

*Poinciana West
Community Development District*

Agenda Package

July 16, 2025

AGENDA

Poinciana West

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 9, 2025

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

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, July 16, 2025 at 9:30 AM at the Gator Room, 385 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/89503079954>

Dial-in Number: (646) 876-9923

Meeting ID: 895 0307 9954

Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Organizational Matters
 - A. Review of Letter(s) of Interest/Resume(s) for Vacancies
 - B. Appointment of Individuals
 - C. Administration of Oath of Office to Newly Elected Supervisor
 - D. Election of Officers
 - E. Consideration of Resolution 2025-02 Electing Officers
5. Approval of Minutes of the March 19, 2025 Board of Supervisors Meeting
6. Public Hearing
 - A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
7. Review of Proposal to Remove Cypress Trees on Pond 1
8. Status of Pond 19A Repairs and Cost Recovery
9. Staff Reports
 - A. Attorney

- B. Engineer
- C. District Manager
 - i. Check Register
 - ii. Financials
 - iii. Presentation of Registered Voters- 2,540
 - iv. Approval of Fiscal Year 2026 Meeting Schedule
 - v. District Goals & Objectives
 - a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute
 - b. Adoption of Fiscal Year 2026 Goals & Objectives
- D. Field Manager's Report
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
 - v. Consideration of Proposal for Cypress Tree Removal on Pond 5
- 10. Supervisor's Requests
- 11. General Audience Comments
- 12. Other Business
- 13. Next Meeting Date- **September 17, 2025: The Gator Room**
- 14. Adjournment

Sincerely,

Tricia L. Adams

District Manager

SECTION IV

SECTION A

Cap Doorn Resume

Worked in various places as an accountant, main frame programmer, IT consultant, building framer, general contractor building two homes, escape room designer, builder, owner and operator. I have worked in one-man offices to departments with multiple team members.

I have been a treasurer on a church board that I have attended for many years. I have been a captain on many sports teams. I was active with the local TEA party. My goal was to hold my government representatives accountable and to vote in the best candidate possible.

I now repair golf carts in Solivita. I like working on home projects. I generally finish what I start. In other words, I like to get things done.

I have enjoyed multiple sports, fishing, hunting, biking, hiking, and boating.

I would like to be a member of the CDDW board because I have a passion for the way the ponds look and I like fishing them. I realize the pond's main function is to collect rain run-off. I also know being a member of the CDDW board is more than taking care of the ponds and look forward to contributing to making the community better.

Poinciana West CDD Board of Directors

Feb 5,2025

To Whom it May Concern,

My name is Keith Laytham. I am 77 years old and a citizen of the United States. I have lived at 484 Indian Wells Ave 34759 in Solivita since 2008. I am interested in joining the Board of Directors for the Poinciana West CDD.

Attached is my resume.

I have been active in volunteer activities to make Poinciana a Better Place to live since moving here in 2008. Our group PRFSC (www.prfsc.org) has been involved working with the State of Florida and both Polk and Osceola Counties to bring improvements to Poinciana since 2010. Projects that our group lobbied to bring to Poinciana include the Village 7 Community Park with Polk County, Valencia College Poinciana Campus, Sunrail Service to Poinciana and Poinciana Parkway.

My involvement with New Dimensions HS first as a member of the Board of Directors and more recently as Chairman have resulted in bringing the kids into Solivita for concerts and volunteer events. Our kids have worked with Keep Polk County Beautiful to perform Poinciana road cleanups for many years.

My interest in joining the Board of Directors for Poinciana West CDD is to maintain the infrastructure of the Poinciana West CDD District and to share my experience working with Polk and Osceola County governments for the betterment of Solivita.

Keith C. Laytham

484 Indian Wells Ave

Poinciana FL 34759

Home Phone 863 496 1884

Cell 561 236 4090

K.Laytham@att.net

Keith Laytham Resume Feb 2025

Bachelor Science Mathematics Randolph Macon College 1969

IBM Corp 1969 – 2001

Retired from IBM 2001

Moved from Wellington Fl to Solivita April 2008

Founded and President PRFSC Poinciana Civic Group 2010 www.Prpsc.org

Joined New Dimensions High School Charter School Board of Directors 2017

President NDHS Board of Directors 2022 – Present

Moderator NextDoor Social Media 2022 - Present

SECTION E

RESOLUTION 2025-02**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. George Flint is elected Secretary.

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

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 5. Jill Burns is elected Treasurer.

Section 6. Patti Powers is elected Assistant Treasurer.

Section 7. Katie Costa is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

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

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **March 19, 2025** at 9:30 a.m. via Zoom Communication Media Technology and in The Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Peggy Gregory
Roy LaRue
Dr. Maneck Master

Chair
Vice Chairman
Assistant Secretary

Also present were:

Tricia Adams
Scott Clark *by Zoom*
Alan Rayl
Joel Blanco
Residents

District Manager
District Counsel
District Engineer
GMS Field Staff

The following is a summary of the discussions and actions taken at the March 19, 2025 Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 9:32 a.m. 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. Review of Letter(s) of Interest/Resume(s) for Vacancies**
- B. Appointment of Individuals**
- C. Administration of Oath of Office to Newly Elected Supervisor**
- D. Election of Officers**
- E. Consideration of Resolution 2025-02 Electing Officers**

Ms. Adams recalled that the Board previously declared seats vacant, in circumstances where they did not have a seated Board Member. As a result of the vacancies, the Board directed staff to solicit for resumes and Letters of Interest and as a result, a resume was received from Mr. Keith Laytham, who was in attendance. Mr. Laytham reported that he lived in Solivita since 2008, in Indian Wells, which backed up to a CDD owned grass and pond. He was fairly versed in the community, due to his involvement in Solivita, Polk County and Osceola County affairs. Ms. Gregory asked if there was any specific reason that after many years, he decided to apply for a CDD seat. Mr. Laytham indicated no specific reason, other than the fact that he cut back on many of his activities and felt that he had the time to concentrate on something that was important to Solivita. Mr. LaRue asked if this was related to the committee work with the HOA to purchase or negotiate with Taylor Morrison for the amenities. Mr. Laytham stated that he was involved with the class action lawsuit and was looking forward to receiving a check in another month, but other than that, he had not been involved in the purchase of the amenities. However, he had some opinions about it. Ms. Gregory asked if he was involved with the Parkway Project. Mr. Laytham confirmed that he was very much involved with the Central Florida Expressway (CFX) Project and with numerous projects in both Polk and Osceola Counties, such as the Osceola Expressway Authority and Southport Connector Expressway Project. Dr. Master recalled that the vacant seats were on the ballot for the November election and asked why Mr. Laytham did not apply for them. Mr. Laytham indicated that his schedule was full and he had other responsibilities, but his priorities have now changed.

