

Poinciana West
Community Development District

Proposed Budget
FY2026



Table of Contents

1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>
6	<u>Fund Balance Analysis</u>
7	<u>Debt Service Fund Series 2017 R1 & R2</u>
8	<u>Amortization Schedule Series 2017 R1</u>
9	<u>Amortization Schedule Series 2017 R2</u>

Poinciana West
Community Development District
Proposed Budget
General Fund

	Actuals Thru 9/30/23	Actuals Thru 9/30/24	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues							
Special Assessments - Tax Collector	\$ 293,698	\$ 295,613	\$ 291,299	\$ 276,940	\$ 14,359	\$ 291,299	\$ 291,299
Property Conveyance Fees	15,000	37,900	-	-	-	-	-
Interest	11,505	1,689	20,000	9,649	7,000	16,649	15,000
Miscellaneous Revenue	314	200	-	3,857	-	3,857	-
Carry Forward Balance	16,206	-	32,549	-	46,242	46,242	39,472
Total Revenues	\$ 336,723	\$ 335,402	\$ 343,848	\$ 290,446	\$ 67,601	\$ 358,047	\$ 345,771
Expenditures							
Administrative							
Supervisors Fees	\$ 6,000	\$ 3,600	\$ 6,000	\$ 1,200	\$ 2,400	\$ 3,600	\$ 6,000
FICA Expense	459	275	459	92	184	275	459
Engineering	15,000	3,202	15,000	1,500	5,000	6,500	15,000
Engineering - Property Conveyance	-	600	-	-	-	-	-
Attorney	20,000	12,957	20,000	9,925	19,849	29,774	25,000
Attorney - Property Conveyance	-	2,945	-	1,950	2,500	4,450	-
Arbitrage	450	450	450	450	-	450	450
Dissemination	3,800	3,500	3,675	1,531	2,144	3,675	3,785
Annual Audit	3,675	3,650	3,800	3,400	-	3,400	3,800
Trustee Fees	4,256	4,256	4,256	-	4,256	4,256	4,256
Assessment Administration	5,250	5,000	5,250	5,250	-	5,250	5,250
Management Fees	43,260	41,200	43,260	18,025	25,235	43,260	44,558
Information Technology	1,300	1,238	1,300	542	758	1,300	1,339
Website Maintenance	867	825	867	361	506	867	893
Postage	750	795	750	662	750	1,412	1,000
Printing & Binding	800	5,000	800	122	250	372	500
Insurance	5,500	215	5,500	5,200	-	5,200	5,500
Legal Advertising	2,500	1,760	2,500	873	1,500	2,373	2,500
Other Current Charges	2,400	917	2,400	667	1,335	2,002	2,400
Office Supplies	200	64	200	20	80	100	200
Property Appraiser	3,100	3,099	3,100	-	3,100	3,100	3,100
Dues, Licenses & Subscriptions	175	175	175	175	-	175	175
Total Administrative	\$ 119,742	\$ 95,723	\$ 119,742	\$ 51,945	\$ 69,847	\$ 121,792	\$ 126,165
Operations & Maintenance							
Field Services	\$ 10,300	\$ 10,609	\$ 11,140	\$ 4,642	\$ 6,498	\$ 11,140	\$ 11,474
Landscape Maintenance	59,070	65,188	68,449	27,690	38,766	66,455	69,476
Aquatic Control Maintenance	59,897	67,194	69,210	29,118	40,765	69,882	72,677
Aquatic Midge Maintenance	26,270	26,512	27,307	11,378	15,929	27,307	28,946
R&M Plant Replacement	-	-	3,000	-	2,000	2,000	3,000
Storm Structure Repairs	-	-	10,000	-	5,000	5,000	10,000
Contingency	-	395	20,000	-	10,000	10,000	9,033
Capital Outlay	-	-	15,000	-	5,000	5,000	15,000
Total Operations & Maintenance	\$ 155,537	\$ 169,898	\$ 224,106	\$ 72,827	\$ 123,957	\$ 196,784	\$ 219,606
Total Expenditures	\$ 275,279	\$ 265,621	\$ 343,848	\$ 124,772	\$ 193,804	\$ 318,576	\$ 345,771
Excess Revenues/(Expenditures)	\$ 61,444	\$ 69,781	\$ (0)	\$ 165,674	\$ (126,203)	\$ 39,472	\$ (0)

Net Assessments \$ 291,299
Collection Cost (6%) \$ 18,594
Gross Assessments **\$ 309,893**

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	1650	\$186.57	\$307,841
Recreational	11	\$186.57	\$2,052
	1661		\$309,893

Poinciana West
Community Development District
General Fund Budget

Revenues:

Special Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District earns interest income on their operating accounts and other investments.

