	Third Party Billing		0.00
Total Charge			USD	\$21.18

Ship Date: Jan 13, 2024

Cust. Ref.: Poinciana West CDD

Ref.#2:

Tendered Date: Jan 12, 2024

Ref.#3:

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774785270880	George Flint	Roy LaRue	
Service Type	FedEx Priority Overnight	GMS - CF, LLC	211 SAN VICENTE LN	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.44
Delivered	Jan 15, 2024 12:57	Fuel Surcharge		1.39
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364522/02	Third Party Billing		0.00
Total Charge			USD	\$21.18

Ship Date: Jan 13, 2024

Cust. Ref.: Poinciana West

Ref.#2:

Tendered Date: Jan 12, 2024

Ref.#3:

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774785504568	George Flint	Edward Smith	
Service Type	FedEx Priority Overnight	GMS - CF, LLC	672 San Joaquin Road	
Package Type	FedEx Pak	219 E Livingston Street	KISSIMMEE FL 34759 US	
Zone	02	ORLANDO FL 32801 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.44
Delivered	Jan 15, 2024 13:29	Fuel Surcharge		1.39
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364522/02	Third Party Billing		0.00
Total Charge			USD	\$21.18

Invoice Number	Invoice Date	Account Number	Page
8-385-59784	Jan 23, 2024	7630-6931-1	4 of 4

Ship Date: Jan 13, 2024
Tendered Date: Jan 12, 2024
Payer: Third Party

Cust. Ref.: Poinciana West
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774785765017	George Flint	Gregory Hindahl	
Service Type	FedEx Priority Overnight	GMS - CF, LLC	753 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	1.0 lbs, 0.5 kgs	Transportation Charge		8.44
Delivered	Jan 15, 2024 12:50	Fuel Surcharge		1.39
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364522/02	Third Party Billing		0.00
		Total Charge	USD	\$21.18

Ship Date: Jan 13, 2024
Tendered Date: Jan 12, 2024
Payer: Third Party

Cust. Ref.: Poinciana West
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774785982817	George Flint	Maneck Master	
Service Type	FedEx Priority 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	1.0 lbs, 0.5 kgs	Transportation Charge		8.44
Delivered	Jan 15, 2024 12:50	Fuel Surcharge		1.39
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364522/02	Third Party Billing		0.00
		Total Charge	USD	\$21.18

Third Party Subtotal	USD	\$123.96
Total FedEx Express	USD	\$123.96

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 002022

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240101	169	3,932.50		3,932.50	MANAGEMENT FEES JAN 24
20240101	170	884.08		884.08	FIELD MANAGEMENT JAN 24
20240201	171	3,933.49		3,933.49	MANAGEMENT FEES FEB 24
20240201	172	884.08		884.08	FIELD MANAGEMENT FEB 24

FILE COPY

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 002022

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240101	169	3,932.50		3,932.50	MANAGEMENT FEES JAN 24
20240101	170	884.08		884.08	FIELD MANAGEMENT JAN 24
20240201	171	3,933.49		3,933.49	MANAGEMENT FEES FEB 24
20240201	172	884.08		884.08	FIELD MANAGEMENT FEB 24

TOTAL \$9,634.15

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE 2/15/2024 AMOUNT \$9,634.15*

NINE THOUSAND SIX HUNDRED THIRTY-FOUR DOLLARS & 15 CENTS *****

PAY TO THE ORDER OF: GOVERNMENTAL MANAGEMENT SERVICES-CF
219 E. LIVINGSTON STREET
ORLANDO FL 32801

AUTHORIZED SIGNATURE

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 169**Invoice Date:** 1/1/24**Due Date:** 1/1/24**Case:****P.O. Number:****Bill To:**Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2024	340	3,433.33	3,433.33
Website Administration - January 2024	352	68.75	68.75
Information Technology - January 2024	351	103.17	103.17
Dissemination Agent Services - January 2024	313	291.67	291.67
Postage	420	35.58	35.58

Total \$3,932.50**Payments/Credits** \$0.00**Balance Due** \$3,932.50

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 170
Invoice Date: 1/1/24
Due Date: 1/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - January 2024		884.08	884.08
Total			\$884.08
Payments/Credits			\$0.00
Balance Due			\$884.08

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 171**Invoice Date:** 2/1/24**Due Date:** 2/1/24**Case:****P.O. Number:****Bill To:**Poinclana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2024		3,433.33	3,433.33
Website Administration - February 2024		68.75	68.75
Information Technology - February 2024		103.17	103.17
Dissemination Agent Services - February 2024		291.67	291.67
Office Supplies		17.68	17.68
Postage		13.19	13.19
Copies		5.70	5.70
Total			\$3,933.49
Payments/Credits			\$0.00
Balance Due			\$3,933.49