Ms. Adams pointed out that the Board was not required to make an appointment today and could solicit for additional Resumes. Mr. Cap Doorn submitted a resume to Mr. LaRue this week, which Ms. Adams can include in the next agenda. He lived in Poinciana West for four years, in MiraVisa and was interested in serving on the Board, due to the poor condition of the ponds. When he complained about them, nothing was done. When he lived in Michigan, he was part of the Tea Party and was on a church Board, serving as Treasurer for three to four years. He was also part of a large family and had experience calming down disputes. Ms. Gregory

requested that Mr. Doorn read all of the minutes and record of proceedings regarding the ponds and treatments on the PoincianaWestCDD.org website and based on the time and that the Board had not received Mr. Doorn's resume, Ms. Gregory requested this matter be deferred until the next meeting. A Resident pointed out that minutes were not being posted on the CDD website for several months. The field reports and financials, used to be posted, but were no longer being posted. Ms. Adams would investigate, but explained that typically agenda packages were posted on the website. Since the Board only met six times per year, it could be a few months before a set of approved minutes were posted. The November minutes were not posted, because they were being approved today. Dr. Masters was surprised that residents who never attended a CDD meeting, wanted to serve on the Board. Ms. Gregory pointed out that this was the largest amount of residents that they ever had at a meeting. *There was Board consensus to defer this item and Ms. Adams would post an additional recruitment notice and include the resumes for Mr. Laytham and Mr. Doorn and any other resumes that were received, on the next agenda.*

- **Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing (Item 9)**

Ms. Adams presented Resolution 2025-03, approving the Proposed Budget for Fiscal Year (FY) 2026 and setting the public hearing for July 16, 2025 at 9:30 a.m. in the Gator Room. The Proposed Budget was attached as an exhibit. There must be a quorum for this public hearing of at least three Board Members, as the public hearing must be noticed 28 and 29 days in the newspaper. No Board Member indicated an issue with attending this meeting. Approval of this resolution, authorized staff to transmit the Proposed Budget to Polk County, posting on the District's website and publishing the public hearing in accordance with Florida Statutes. When approving the Proposed Budget, the Board was not adopting it, but the cap on the operations and maintenance (O&M) assessment, could not be higher than what was set in the Proposed Budget. Fiscal Year 2026 runs from October 1, 2025 through September 30, 2026 and highlighted the following:

- In the Revenue section, *Special Assessments – Tax Collector*, was \$291,299, which was the same amount as FY 2025. There were 1,650 single-family units, with a gross amount per unit of \$186.57 per household. In order to balance the budget, there were surplus funds and interest income recognized.

- For *Administrative Expenditures*, the adopted amount for FY 2025 was \$119,792 and for Fiscal Year 2026, \$126,165 was proposed. It included a 3% increase for management fees, as well as other GMS fees information technology and website maintenance.
- *Dissemination*, the required reporting in accordance with SEC and Trust Indenture, had a 3% increase.

Ms. Gregory noted net assessments of \$291,299 and a 6% collection cost of \$18,594 and \$66,000 on the debt service side and questioned what it was for. Ms. Adams explained that the 6% collection accounted for the portion assessed by the county to place and collect CDD fees on the Tax Bill. The county charged a portion of what was being collected for the maintenance and debt fees on the Polk County Property Appraiser and Tax Collector, with the assumption that all property owners paid their Tax Bill early, in order to receive a 4% discount. The net assessment was the portion retained by the District and the gross amount was on the property Tax Bill. It was based on what was proposed but could change based on Board Member input. Ms. Gregory pointed out at some point in time, there would be engineering fees and engineering property conveyance for 19A and 19B, but they did not have property conveyance anymore. Ms. Adams explained that a general engineering fee was being proposed for all expenses attributed to engineering. This line item was zeroed out, as they were not anticipating any property conveyance in the next fiscal year. Ms. Gregory wanted to split out all costs to Taylor Morrison, as there would be legal fees for the collection of damages on Pond 19A. Mr. Clark stated that he opened a separate file number and was segregating his expenses. Ms. Gregory received a bill yesterday, which included many 19A expenses. Mr. Clark would reallocate them for purposes of recovering the money. Ms. Adams would do the same for the engineering expenses.

Ms. Gregory requested one sheet with all of these expenses and asked if there would be an additional bill from the District Engineer when she reviewed the estimates. Ms. Adams confirmed that there would be an additional bill, but the work would be completed in this fiscal year and would not need to be budgeted for FY 2026. Ms. Gregory pointed out that for *Printing & Binding*, the accruals through 9/30/24 was \$5,000. Ms. Adams believed that this was the insurance line item. Dr. Master recalled that the printing cost was \$500 and insurance was \$5,000. Ms. Adams would confirm that it was correct for the final version. Ms. Gregory did not want to approve a budget with errors and 3% increases. Ms. Adams had an electronic copy of the

budget, showing \$5,208 for *Insurance* and \$372 for *Printing & Binding* for the end of the year. Ms. Gregory noted that the actual accruals were incorrect, as it was \$5,000 as of 9/30/24. Ms. Adams explained that this was the number for 2024 but would investigate. The Board was not tied to the budget, as they would only be setting the cap on the assessments; however, it was important for the Board to approve the Proposed Budget prior to June 15th, to be in compliance with Florida Statutes and to put the assessments on the Property Tax Bill. Ms. Gregory pointed out that the Proposed Budget numbers, as far as she was concerned, were going down and not up. Ms. Adams indicated that this could be balanced by increasing *Contingency* or another line item, in order to keep assessments, the same.

- *Field Services* had a proposed 3% increase. Mr. Blanco was in contact with service providers regarding continued service. The Board requested letters in the agenda package from any vendor who requested cost increases for the upcoming fiscal year.
- The total Proposed Budget for 2026 was \$219,606, with total expenditures and total revenues being balanced. Based on a Board request, a projected Fund Balance Analysis was included in the budget.
- In the Debt Service Fund Balance, the assessment was imposed at the time that the bond was issued. The Board did not have the ability to change this amount, but when adopting the budget in July, they were authorizing collection of the debt fees on the Tax Bill for FY 2026.
- According to a table showing the number of units that had not yet paid off the debt service, there were 1,601 single-family and residential units. The gross annual amount for the debt service fee, were the costs of the infrastructure, as residents would be paying \$686.58 per unit, to pay back the bond. There were two bond series, 2017 R1 and R2 and principal and interest payments that were scheduled in November and May, based on Amortization Schedules that were attached to the budget. The last payment would be made in 2037.

Ms. Gregory noted that the aquatic midge management company wanted a 6% increase. Mr. Blanco indicated that Ms. Cherrie Jackson of Clarke Midge Control could not make it to the meeting, but spoke briefly with her Supervisor, who informed him that it was due to chemicals and an increase in fuel. They were supposed to provide a letter of explanation. Ms. Gregory

pointed out that Aquatic Control Maintenance and Aquatic Midge Maintenance increased by 4% and 6% respectively, which she understood, but there should not be an increase for landscaping, as the price of gasoline was down, but wanted something other than an automatic increase. Ms. Adams requested approval of the Resolution, with a level assessment, setting the public hearing for July 16, 2025 at 9:30 a.m. at this location.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor Resolution 2025-03 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing for July 16, 2025 at 9:30 a.m. at this location was adopted.