Expenditures:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 6 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, GAI Consultants, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2017 R1 & R2 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Poinciana West

Community Development District

General Fund Budget

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2017 R-1 & R-2 Special Assessment Refunding Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

Poinciana West

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Polk County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the FloridaCommerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Governmental Management Services – Central Florida, LLC provides onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District maintains the lake bank maintenance that include mowing of no less than once every 7 days during the months of April 1st to October 31st and no less than once every 14 days from November 1st to March 31st. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance	\$5,537.94	\$66,455
3% Increase		\$1,994
Total		\$68,449

Poinciana West Community Development District General Fund Budget

Aquatic Control Maintenance

Represents cost for maintenance to the ponds located within the District. Services include, but are not limited to, treatment removal and offsite disposal of nuisance vegetation and algae treatment. The District has contracted with Solitude Lake Management for these services.

Description	Monthly	Annual
Aquatic Maintenance	\$5,823.50	\$69,882
4% Increase		\$2,795
Total		\$72,677

Aquatic Midge Management

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larvicide.)

Description	Monthly	Annual
Aquatic Midge Control	\$2,275.60	\$27,307
6% Increase		\$1,638
Total		\$28,946

R&M – Plant Replacement

Represents estimated cost for the replacement of aquatic plants and tree replacement around the ponds.

Storm Structure Repairs

Represents estimated repair and maintenance cost to the storm structures maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Capital Outlay

Represents estimated cost for any capital related projects.

Poinciana West

Community Development District

Projected Fund Balance Analysis

FY 2023 Ending Fund Balance

Actual Beginning Fund Balance	\$ 656,390
Plus: projected excess revenue	<u>\$ 83,223</u>
Projected Ending Fund Balance	<u><u>\$ 739,613</u></u>

FY 2024 Estimated Ending Fund Balance

Actual Beginning Fund Balance	\$ 727,015
Less: cash to balance budget	
Plus: projected excess revenue	<u>\$ 39,472</u>
Projected Ending Fund Balance	<u><u>\$ 766,487</u></u>

FY 2025 Estimated Reserves (Ending Fund Balance)

Operating Reserve (3 months)	\$ 86,443
Unreserved Fund Balance	<u>\$ 680,044</u>
	<u><u>\$ 766,487</u></u>

Poinciana West
Community Development District
Proposed Budget
Debt Service Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
--	-----------------------------	----------------------------	-------------------------------	-------------------------------	------------------------------

Revenues

Assessments - Tax Collector	\$ 1,040,361	\$ 986,141	\$ 54,220	\$ 1,040,361	\$ 1,040,361
Assessments - Prepayments	-	5,762	-	5,762	0
Interest	-	11,917	1,083	13,000	0
Carry Forward Surplus	338,409	350,114	-	350,114	388,370

Total Revenues	\$ 1,378,770	\$ 1,353,934	\$ 55,303	\$ 1,409,237	\$ 1,428,731
-----------------------	---------------------	---------------------	------------------	---------------------	---------------------

Expenditures

Administrative

Property Appraiser	\$ 11,200	\$ 11,068	\$ -	\$ 11,068	\$ 11,200
--------------------	-----------	-----------	------	-----------	-----------

Series 2017 R-1

Interest - 11/1	157,071	157,071	-	157,071	148,726
Special Call - 11/1	-	5,000	-	5,000	-
Principal - 5/1	465,000		465,000	465,000	480,000
Interest - 5/1	157,071		156,863	156,863	148,726

Series 2017 R-2

Interest - 11/1	55,504	55,504	-	55,504	52,406
Special Call -11/1	-	5,000	-	5,000	-
Principal - 5/1	110,000	-	110,000	110,000	115,000
Interest - 5/1	55,504	-	55,362	55,362	52,406

Total Expenditures	\$ 1,011,350	\$ 233,643	\$ 787,225	\$ 1,020,868	\$ 1,008,463
---------------------------	---------------------	-------------------	-------------------	---------------------	---------------------

Excess Revenues/(Expenditures)	\$ 367,420	\$ 1,120,291	\$ (731,922)	\$ 388,370	\$ 420,268
---------------------------------------	-------------------	---------------------	---------------------	-------------------	-------------------

Series 2017 R-1

Interest - 11/1/26	\$140,086
--------------------	-----------

Series 2017 R-2

Interest - 11/1/25	\$49,315
--------------------	----------

Net Assessments	\$ 1,040,361
Collection Cost (6%)	\$ 66,406
Gross Assessments	\$ 1,106,767

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	1601	\$686.58	\$1,099,215
Recreational	11	\$686.58	\$7,552
	1612		\$1,106,767

Poinciana West
Community Development District
Series 2017 A-1 Special Assessment Refunding Bonds