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 172
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - February 2024		884.08	884.08
Total			\$884.08
Payments/Credits			\$0.00
Balance Due			\$884.08

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 16 GAI CONSULTANTS, INC

CHECK #: 002023

INV DATE INV# AMOUNT DISCOUNT NET

20240129 2198638 900.00 900.00 ENGINEER SVCS JAN 24

FILE COPY

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 16 GAI CONSULTANTS, INC

CHECK #: 002023

INV DATE INV# AMOUNT DISCOUNT NET

20240129 2198638 900.00 900.00 ENGINEER SVCS JAN 24

TOTAL \$900.00

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
2/15/2024 \$900.00*

NINE HUNDRED DOLLARS & 00 CENTS *****

PAY
TO THE ORDER OF: GAI CONSULTANTS, INC
385 E WATERFRONT DR
HOMESTEAD PA 15120

AUTHORIZED SIGNATURE



INVOICE

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

T 407.423.8398
 F 407.843.1070

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

January 29, 2024
 Project No: A171207.00
 Invoice No: 2198638

Project A171207.00 Poinciana West Community Development District Engineering Services

Professional Services Through January 20, 2024

Task	009	Pond Turnover	Total this Task	0.00
------	-----	---------------	------------------------	-------------

Task 010 2024 General Support

Professional Personnel

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

Project A171207.00 Poinciana West Community Development Dis Invoice 2198638

Billing Backup

Monday, January 29, 2024

GAI Consultants, Inc.

Invoice 2198638 Dated 1/29/2024

4:05:24 PM

Project A171207.00 Poinciana West Community Development District Engineering Services

Task 010 2024 General Support

Professional Personnel

			Hours	Rate	Amount	
Principal						
04136	Leo, Kathleen meetings	1/17/2024	3.00	300.00	900.00	
	Totals		3.00		900.00	
	Total Labor					900.00
					Total this Task	\$900.00
					Total this Project	\$900.00
					Total this Report	\$900.00

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 13 POINCIANA WEST CDD C/O US BANK

CHECK #: 002024

INV DATE INV# AMOUNT DISCOUNT NET

20240215 02152024 95,730.44 95,730.44 ASSESSMENT TSFR SER17

FILE COPY

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 13 POINCIANA WEST CDD C/O US BANK

CHECK #: 002024

INV DATE INV# AMOUNT DISCOUNT NET

20240215 02152024 95,730.44 95,730.44 ASSESSMENT TSFR SER17

TOTAL \$95,730.44

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

CENTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
2/15/2024 \$95,730.44*

NINETY-FIVE THOUSAND SEVEN HUNDRED THIRTY DOLLARS & 44 CENTS *****

PAY
TO THE ORDER OF: POINCIANA WEST CDD C/O US BANK
SERIES 2017

AUTHORIZED SIGNATURE

C002024C A063102152A1000048837396C

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
12/07/23	11/13/23-11/22/23	\$ 57,836.70	\$ (2,312.60)	\$ (1,110.48)		\$ 54,413.62	\$ 54,413.62
12/21/23	11/23/23-11/30/23	\$ 148,509.72	\$ (5,938.16)	\$ (2,851.43)		\$ 139,720.13	\$ 139,720.13
12/29/23	12/01/23-12/15/23	\$ 13,930.30	\$ (652.99)	\$ (265.55)		\$ 13,011.76	\$ 13,011.76
01/10/24	12/16/23-12/31-23	\$ 6,945.47	\$ (208.46)	\$ (134.74)		\$ 6,602.27	\$ 6,602.27
01/16/24	Interest				\$ 3,280.83	\$ 3,280.83	\$ 3,280.83
02/09/24	1/1/24-1/15/24	\$ 8,310.52	\$ (531.51)	\$ (155.58)		\$ 7,623.43	\$ 7,623.43
						\$ -	\$ -
Total Collected		\$ 298,421.62	\$ (12,196.59)	\$ (5,724.50)	\$ 3,280.83	\$ 283,781.36	\$ 283,781.36
Percentage Collected							98%