- **Staff Reports – District Manager** (*Item 13C*)

Ms. Adams reported at the last meeting, there was a request from the Board to consider using ACH, versus issuing checks. As a result of that direction, GMS' accounting team reached out to all vendors on February 3rd and 4th. Some of the vendors complied and provided their electronic payment information, which the accountants were implementing. Ms. Adams had another item to report on for informational purposes. The Poinciana CDD Board considered amending their policies regarding use of the stormwater system, which currently prohibit golf cart access and boating. Poinciana CDD was considering allowing certain areas to be authorized for fishing. This CDD Board was not compelled to do so and staff was not recommending any action, but Ms. Adams wanted the Board to be aware of it, as Solivita in many ways functions as one community. A policy allowing fishing was presented to the Poinciana CDD Board at last month's meeting, which included many cautions and warnings about the risks, as the stormwater system was designed as a utility, not designed for recreational use, as there were steep banks, alligators and polluted water. Therefore, it was use at your own risk. However, the District's insurance company recommended designating certain areas for fishing, if they wanted to allow fishing in the stormwater ponds. As a result, field staff was evaluating certain areas that had open access, that were not behind residential homes. Mr. LaRue recalled that fishing was allowed in the ponds. Ms. Adams confirmed that the Poinciana CDD and Poinciana West CDD policies did not allow fishing, but the Wildlife Club requested that the Poinciana CDD work with the Fishing Club to provide some guidelines. This CDD Board was not required to do anything, but she

would be happy to provide the policies for further clarification, as well as the steps that the Poinciana CDD Board were taking to consider allowing fishing.

i. Approval of Check Register (Item 13Ci)

Ms. Adams presented the Check Register for January 1, 2025 through February 28, 2025 in the amount of \$155,448.01, which included the detailed invoices and Check Run Summary. The most significant expense was the transmittal of tax receipts for debt service to US Bank, for the debt service portion that was transmitted to US Bank for the Trustee to manage. Mr. LaRue asked if this check would become ACH. Ms. Adams stated it depends on whether US Bank provided their electronic information. If vendors provided their ACH information, the accountants could process it that way. Thus far, five vendors responded. Ms. Gregory felt that everyone needed to be on ACH or it was like living in the 1990s. Mr. LaRue asked if there was a way to encourage vendors to provide their ACH information. Dr. Master suggested not sending them a check. Ms. Adams indicated there were Prompt Payment Policies that GMS was required to abide by, but there were two vendors that did not provide a response and would follow up with them. Mr. Clark pointed out that his firm was in the middle of transitioning to accounting software, which would enable them to work with ACH transmittals in the future.

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

ii. Financials (Item 13Cii)

Ms. Adams presented the Unaudited Financials through the end of February 28, 2025, which were included in the agenda package. There was a notation of the investment of Surplus Funds in the State Board of Administration (SBA) account, which was the Florida Government Coop investment pool, as well as the money market account investments and 12-month CD product investment. The CDD was 93% collected on assessments for FY 2025, as of the end of February and would be 100% collected at the end of the fiscal year, after tax certificate sales were sold, for owners who did not pay their Tax Bills at the end of March. They were starting to parse out the pond damage invoices for tracking purposes and could do the same for the engineering invoices. Ms. Gregory suggested changing the line item to "Pond Damage." Ms. Adams reported that the Board did an excellent job of controlling expenses, as the prorated budget year-to-date for administration was \$55,607 and actual spending was \$51,947. Likewise,

the prorated budget year-to-date for field expenses was \$93,377 and actual spending was \$72,827.

Ms. Adams presented the current Investment Summary, which were part of the financials. She was asked by the Chair to check on the current CD rates, which she obtained yesterday. When CDs had such an attractive interest rate, Dr. Master suggested using a ladder approach, with continuously repurchasing CDs, in order to maximize interest earnings. At this point in time, the best rate that was offered for the 12-month CD, was 3.5%, for a minimum of \$150,000. The rate for a 7-month CD was 3.9%. The rates for the 11 and 12-month CDs were the same. Dr. Master questioned the rate for the large Prime pool. Ms. Adams indicated that Florida Prime was running 4.53%. Ms. Gregory voiced concern on the Bank United *0859 account, the 12-month CD that was due in July, was earning 4.402%, but in November of 2024, the 12-month CD was earning 4.5% and 5.5% in January and asked if it was a flexible or fixed-rate CD. Ms. Adams confirmed that it was a fixed-rate CD, but there was a past error reported on the unaudited financials and requested the certificate from the accountant, along with the Investment Summary, so she could double check the interest rate, as the current rate was 4.402%. Ms. Gregory pointed out that there was a \$534,000 money market at Bank United and recalled that Dr. Master wanted to do a 7-month CD at 3.9%. Ms. Adams indicated that she reached out to the accountant yesterday to analyze the amount of Surplus Funds and would provide this information.

Ms. Gregory asked if the money market at Bank United was earning 4.06%. Ms. Adams applied affirmatively, which was competitive with the CD. Ms. Gregory questioned the number of payments. Ms. Adams confirmed that at the end of February, they were at 93% collected. Ms. Gregory asked if they had enough cash for any other purposes. Ms. Adams indicated that they want to keep at least three months of funds in the general fund, but the accountant could perform a cashflow analysis, to determine the amount to reinvest and questioned whether the Board wanted those funds in a money market, CD or SBA. Ms. Gregory had some concerns, as there was commercial paper, but suggested raising Florida Prime up to \$100,000 and leaving the other \$500,000 in the money market. Dr. Master agreed. Ms. Adams would coordinate with accounting to increase the investment in the SBA up to \$100,000 and move any of the other Surplus Funds from the General Fund to the money market account.

FIFTH ORDER OF BUSINESS**Approval of Minutes of the January 15, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 15, 2025 Board of Supervisors Meetings, which were included in the agenda package and reviewed by District management staff and District Counsel. The Board had no changes to the minutes.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Minutes of the January 15, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS**Review of Pond 19A Damages Memorandum**

- A. Timeline of Events**
- B. De-watering Permit**
- C. Engineer's Report**
- D. Certified Mail to Taylor Morrison et. Al**
- E. Status of Repair Proposals**

Mr. Clark recalled that the Board asked staff to investigate what was occurring on Pond 19A and to obtain a copy of the dewatering permit. The representative wanted him to pay \$1,500 to locate the permit, but he was able to find it, easily, which was attached to the memorandum. Buried down where the maps were in the permit, there was an exhibit that included a zone of influence for the Dewatering Project, which included all or most of Pond 19A, meaning that Taylor Morrison was aware of the potential for this damage to occur, should have been looking out for it and should have informed the CDD what they were doing and that this potential was there. They certainly should not have come onto CDD property without discussing it with the Board. The permit was clear and the general property law was pretty clear that Taylor Morrison was obligated to repair it and pay for the cost of the damage. As a result, he wrote a letter to all parties, but before it was sent, he had correspondence with the manager and attorney for Taylor Morrison, Jere Earlywine, who handled the property transfer issue. They had no knowledge of what occurred and Mr. Clark sent the certified letters, but there had been no response as of this date. Ms. Leo prepared her report and obtained proposals from some vendors but found the scope of work to be insufficient. Further direction was provided, resulting in the two proposals that were received.

Dr. Master left the meeting.

Ms. Adams confirmed that two proposals were received: one from Solitude and the one from Gary's Grading. Solitude was the District's current service provider for pond maintenance services and were already contracted to do work for the Poinciana West Community Development District. The proposals were reviewed by Ms. Leo, who confirmed that these were equivalent proposals and both vendors were qualified to perform the work. The second proposer, Gary's Grading, successfully completed a project for another local CDD on a similar excavation project. Both vendors were known to do good work and deliver good services. Mr. Blanco worked with the vendors on the scope that Ms. Leo provided. Mr. Blanco recalled that Solitude completed an erosion repair on Pond E3 for the Poinciana CDD, late last year and received nothing but glowing reviews from the residents. Solitude took responsibility for any damages on resident's lawns, prior to them leaving the site. Mr. LaRue asked if Mr. Rayl had any input. Mr. Rayl had not reviewed the proposals in any detail. Ms. Adams pointed out that the scope was apples-to-apples, but there was some difference in cost, as Gary's Grading out of St. Cloud, proposed \$10,200 and Solitude proposed \$12,410. If the contract was awarded to Solitude, there was already a contracted agreement and the work could proceed, but if it was awarded to Gary's Grading, there must be a legal agreement, in order to perform the work. Ms. Gregory preferred Solitude, as they were already onsite and there was not much of a difference in price.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the proposal with Solitude for erosion work in the amount of \$12,410 was approved.