Date	Balance	Prinicpal	Interest	Total
05/01/25	\$7,725,000.00	\$465,000.00	\$156,863.13	
11/01/25	\$7,260,000.00		\$148,725.63	\$770,588.76
05/01/26	\$7,260,000.00	\$480,000.00	\$148,725.63	
11/01/26	\$6,780,000.00		\$140,085.63	\$768,811.26
05/01/27	\$6,780,000.00	\$500,000.00	\$140,085.63	
11/01/27	\$6,280,000.00		\$130,835.63	\$770,921.26
05/01/28	\$6,280,000.00	\$515,000.00	\$130,835.63	
11/01/28	\$5,760,000.00		\$121,179.38	\$767,015.01
05/01/29	\$5,760,000.00	\$535,000.00	\$121,179.38	
11/01/29	\$5,220,000.00		\$110,479.38	\$766,658.76
05/01/30	\$5,220,000.00	\$560,000.00	\$110,479.38	
11/01/30	\$4,660,000.00		\$98,929.38	\$769,408.76
05/01/31	\$4,660,000.00	\$585,000.00	\$98,929.38	
11/01/31	\$4,075,000.00		\$86,863.75	\$770,793.13
05/01/32	\$4,075,000.00	\$610,000.00	\$86,863.75	
11/01/32	\$3,465,000.00		\$74,282.50	\$771,146.25
05/01/33	\$3,465,000.00	\$635,000.00	\$74,282.50	
11/01/33	\$2,830,000.00		\$60,630.00	\$769,912.50
05/01/34	\$2,830,000.00	\$660,000.00	\$60,630.00	
11/01/34	\$2,165,000.00		\$46,440.00	\$767,070.00
05/01/35	\$2,165,000.00	\$690,000.00	\$46,440.00	
11/01/35	\$1,475,000.00		\$31,605.00	\$768,045.00
05/01/36	\$1,475,000.00	\$720,000.00	\$31,605.00	
11/01/36	\$755,000.00		\$16,125.00	\$767,730.00
05/01/37	\$755,000.00	\$750,000.00	\$16,125.00	\$771,232.50
		\$7,705,000.00	\$2,289,225.69	\$10,156,403.82

** Updated 11/1/2024

Poinciana West
Community Development District
Series 2017 A-2 Special Assessment Refunding Bonds

Date	Balance	Prinicpal	Interest	Total
05/01/25	\$1,990,000.00	\$110,000.00	\$ 55,361.88	
11/01/25	\$1,880,000.00	\$0.00	\$ 52,405.63	217,767.51
05/01/26	\$1,880,000.00	\$115,000.00	\$ 52,405.63	
11/01/26	\$1,765,000.00	\$0.00	\$ 49,315.00	216,720.63
05/01/27	\$1,765,000.00	\$120,000.00	\$ 49,315.00	
11/01/27	\$1,645,000.00	\$0.00	\$ 46,090.00	215,405.00
05/01/28	\$1,645,000.00	\$125,000.00	\$ 46,090.00	
11/01/28	\$1,520,000.00	\$0.00	\$ 42,730.63	213,820.63
05/01/29	\$1,520,000.00	\$135,000.00	\$ 42,730.63	
11/01/29	\$1,385,000.00	\$0.00	\$ 39,102.50	216,833.13
05/01/30	\$1,385,000.00	\$140,000.00	\$ 39,102.50	
11/01/30	\$1,245,000.00	\$0.00	\$ 35,340.00	214,442.50
05/01/31	\$1,245,000.00	\$150,000.00	\$ 35,340.00	
11/01/31	\$1,095,000.00	\$0.00	\$ 31,065.00	216,405.00
05/01/32	\$1,095,000.00	\$160,000.00	\$ 31,065.00	
11/01/32	\$935,000.00	\$0.00	\$ 26,505.00	217,570.00
05/01/33	\$935,000.00	\$165,000.00	\$ 26,505.00	
11/01/33	\$770,000.00	\$0.00	\$ 21,802.50	213,307.50
05/01/34	\$770,000.00	\$175,000.00	\$ 21,802.50	
11/01/34	\$595,000.00	\$0.00	\$ 16,815.00	213,617.50
05/01/35	\$595,000.00	\$185,000.00	\$ 16,815.00	
11/01/35	\$410,000.00	\$0.00	\$ 11,542.50	213,357.50
05/01/36	\$410,000.00	\$195,000.00	\$ 11,542.50	
11/01/36	\$215,000.00	\$0.00	\$ 5,985.00	212,527.50
05/01/37	\$215,000.00	\$210,000.00	\$ 5,985.00	215,985.00
		\$1,985,000.00	\$812,759.40	\$2,853,263.78

** Updated 11/1/2024