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
12/07/23	11/13/23-11/22/23	\$ 203,914.26	\$ (8,156.27)	\$ (3,915.16)		\$ 191,842.83	\$ 191,842.83
12/21/23	11/23/23-11/30/23	\$ 538,278.72	\$ (21,530.47)	\$ (10,334.97)		\$ 506,413.28	\$ 506,413.28
12/29/23	12/01/23-12/15/23	\$ 49,890.70	\$ (2,348.08)	\$ (950.85)		\$ 46,591.77	\$ 46,591.77
01/10/24	12/16/23-12/31-23	\$ 24,872.73	\$ (746.17)	\$ (482.53)		\$ 23,644.03	\$ 23,644.03
01/16/24						\$ -	\$ -
02/09/24	1/1/24-1/15/24	\$ 30,582.82	\$ (1,956.10)	\$ (572.53)		\$ 28,054.19	\$ 28,054.19
						\$ -	\$ -
Total Collected		\$ 1,065,239.91	\$ (43,585.36)	\$ (20,433.09)	\$ -	\$ 1,001,221.46	\$ 1,001,221.46
Percentage Collected							97%

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
O & M	\$ 288,200.25	\$ 283,781.36	\$ (283,781.36)	\$ -
Debt Service 2017	\$ 1,029,931.79	\$ 1,001,221.46	\$ (905,491.02)	\$ 95,730.44
Total	\$ 1,318,132.04	\$ 1,285,002.82	\$ (1,189,272.38)	\$ 95,730.44

V# 13 001.300.20700.10000

TRANSFERS TO DEBT SERVICE		
DATE	CHECK#	AMOUNT
1/9/24	2013	\$ 902,931.47
1/19	2018	\$ 2,559.55
TOTAL		\$ 905,491.02

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 002025

INV DATE INV# AMOUNT DISCOUNT NET

20240201 PSI04837 5,599.50 5,599.50 AQUATIC MAINT FEB 24

FILE COPY

POINCIANA WEST - GENERAL FUND

2/15/2024

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 002025

INV DATE INV# AMOUNT DISCOUNT NET

20240201 PSI04837 5,599.50 5,599.50 AQUATIC MAINT FEB 24

TOTAL \$5,599.50

FILE COPY

POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
407-841-5524

TRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
2/15/2024 \$5,599.50*

FIVE THOUSAND FIVE HUNDRED NINETY-NINE DOLLARS & 50 CENTS *****

PAY TO THE ORDER OF:
SOLITUDE LAKE MANAGEMENT, LLC
1320 BROOKWOOD DRIVE
SUITE H
LITTLE ROCK AR 72202

AUTHORIZED SIGNATURE

C002025C A063102152A1000048837396C

**INVOICE****PLEASE REMIT PAYMENT TO:**

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

Invoice Number:	PSI048374
Invoice Date:	2/1/2024

Bill To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St. Orlando, FL 32801	Ship To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St. Orlando, FL 32801
-----------------	--	-----------------	--

Ship Date	2/1/2024	Customer ID	17634
Due Date	3/2/2024	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2024 - 2/29/2024 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

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

SECTION 3

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
1/1-1/31	2010-2018	\$933,476.06
2/1-2/29	2019-2025	\$118,466.48
TOTAL		\$ 1,051,942.54

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/11/24
 *** CHECK DATES 01/01/2024 - 01/31/2024 *** POINCIANA WEST - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/24	00005	12/11/23	00103173	202310	320	53800	47100			*	64.36		
									RATE ADJ OCT 23				
		12/11/23	00103173	202311	320	53800	47100			*	64.36		
									RATE ADJ NOV 23				
		12/15/23	00103176	202312	320	53800	47100			*	2,209.33		
									MOSQUITO MAINT DEC 23				
									CLARKE ENVIRONMENTAL MOSQUITO			2,338.05	002010
1/09/24	00007	12/01/23	9920	202312	320	53800	46200			*	5,537.94		
									LANDSCAPE MAINT DEC 23				
									FLORALAWN 2, LLC			5,537.94	002011
1/09/24	00014	1/03/24	01032024	202401	310	51300	42000			*	232.78		
									TAX NOTICE POSTAGE 2023				
									JOE G. TEDDER, TAX COLLECTOR			232.78	002012
1/09/24	00013	1/02/24	01022024	202401	300	20700	10000			*	902,931.47		
									ASSESSMENT TSFR SER 2017				
									POINCIANA WEST CDD C/O US BANK			902,931.47	002013
1/09/24	00041	12/01/23	PSI03510	202312	320	53800	47000			*	5,599.50		
									AQUATIC MAINT DEC 23				
		1/01/24	PSI03795	202401	320	53800	47000			*	5,599.50		
									AQUATIC MAINT JAN 24				
									SOLITUDE LAKE MANAGEMENT, LLC			11,199.00	002014
1/19/24	00005	1/15/24	00103179	202401	320	53800	47100			*	2,209.33		
									MOSQUITO MAINT JAN 24				
									CLARKE ENVIRONMENTAL MOSQUITO			2,209.33	002015
1/19/24	00033	1/01/24	18616	202312	310	51300	31500			*	527.00		
									GENERAL COUNSEL DEC 23				
		1/01/24	18617	202312	310	51300	31510			*	403.00		
									TSFR OF TRACTS DEC 23				
									CLARK & ALBAUGH, LLP			930.00	002016
1/19/24	00007	1/01/24	10064	202401	320	53800	46200			*	5,537.94		
									LANDSCAPE MAINT JAN 24				
									FLORALAWN 2, LLC			5,537.94	002017
1/19/24	00013	1/19/24	01192024	202401	300	20700	10000			*	2,559.55		
									ASSESSMENT TSFR SER17				
									POINCIANA WEST CDD C/O US BANK			2,559.55	002018
TOTAL FOR BANK A											933,476.06		
POIW POIN WEST CDD PPOWERS													