Mr. Clark preferred to have a separate agreement, even though Solitude was an existing vendor, since the District was seeking reimbursement from Taylor Morrison. Ms. Gregory thanked Mr. Clark for providing the memorandum and letter and for all of his hard work. Mr. LaRue agreed, as it was an excellent approach. Mr. Clark appreciated it.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Agreement with Polk County Property Appraiser

Ms. Adams presented a Non-Ad Valorem Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package, in order for the District

to utilize the Polk County Tax Roll for the collection of CDD fees Fiscal Year 2026. It was an annual agreement and staff recommended approval.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the Non-Ad Valorem Agreement with Polk County was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services with Rayl Engineering

Ms. Adams recalled that the Board recently solicited a Request for Qualifications (RFQ) for engineering services. Ultimately the Board selected Rayl Engineering and their proposed form of agreement was included in the agenda package. Mr. Clark recommended approval, as it was a form of agreement that he used for a number of years for engineering services and was somewhat general in nature, but did include some language dealing with bonds, which might be required at some point in the future.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the Agreement for Professional Engineering Services with Rayl Engineering was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

This item was discussed.

TENTH ORDER OF BUSINESS

Review of Stormwater Pond Educational Handout

Ms. Adams presented a Stormwater Pond Educational Handout, which was included in the agenda package and provided for informational purposes. It would hopefully help residents understand why there was vegetation around the perimeter of certain ponds and the benefits of having littoral plantings. It included a picture of a pond that had littoral plantings. Mr. LaRue questioned who planted them. Ms. Adams indicated that the Poinciana CDD had littoral plantings on different ponds on a trial basis, to see what plants were the most adaptive and selected Spikerush, Duck Potato and Pickerelweed, because they were low profile plants that

tended to do well with water fluctuations. There were some attractive flowers on the Duck Potato and Pickerelweed and people tended to like the flowers, as they attracted pollinators. They were implementing this on a phasing in approach. Mr. Blanco confirmed that this was a project that they worked on a couple of months ago for Poinciana and wanted to extend it to Poinciana West. To answer the Chair's comment if they were actively putting plants within Poinciana West CDD ponds, it was definitely something that he could look into for specific ponds that may need littoral plantings and would include it in his Field Manager's Report moving forward. If the Board wanted to pursue a proposal to include plantings within specific ponds, he could obtain one. Mr. LaRue questioned the benefit of having littoral plantings. Mr. Blanco explained that littoral plantings were a method of preventing erosion and provided a habitat for smaller fish, to assist with algae control and improve the water quality of the pond. They also help provide clear water within the ponds, and they look aesthetically pleasing when the flowers bloom.

Mr. LaRue recalled discussion three to four months ago about the ponds growing out and the Board wanting to maintain 3 to 4 feet, but Mr. Blanco indicated the littoral plantings would be planted 3 to 5 feet from the bank and believed that was too far out, in order to maintain the 3-to-4-foot perimeter. Mr. Blanco explained that littoral plantings were planted further than edge grasses, as it helped with establishing a habitat, as well as provide erosion prevention. Mr. LaRue asked if they tended to grow towards the bank or out towards the pond. Mr. Blanco confirmed that they grow more towards the bank, as shown in the picture for Pond F5, where the littoral plantings were established and did not grow further out. They would never have littoral plantings that go further into the middle of the pond. Mr. Rayl indicate that littoral plantings provide nutrient uptake, which helped the water quality. For decades, the Southwest Florida Water Management District's (SWFWMD) primary method of design for wet ponds, was to have a littoral shelf that would fluctuate in within a maximum of 2 feet deep of the normal water condition. There was also a restriction on how much the water could rise above it, but in deeper depths. the plants would not thrive or survive. Ms. Adams pointed out that the Stormwater Pond Educational Handout was useful to residents and would be widely distributed at the upcoming Earth Day event. At the Poinciana CDD meeting, a resident requested that field staff make a presentation to the Landscape Committee on some of the maintenance strategies with edge grasses and littoral plantings.

ELEVENTH ORDER OF BUSINESS**Review of Drain Installation Application**

Ms. Adams recalled at the July meeting, the Board adopted an application process, whereby if someone was installing a drain line from their gutter to the drain and it would terminate on CDD property, residents must obtain permission, in order for the drain to terminate on CDD property. There would be a form of agreement for the installation and maintenance of the drain line and Drainage Improvement Installation Application, which was included in the agenda package, along with a diagram. However, at that same meeting, there was a request for more specificity on the depth and slope for the drain line to be installed. The recommendation was for a 4-inch popup emitter, so that the water was diffused and did not cause erosion. Mr. LaRue questioned the \$100 application fee. Ms. Adams indicated that it would help to cover engineering expenses for review and recording the agreement. No Board action was required.

TWELFTH ORDER OF BUSINESS**Presentation of Draft Financial Audit Report for Fiscal Year 2024**

Ms. Adams presented a representation letter from Grau & Associates, which was included in the agenda package. The full audit from September 30, 2024, was provided to the Board under separate cover. As a Florida special purpose government, CDDs were required to undergo an annual independent audit, which was due to be filed with the State of Florida each year by June 30th. It was a clean audit, as the auditor noted no deficiencies with the District's financial records, no findings, no recommendations and no conditions of a financial emergency. The Board did not approve the audit, as it was an annual independent audit, but typically there was a motion to accept it. Ms. Gregory noted on Page 24, there was a highlighted section where eight independent contractors were compensated and there independent contractor compensation of \$604,000 and questioned what comprised it, as there were only a handful of contractors and they did not have \$600,000 worth of compensation. Ms. Adams would confirm the information for the highlighted section.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the Fiscal Year 2024 Audit Report, subject to the District Manager answering Ms. Gregory's question was accepted.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. Engineer

Mr. Rayl evaluated the drain installation for downspouts to be dragged out into the CDD pond and questioned whether there was a provision in the agreement for inadvertent damage to the popup emitters or any part of the pipe by CDD staff or lawn maintenance crews. Mr. Clark believed that there was one but would review the agreement again. Mr. Rayl pointed out that there was a minimum of 3 feet where the normal waters run and were two lines and asked if residents were required to extend them close to the lake or prefer stopping the popup emitter further up the bank, if there was a hydraulic relief and if that was an option. Ms. Gregory did not know that residents get that option, as everything that had a cap on it in Solivita, was subject to being run over and destroyed by the lawn maintenance people. However, there was a 6-foot easement that belonged to the CDD and if it was damaged, questioned whether the CDD must pay for it. Ms. Adams believed that the language in the agreement puts the onus on the residential property owner. Mr. Clark pointed out that Paragraph 4 in the agreement, specified that the right to do this work was a privilege, does not create any rights and was done at the owner's risk and the District would not repair or replace if there was any damage to it. Mr. Rayl asked if the CDD owned to the top of bank in a maintenance berm. Ms. Adams confirmed that was the case and each application would be reviewed by the District Engineer. Therefore, if there were certain conditions in one location and the District Engineer recommended a variance, there was some ability to make those field changes. Mr. Clark pointed out that this was the purpose of the review process.

C. District Manager

- i. Approval of Check Register**
- ii. Financials**

These items were discussed.