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/11/24
 *** CHECK DATES 02/01/2024 - 02/29/2024 *** 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 #
2/15/24	00033	2/01/24	18653	202401	310	51300	31510		TSFR OF TRACTS JAN 24	*	930.00		
CLARK & ALBAUGH, LLP												930.00	002019
2/15/24	00007	2/01/24	10132	202402	320	53800	46200		LANDSCAPE MAINT FEB 24	*	5,537.94		
FLORALAWN 2, LLC												5,537.94	002020
2/15/24	00008	1/23/24	8-385-59	202401	310	51300	42000		DELIVERIES THRU 1/13/24	*	123.96		
		1/30/24	8-393-44	202401	310	51300	42000		DELIVERIES THRU 1/24/24	*	10.49		
FEDEX												134.45	002021
2/15/24	00001	1/01/24	169	202401	310	51300	34000		MANAGEMENT FEES JAN 24	*	3,433.33		
		1/01/24	169	202401	310	51300	35200		WEBSITE ADMIN JAN 24	*	68.75		
		1/01/24	169	202401	310	51300	35100		INFORMATION TECH JAN 24	*	103.17		
		1/01/24	169	202401	310	51300	31300		DISSEMINATION SVC JAN 24	*	291.67		
		1/01/24	169	202401	310	51300	42000		POSTAGE JAN 24	*	35.58		
		1/01/24	170	202401	320	53800	12000		FIELD MANAGEMENT JAN 24	*	884.08		
		2/01/24	171	202402	310	51300	34000		MANAGEMENT FEES FEB 24	*	3,433.33		
		2/01/24	171	202402	310	51300	35200		WEBSITE ADMIN FEB 24	*	68.75		
		2/01/24	171	202402	310	51300	35100		INFORMATION TECH FEB 24	*	103.17		
		2/01/24	171	202402	310	51300	31300		DISSEMINATION SVC FEB 24	*	291.67		
		2/01/24	171	202402	310	51300	51000		OFFICE SUPPLIES FEB 24	*	17.68		
		2/01/24	171	202402	310	51300	42000		POSTAGE FEB 24	*	13.19		
		2/01/24	171	202402	310	51300	42500		COPIES FEB 24	*	5.70		
		2/01/24	172	202402	320	53800	12000		FIELD MANAGEMENT FEB 24	*	884.08		
GOVERNMENTAL MANAGEMENT SERVICES-CF												9,634.15	002022
2/15/24	00016	1/29/24	2198638	202401	310	51300	31100		ENGINEER SVCS JAN 24	*	900.00		
GAI CONSULTANTS, INC												900.00	002023
POIW POIN WEST CDD PPOWERS													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/15/24	00013	2/15/24 02152024	202402 300-20700-10000 ASSESSMENT TSFR SER17	POINCIANA WEST CDD C/O US BANK	*	95,730.44	95,730.44 002024
2/15/24	00041	2/01/24 PSI04837	202402 320-53800-47000 AQUATIC MAINT FEB 24	SOLITUDE LAKE MANAGEMENT, LLC	*	5,599.50	5,599.50 002025
TOTAL FOR BANK A						118,466.48	
TOTAL FOR REGISTER						118,466.48	

POIW POIN WEST CDD PPOWERS

SECTION D

SECTION 1



Poinciana West Community Development District



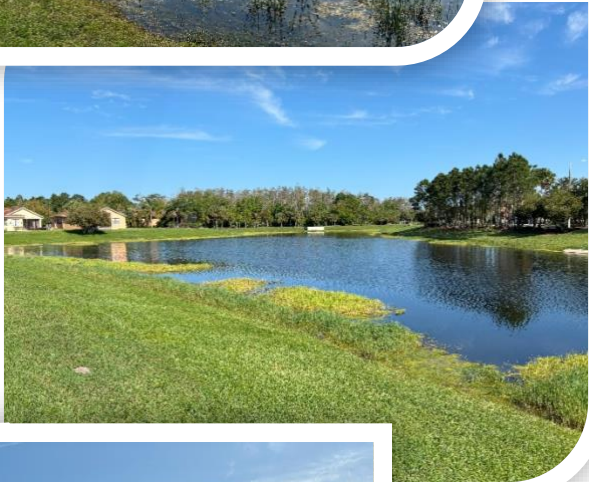
March 20, 2024

Joel Blanco - Field Services Manager

GMS

Site Items

Aquatics and Midge Management Maintenance Review



- ✚ GMS staff has continuously reviewed the ponds throughout the district.
- ✚ Ponds were seen to be mostly free from algae blooms with reported algae blooms treated by the aquatics vendor.
- ✚ Pond grasses growing further into the middle portion of the pond have been identified to the aquatics vendor and scheduled to be sprayed.
- ✚ During pond reviews, any present midge activity is report to the midge management vendor for scheduled treatment. We will continue to monitor midge activity as we transition into the spring/summer season.

Landscaping Maintenance Review



- ✚ GMS staff continues to review all CDD landscaping areas in the district.
- ✚ Overall quality remains up to satisfactory standard with easements neat and tidy.
- ✚ Per the district engineer's recommendation, the edge grasses surrounding the ponds have been allowed to grow out a bit as a means of erosion prevention, particularly as we transition into the spring/summer season.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,
Joel Blanco

SECTION 2

Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments
1		1-8			x	
2		1-8			x	
3		1-8			x	
4		1-8			x	
4A		1-8			x	
5		1-8			x	
6		1-8			x	
7		1-8			x	
8		1-8			x	
9		1-8			x	
10		1-8			x	
11		1-8			x	
12		1-8			x	
13	1-20				x	
14	1-20				x	
15	1-20				x	
16	1-20				x	
16A	1-20				x	
17	1-20				x	
18	1-20				x	
19	1-20				x	
20	1-20				x	
21	1-20				x	
22	1-20				x	
P1						
P2						
P3						
P4						
P5						
P6						
19A	1-20				x	
19B	1-20				x	

SECTION 3



All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 02/01/2024 and 02/29/2024

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
P07800 - Poinciana West Community Dev. Dist.	Comfort Pack	KIS2911 - Talstar BP Barrier	02/09/2024	02/09/2024	0.25	mi
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	02/29/2024	02/29/2024	5.00	acr
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	02/05/2024	02/05/2024	1.90	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	02/09/2024	02/09/2024	2.30	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	02/16/2024	02/16/2024	1.80	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	02/19/2024	02/19/2024	2.40	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	02/23/2024	02/23/2024	1.15	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	02/26/2024	02/26/2024	2.60	mi
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	02/28/2024	02/28/2024	2.30	mi

SECTION 4

Customer Complaint Log Poinciana West CDD

Date	Resident	Address	Pond	Contact Given	Complaint	Assigned To	Resolution	Date Resolved
1/14/24	Hedy Lowenheim	340 Monterey St.	P2		Asking if midge control will be monthly or as needed	Joel	Treatment scheduled; confirmed weekly monitoring moving forward	1/29/2024
1/29/24	Hedy Lowenheim	340 Monterey St.	P2		Unpleasant smell in same pond; requests fish in pond to help with midge control	Joel	Midge vendor spoke to resident; smell may be from midges; will monitor	1/29/2024
2/27/24	Ann Frye	654 Irvine Ranch Rd.	P20		Unpleasant smell in pond; edges growing weeds	Joel	Pond treated; edges growing to avoid erosion	2/28/2024
2/28/24	Steve Kromanaker	606 Irvine Ranch Rd.	P20		Requesting pond cleaning/maintenance	Joel	Pond treated	2/28/2024
3/4/24	Hedy Lowenheim	340 Monterey St.	P2		Asking for update on midge and algae control	Joel	Spoke with resident	3/5/2024
3/5/24	Hedy Lowenheim	340 Monterey St.	P2		Asking for update on midge and algae control	Joel	Spoke with resident	3/5/2024
3/7/24	Andrea Walen	707 San Joaquin Road	2A		Midges in pond	Joel	Advised resident to call county mosquito program	3/7/2024