D. Field Manager's Report

- i. Field Manager's Report**
- ii. Pond Maintenance Report**
- iii. Midge Management Report**
- iv. Customer Complaint Log**

v. Consideration of Installation of “Beware of Wildlife” Signs near Pond 19A and 19B

Mr. Blanco presented the Field Manager, Pond Maintenance and Midge Management Reports and Customer Complaint Log, which were included in the agenda package. GMS staff continued to review all CDD landscaping areas throughout the District, including the dry ponds. Several ponds were continuing to experience low water levels, due to the dry season and some edges being exposed, as well as Dollar Weeds growing by the edges, which he informed Solitude about and they would schedule treatment. Most of the algae blooms that were identified during February's fertilization by the HOA, were treated. The littoral plantings were thriving during the dry months, as most of the Duck Potatoes and Pickleweeds have started to bloom. A large traffic cone was removed from Pond P19B. Staff continued to review all of the landscaping areas throughout District ponds, including the dry ponds. It remained in satisfactory standards, with clean and tidy pond tracts at the end of resident property lines and pond banks at appropriate height levels. Field staff was mowing some of those pond banks prior to the start of dry season, in preparation for the Spring rain. They were not fighting against chaotic edge grasses, but would have a better grasp of it, once they start growing into that 3 to 4 foot and then they could treat it and not let it grow wild during the Summer. The dry ponds have been serviced with some areas that have held more water than others, which was scheduled for string trimming with Floralawn.

Mr. Blanco reported that staff also continued to monitor the restorative progress of P19A. Sod was laid during the first repair of the eroded areas on the resident side. It had established and was greener than anticipated during the dry season. Weeds that were previously mowed, were showing signs of growth and Floralawn was scheduled to mow that area again, prior to the start of the work that was approved. Water levels stabilized and were currently several inches higher than in reported in January. An alligator was present during his review, with no wildlife signs present on Ponds 19A and 19B and he presented a proposal for two signs on both ponds. Field Staff would continue to monitor the ponds, until the Spring rain fills the pond back to normal water levels. Ms. Gregory asked if the signs were recommended after Mr. Blanco noticed the alligator or before. Mr. Blanco confirmed that it was after he noticed the alligator. Ms. Gregory pointed out that there were no signs; however, there were signs at the main sidewalks in Solivita. Ms. Adams indicated that Ms. Gregory's recollection was correct, as the District's insurance provider identified places that they deemed an attractive nuisance, where there was open access to the pond or locations where people would likely access the pond. Ms. Adams explained that

she brought this to the Board's attention, in an abundance of caution, due to the sighting of the alligator and people accessing the pond. Ms. Gregory asked if this pond had a great deal of traffic. Ms. Mary Ann Bull, who lived on Pond 19A, did not see much traffic, as the sidewalk abutting it, goes to nowhere. A resident pointed out that this area was a major nesting area, but normally no one ever goes back there. Ms. Adams indicated the Board did not have to take any action. Ms. Gregory wanted the Pond 19A erosion repairs and the demand letter to the resident, to be taken care of first, but if at any time, the residents wanted to install signs because there were alligators, they needed to call her.

Mr. Blanco reported that a cluster of Cypress trees on a CDD tract on Pond P1, was reportedly encroaching the foundation of a home on Indian Wells Ave. Field staff reviewed it and confirmed that there were roots close to the home and requested a proposal from Floralawn, but they did not provide it to him on time for this meeting. However, as soon as he received it and the one for capping the trees, he would provide it to the Board for future consideration. Ms. Gregory questioned the length of the roots. Mr. Blanco confirmed that they were close to the pavers. A picture was included in his report. Ms. Gregory asked if they were going to pull out the trees and fill with dirt. Mr. Blanco indicated that they would be flush cut to kill any growth. Ms. Gregory questioned whether a resident planted the trees. Mr. Blanco was informed by the resident, that they were planted by Taylor Morrison, but did not believe so, as they were not the prettiest looking trees and the resident was not a fan of them. Ms. Adams pointed out if it was time sensitive, there was the option of the Chair approving things outside of the meeting and then bringing it back to the Board to ratify. Ms. Gregory offered to look at it. Mr. LaRue requested that staff rotate the Complaint Log and enlarge it.

- **General Audience Comments** (*Item 11*)

Ms. Katherine Souza of 184 Olympus Way questioned the Licensing Agreement that was voted on back in November for the fencing at the San Clemente west gate. Ms. Gregory recalled that there was a License Agreement, but since then, she sent an email to Mr. Carl Warren, requesting a meeting, as she was questioning whether the fence would solve the problem. In her opinion, they should start with a plan to provide more security, discuss all options and the best way to spend their dollars, instead of piecemealing it. If there was going to be a grand plan, Ms. Gregory was all for of it but not doing something in the next week versus a couple of years from

now. The new St. Moritz security contract and their presentation was excellent and was a great idea, but there needed to be something more than spending \$97,000 on this one area, when evidently there problems, as there were many open areas. The question was whether they were going to allocate a little bit at a time or devise a grand plan and cut it back. Ms. Souza pointed out they did not do a long-range plan because if there was one proposal, everyone would be upset and would want a fence. Mr. Carl Warren of 549 Genoa Drive did not want to be confrontational and understood Ms. Gregory's personal view. A plan was submitted to the HOA, which was reviewed by the Finance Committee, but yet to be approved by the HOA Board. Ms. Gregory recalled informing Ms. Souza that she was not signing the License Agreement, because of the cost and the fact that there would be an expensive gate and fence at a sidewalk that goes nowhere. This was her personal opinion, which had nothing to do with the CDD. Ms. Souza pointed out that the CDD Board voted in November to accept their proposal, but she was taken aback at Ms. Gregory turning around and saying that she personally did not like it and would not sign the License Agreement. Ms. Gregory clarified that she wanted additional reviews, as the cost was \$97,000. Mr. Warren pointed out that the \$97,000 had no relevancy to the acceptance of that agreement, but if the fence encroached within CDD property and created some concern, this was a Poinciana West CDD concern and anything beyond the CDD boundary, would not be a concern for the HOA Board of Directors and their committee to address. Ms. Adams pointed out that if the license agreement was still under review it could be added to the next CDD Board meeting agenda as a review item. Ms. Gregory agreed and offered to get back to Ms. Souza.

Ms. Susan Godlewski of 658 Irvine Road understood that because the ponds were built with non-tax bonds, residents and the general public were allowed to fish, but there was a rule that fishing was not allowed, which she never heard before. The last approved minutes that were posted online, was May 15, 2024 and questioned whether the minutes have since then been provided to Ms. Adams to post them. Ms. Adams would investigate. Ms. Godlewski recalled in the past, the full agenda package was available online during the meeting, so residents could pull them up on their cellphone and follow along. Ms. Adams would verify this. Ms. Godlewski lived in Alta Vista and the area across from Cypress Parkway was being built and already the Osceola County crime reports were reporting crimes committed several times per week, which residents were concerned about. In the past they never had a problem with people coming through the pedestrian gate, but now there was an issue. Mr. LaRue pointed out that installing a pedestrian

gate at the San Clemente gatehouse, would provide more relief, if one door was being monitored and people could not walk in and out.

Ms. Mary Ann Bull, who lived on Pond 19A, asked if the policy that was amended regarding the fishing, was for Solivita or Poinciana residents. Ms. Adams explained that the Board only controlled policies within the CDD boundaries. Ms. Bull had no personal issue with the Fishing Club, as there was approval for catch and release fishing, which she was fine with, but wanted to clarify that residents were the ones fishing and not the outside public and questioned where 19A was. Ms. Gregory indicated it was all the way to the Parkway gate, but there was an open area all the way to Cypress Parkway, which people were accessing, including Taylor Morrison, to bring in their equipment. Ms. Souza recalled when she was Chair of the HOA, she presented a proposal to fence in the entire side, but they wanted to do it in stages. There was also a section by the RV park, that also needed to be fenced in. Ms. Bull preferred having aluminum fencing that had spikes on the top. Ms. Bull questioned the meaning of dewatering. Ms. Gregory explained that it would take water out of the pond. Mr. LaRue indicated that huge pumps would be used to dewater down to 32 feet below ground level, to allow for digging out of the pond. Ms. Bull pointed out that the proposals assumed there would be Spring and Summer rains to fill the ponds and not pumping back the water. Mr. Rayl confirmed when the dewatering operations cease, the groundwater levels would recover under normal conditions.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**General Audience Comments**

This item was discussed.

TWELFTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – May 21, 2024; The Gator Room

Ms. Adams stated that the next meeting was scheduled for May 21, 2025 at 9:30 a.m. in The Gator Room.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION VI

SECTION A

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Poinciana West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set July 16, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025/2026 and/or revised projections for Fiscal Year 2025/2026.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Poinciana West Community Development District for the Fiscal Year Ending September 30, 2026", as adopted by the Board of Supervisors on July 16, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Poinciana West Community Development District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sum of _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously

approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 16th day of July, 2025.

ATTEST:

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

Secretary

By: _____

Its: _____

Poinciana West
Community Development District

Approved Proposed Budget
FY 2026



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Poinciana West
Community Development District
Proposed Budget
General Fund

	Actuals Thru 9/30/23	Actuals Thru 9/30/24	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
Revenues							
Special Assessments - Tax Collector	\$ 293,698	\$ 295,613	\$ 291,299	\$ 291,704	\$ -	\$ 291,704	\$ 291,295
Property Conveyance Fees	15,000	37,900	-	-	-	-	-
Interest	11,505	1,689	20,000	20,758	7,000	27,758	15,000
Miscellaneous Revenue	314	200	-	3,857	-	3,857	-
Carry Forward Balance	16,206	-	32,549	-	46,242	46,242	61,123
Total Revenues	\$ 336,723	\$ 335,402	\$ 343,848	\$ 316,319	\$ 53,242	\$ 369,561	\$ 367,418
Expenditures							
<u>Administrative</u>							
Supervisors Fees	\$ 2,200	\$ 3,600	\$ 6,000	\$ 1,800	\$ 400	\$ 2,200	\$ 6,000
FICA Expense	168	275	459	138	31	169	459
Engineering	5,565	3,202	15,000	2,763	2,500	5,263	15,000
Attorney	9,270	12,957	20,000	12,362	6,181	18,543	25,000
Attorney - Pond Damage	6,200	-	-	6,250	2,500	8,750	-
Arbitrage	450	450	450	450	-	450	450
Dissemination	3,750	3,500	3,675	2,450	1,225	3,675	3,785
Annual Audit	3,425	3,650	3,800	3,400	-	3,400	3,500
Trustee Fees	4,256	4,256	4,256	4,256	-	4,256	4,256
Assessment Administration	5,000	5,000	5,250	5,250	-	5,250	5,250
Management Fees	40,000	41,200	43,260	28,840	14,420	43,260	44,558
Information Technology	1,238	1,238	1,300	867	433	1,300	1,339
Website Maintenance	825	825	867	578	289	867	893
Postage	666	795	750	829	415	1,244	1,000
Printing & Binding	581	122	800	143	72	215	500
Insurance	3,650	5,200	5,500	5,200	-	5,200	5,500
Legal Advertising	2,932	1,760	2,500	873	1,500	2,373	2,500
Other Current Charges	837	4,462	2,400	1,323	662	1,985	2,400
Office Supplies	38	64	200	35	80	115	200
Property Appraiser	3,099	3,099	3,100	-	3,100	3,100	3,100
Dues, Licenses & Subscriptions	175	175	175	175	-	175	175
Total Administrative	\$ 94,325	\$ 95,830	\$ 119,742	\$ 77,982	\$ 33,806	\$ 111,788	\$ 125,865
<u>Operations & Maintenance</u>							
Field Services	\$ 10,300	\$ 10,609	\$ 11,140	\$ 7,427	3,714	\$ 11,141	\$ 11,474
Landscape Maintenance	59,070	65,188	68,449	44,304	22,152	66,456	69,476
Aquatic Control Maintenance	59,897	67,194	69,210	46,588	23,294	69,882	72,677
Aquatic Midge Maintenance	26,270	26,512	27,307	18,205	9,103	27,308	28,946
R&M Plant Replacement	-	-	3,000	-	1,500	1,500	3,000
Storm Structure Repairs	-	-	10,000	-	3,630	3,630	10,000
Contingency	-	395	20,000	529	10,000	10,529	30,980
Capital Outlay	-	-	15,000	6,205	-	6,205	15,000
Total Operations & Maintenance	\$ 155,537	\$ 169,898	\$ 224,106	\$ 123,258	\$ 73,392	\$ 196,650	\$ 241,553
Total Expenditures	\$ 249,862	\$ 265,728	\$ 343,848	\$ 201,240	\$ 107,198	\$ 308,438	\$ 367,418
Excess Revenues/(Expenditures)	\$ 86,861	\$ 69,674	\$ -	\$ 115,079	\$ (53,956)	\$ 61,123	\$ -

Net Assessments	\$ 291,295
Collection Cost (6%)	18,593
Gross Assessments	\$ 309,889

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	1650	\$186.57	\$307,836
Recreational	11	\$186.57	\$2,052
	1661		\$309,889

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>\$ 69,674</u>
Projected Ending Fund Balance	<u><u>\$ 796,689</u></u>

FY 2025 Estimated Ending Fund Balance

Actual Beginning Fund Balance	\$ 796,508
Less: cash to balance budget	
Plus: projected excess revenue	<u>\$ 61,123</u>
Projected Ending Fund Balance	<u><u>\$ 857,631</u></u>

FY 2026 Estimated Reserves (Ending Fund Balance)

Operating Reserve (3 months)	\$ 91,855
Unreserved Fund Balance	<u>\$ 765,776</u>
	<u><u>\$ 857,631</u></u>

Poinciana West
Community Development District
Proposed Budget
Debt Service Fund Series 2017 A-1 & A-2

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
	FY2025	5/31/25	4 Months	9/30/25	FY 2026
Revenues					
Assessments - Tax Collector	\$ 1,040,361	\$ 1,039,218	\$ 1,143	\$ 1,040,361	\$ 1,040,361
Assessments - Prepayments	-	5,762	-	5,762	-
Interest	-	23,579	1,500	25,079	-
Carry Forward Surplus	338,409	350,114	-	350,114	295,448
Total Revenues	\$ 1,378,770	\$ 1,418,673	\$ 2,643	\$ 1,421,316	\$ 1,335,809
Expenditures					
Administrative					
Property Appraiser	\$ 11,200	\$ -	\$ 11,068	\$ 11,068	\$ 11,200
Series 2017 -1					
Interest - 11/1	157,071	157,071	-	157,071	148,427
Special Call - 11/1	-	10,000	-	10,000	-
Principal - 5/1	465,000	465,000	-	465,000	480,000
Interest - 5/1	157,071	156,863	-	156,863	148,427
Special Call - 5/1	-	15,000	-	15,000	-
Series 2017 -2					
Interest - 11/1	55,504	55,504	-	55,504	50,032
Special Call - 11/1	-	5,000	-	5,000	-
Principal - 5/1	110,000	110,000	-	110,000	110,000
Interest - 5/1	55,504	55,362	-	55,362	50,032
Special Call - 11/1	-	85,000	-	85,000	-
Total Expenditures	\$ 1,011,350	\$ 1,114,800	\$ 11,068	\$ 1,125,868	\$ 998,118
Excess Revenues/(Expenditures)	\$ 367,420	\$ 303,873	\$ (8,425)	\$ 295,448	\$ 337,691

Series 2017 R-1	
Interest - 11/1/26	139,787

Series 2017 R-2	
Interest - 11/1/25	47,076

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
AMORTIZATION SCHEDULE
Debt Service Series 2017 -1

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 8,175,000	3.250%	\$ 460,000	\$ 164,584	\$ -
11/01/24	7,715,000	3.250%	10,000	157,071	791,655
05/01/25	7,705,000	3.500%	480,000	156,827	
11/01/25	7,225,000	3.500%	-	148,427	785,254
05/01/26	7,225,000	3.600%	480,000	148,427	
11/01/26	6,745,000	3.600%	-	139,787	768,214
05/01/27	6,745,000	3.700%	495,000	139,787	
11/01/27	6,250,000	3.700%	-	130,629	765,416
05/01/28	6,250,000	3.750%	515,000	130,629	
11/01/28	5,735,000	3.750%	-	120,973	766,603
05/01/29	5,735,000	4.000%	535,000	120,973	
11/01/29	5,200,000	4.000%	-	110,273	766,246
05/01/30	5,200,000	4.125%	560,000	110,273	
11/01/30	4,640,000	4.125%	-	98,723	768,996
05/01/31	4,640,000	4.125%	580,000	98,723	
11/01/31	4,060,000	4.125%	-	86,761	765,484
05/01/32	4,060,000	4.125%	605,000	86,761	
11/01/32	3,455,000	4.125%	-	74,283	766,043
05/01/33	3,455,000	4.300%	635,000	74,283	
11/01/33	2,820,000	4.300%	-	60,630	769,913
05/01/34	2,820,000	4.300%	660,000	60,630	
11/01/34	2,160,000	4.300%	-	46,440	767,070
05/01/35	2,160,000	4.300%	690,000	46,440	
11/01/35	1,470,000	4.300%	-	31,605	768,045
05/01/36	1,470,000	4.300%	720,000	31,605	
11/01/36	750,000	4.300%	-	16,125	767,730
05/01/37	750,000	4.300%	750,000	16,125	766,125
TOTAL	\$ 8,175,000		\$ 2,607,793	\$ 10,782,793	

Poinciana West
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 -2

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 2,095,000	5.375%	\$ 105,000	\$ 58,334	\$ -
11/01/24	1,990,000	5.375%	5,000	55,504	223,839
05/01/25	1,985,000	5.375%	195,000	55,273	
11/01/25	1,790,000	5.375%	-	50,032	300,304
05/01/26	1,790,000	5.375%	110,000	50,032	
11/01/26	1,680,000	5.375%	-	47,076	207,108
05/01/27	1,680,000	5.375%	115,000	47,076	
11/01/27	1,565,000	5.375%	-	43,985	206,061
05/01/28	1,565,000	5.375%	120,000	43,985	
11/01/28	1,445,000	5.375%	-	40,760	204,745
05/01/29	1,445,000	5.375%	125,000	40,760	
11/01/29	1,320,000	5.375%	-	37,401	203,161
05/01/30	1,320,000	5.375%	135,000	37,401	
11/01/30	1,185,000	5.375%	-	33,773	206,173
05/01/31	1,185,000	5.700%	140,000	33,773	
11/01/31	1,045,000	5.700%	-	29,783	203,555
05/01/32	1,045,000	5.700%	150,000	29,783	
11/01/32	895,000	5.700%	-	25,508	205,290
05/01/33	895,000	5.700%	160,000	25,508	
11/01/33	735,000	5.700%	-	20,948	206,455
05/01/34	735,000	5.700%	170,000	20,948	
11/01/34	565,000	5.700%	-	16,103	207,050
05/01/35	565,000	5.700%	175,000	16,103	
11/01/35	390,000	5.700%	-	11,115	202,218
05/01/36	390,000	5.700%	190,000	11,115	
11/01/36	200,000	5.700%	-	5,700	206,815
05/01/37	200,000	5.700%	200,000	5,700	205,700
TOTAL	\$ 2,095,000		\$ 893,473	\$ 2,988,473	

Poinciana West
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance
Single Family	1650	1601	\$186.57	\$186.57	\$0.00	\$686.58	\$686.58	\$0.00	\$873.15	\$873.15	\$0.00
Recreational	11	11	\$186.57	\$186.57	\$0.00	\$686.58	\$686.58	\$0.00	\$873.15	\$873.15	\$0.00
Total	1661	1612									

SECTION B

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN
ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE**

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025/2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025/2026; and

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Polk County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit “B.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “B.”

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Polk County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “B.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Polk County Tax Collector and shall be collected by Polk County Tax Collector in the same manner and time as Polk County taxes. The proceeds therefrom shall be paid to the Poinciana West Community Development District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Poinciana West Community Development District.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

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

Assistant Secretary

By: _____

Its: _____

Exhibit A

Poinciana West ***Community Development District***

Approved Proposed Budget
FY 2026



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7	<u>Debt Service Fund Series 2017-1 & 2</u>
8	<u>Amortization Schedule Series 2017 -1</u>
9	<u>Amortization Schedule Series 2017-2</u>
10	<u>Assessment Schedule</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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
Revenues							
Special Assessments - Tax Collector	\$ 293,698	\$ 295,613	\$ 291,299	\$ 291,704	\$ -	\$ 291,704	\$ 291,295
Property Conveyance Fees	15,000	37,900	-	-	-	-	-
Interest	11,505	1,689	20,000	20,758	7,000	27,758	15,000
Miscellaneous Revenue	314	200	-	3,857	-	3,857	-
Carry Forward Balance	16,206	-	32,549	-	46,242	46,242	61,123
Total Revenues	\$ 336,723	\$ 335,402	\$ 343,848	\$ 316,319	\$ 53,242	\$ 369,561	\$ 367,418
Expenditures							
<u>Administrative</u>							
Supervisors Fees	\$ 2,200	\$ 3,600	\$ 6,000	\$ 1,800	\$ 400	\$ 2,200	\$ 6,000
FICA Expense	168	275	459	138	31	169	459
Engineering	5,565	3,202	15,000	2,763	2,500	5,263	15,000
Attorney	9,270	12,957	20,000	12,362	6,181	18,543	25,000
Attorney - Pond Damage	6,200	-	-	6,250	2,500	8,750	-
Arbitrage	450	450	450	450	-	450	450
Dissemination	3,750	3,500	3,675	2,450	1,225	3,675	3,785
Annual Audit	3,425	3,650	3,800	3,400	-	3,400	3,500
Trustee Fees	4,256	4,256	4,256	4,256	-	4,256	4,256
Assessment Administration	5,000	5,000	5,250	5,250	-	5,250	5,250
Management Fees	40,000	41,200	43,260	28,840	14,420	43,260	44,558
Information Technology	1,238	1,238	1,300	867	433	1,300	1,339
Website Maintenance	825	825	867	578	289	867	893
Postage	666	795	750	829	415	1,244	1,000
Printing & Binding	581	122	800	143	72	215	500
Insurance	3,650	5,200	5,500	5,200	-	5,200	5,500
Legal Advertising	2,932	1,760	2,500	873	1,500	2,373	2,500
Other Current Charges	837	4,462	2,400	1,323	662	1,985	2,400
Office Supplies	38	64	200	35	80	115	200
Property Appraiser	3,099	3,099	3,100	-	3,100	3,100	3,100
Dues, Licenses & Subscriptions	175	175	175	175	-	175	175
Total Administrative	\$ 94,325	\$ 95,830	\$ 119,742	\$ 77,982	\$ 33,806	\$ 111,788	\$ 125,865
<u>Operations & Maintenance</u>							
Field Services	\$ 10,300	\$ 10,609	\$ 11,140	\$ 7,427	3,714	\$ 11,141	\$ 11,474
Landscape Maintenance	59,070	65,188	68,449	44,304	22,152	66,456	69,476
Aquatic Control Maintenance	59,897	67,194	69,210	46,588	23,294	69,882	72,677
Aquatic Midge Maintenance	26,270	26,512	27,307	18,205	9,103	27,308	28,946
R&M Plant Replacement	-	-	3,000	-	1,500	1,500	3,000
Storm Structure Repairs	-	-	10,000	-	3,630	3,630	10,000
Contingency	-	395	20,000	529	10,000	10,529	30,980
Capital Outlay	-	-	15,000	6,205	-	6,205	15,000
Total Operations & Maintenance	\$ 155,537	\$ 169,898	\$ 224,106	\$ 123,258	\$ 73,392	\$ 196,650	\$ 241,553
Total Expenditures	\$ 249,862	\$ 265,728	\$ 343,848	\$ 201,240	\$ 107,198	\$ 308,438	\$ 367,418
Excess Revenues/(Expenditures)	\$ 86,861	\$ 69,674	\$ -	\$ 115,079	\$ (53,956)	\$ 61,123	\$ -

Net Assessments	\$ 291,295
Collection Cost (6%)	18,593
Gross Assessments	\$ 309,889

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	1650	\$186.57	\$307,836
Recreational	11	\$186.57	\$2,052
1661			\$309,889

Poinciana West
Community Development District
General Fund Budget

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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	
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Less: cash to balance budget	
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Operating Reserve (3 months)	\$ 91,855
Unreserved Fund Balance	<u>\$ 765,776</u>
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Poinciana West
Community Development District
Proposed Budget
Debt Service Fund Series 2017 A-1 & A-2

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Assessments - Tax Collector	\$ 1,040,361	\$ 1,039,218	\$ 1,143	\$ 1,040,361	\$ 1,040,361
Assessments - Prepayments	-	5,762	-	5,762	-
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Expenditures					
Administrative					
Property Appraiser	\$ 11,200	\$ -	\$ 11,068	\$ 11,068	\$ 11,200
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Interest - 11/1	157,071	157,071	-	157,071	148,427
Special Call - 11/1	-	10,000	-	10,000	-
Principal - 5/1	465,000	465,000	-	465,000	480,000
Interest - 5/1	157,071	156,863	-	156,863	148,427
Special Call - 5/1	-	15,000	-	15,000	-
Series 2017 -2					
Interest - 11/1	55,504	55,504	-	55,504	50,032
Special Call - 11/1	-	5,000	-	5,000	-
Principal - 5/1	110,000	110,000	-	110,000	110,000
Interest - 5/1	55,504	55,362	-	55,362	50,032
Special Call - 11/1	-	85,000	-	85,000	-
Total Expenditures	\$ 1,011,350	\$ 1,114,800	\$ 11,068	\$ 1,125,868	\$ 998,118
Excess Revenues/(Expenditures)	\$ 367,420	\$ 303,873	\$ (8,425)	\$ 295,448	\$ 337,691

Series 2017 R-1	
Interest - 11/1/26	139,787

Series 2017 R-2	
Interest - 11/1/25	47,076

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
AMORTIZATION SCHEDULE
Debt Service Series 2017 -1

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 8,175,000	3.250%	\$ 460,000	\$ 164,584	\$ -
11/01/24	7,715,000	3.250%	10,000	157,071	791,655
05/01/25	7,705,000	3.500%	480,000	156,827	
11/01/25	7,225,000	3.500%	-	148,427	785,254
05/01/26	7,225,000	3.600%	480,000	148,427	
11/01/26	6,745,000	3.600%	-	139,787	768,214
05/01/27	6,745,000	3.700%	495,000	139,787	
11/01/27	6,250,000	3.700%	-	130,629	765,416
05/01/28	6,250,000	3.750%	515,000	130,629	
11/01/28	5,735,000	3.750%	-	120,973	766,603
05/01/29	5,735,000	4.000%	535,000	120,973	
11/01/29	5,200,000	4.000%	-	110,273	766,246
05/01/30	5,200,000	4.125%	560,000	110,273	
11/01/30	4,640,000	4.125%	-	98,723	768,996
05/01/31	4,640,000	4.125%	580,000	98,723	
11/01/31	4,060,000	4.125%	-	86,761	765,484
05/01/32	4,060,000	4.125%	605,000	86,761	
11/01/32	3,455,000	4.125%	-	74,283	766,043
05/01/33	3,455,000	4.300%	635,000	74,283	
11/01/33	2,820,000	4.300%	-	60,630	769,913
05/01/34	2,820,000	4.300%	660,000	60,630	
11/01/34	2,160,000	4.300%	-	46,440	767,070
05/01/35	2,160,000	4.300%	690,000	46,440	
11/01/35	1,470,000	4.300%	-	31,605	768,045
05/01/36	1,470,000	4.300%	720,000	31,605	
11/01/36	750,000	4.300%	-	16,125	767,730
05/01/37	750,000	4.300%	750,000	16,125	766,125
TOTAL	\$ 8,175,000		\$ 2,607,793	\$ 10,782,793	

Poinciana West
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 -2

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 2,095,000	5.375%	\$ 105,000	\$ 58,334	\$ -
11/01/24	1,990,000	5.375%	5,000	55,504	223,839
05/01/25	1,985,000	5.375%	195,000	55,273	
11/01/25	1,790,000	5.375%	-	50,032	300,304
05/01/26	1,790,000	5.375%	110,000	50,032	
11/01/26	1,680,000	5.375%	-	47,076	207,108
05/01/27	1,680,000	5.375%	115,000	47,076	
11/01/27	1,565,000	5.375%	-	43,985	206,061
05/01/28	1,565,000	5.375%	120,000	43,985	
11/01/28	1,445,000	5.375%	-	40,760	204,745
05/01/29	1,445,000	5.375%	125,000	40,760	
11/01/29	1,320,000	5.375%	-	37,401	203,161
05/01/30	1,320,000	5.375%	135,000	37,401	
11/01/30	1,185,000	5.375%	-	33,773	206,173
05/01/31	1,185,000	5.700%	140,000	33,773	
11/01/31	1,045,000	5.700%	-	29,783	203,555
05/01/32	1,045,000	5.700%	150,000	29,783	
11/01/32	895,000	5.700%	-	25,508	205,290
05/01/33	895,000	5.700%	160,000	25,508	
11/01/33	735,000	5.700%	-	20,948	206,455
05/01/34	735,000	5.700%	170,000	20,948	
11/01/34	565,000	5.700%	-	16,103	207,050
05/01/35	565,000	5.700%	175,000	16,103	
11/01/35	390,000	5.700%	-	11,115	202,218
05/01/36	390,000	5.700%	190,000	11,115	
11/01/36	200,000	5.700%	-	5,700	206,815
05/01/37	200,000	5.700%	200,000	5,700	205,700
TOTAL	\$ 2,095,000		\$ 893,473	\$ 2,988,473	

Poinciana West
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance	FY 2026	FY 2025	Variance
Single Family	1650	1601	\$186.57	\$186.57	\$0.00	\$686.58	\$686.58	\$0.00	\$873.15	\$873.15	\$0.00
Recreational	11	11	\$186.57	\$186.57	\$0.00	\$686.58	\$686.58	\$0.00	\$873.15	\$873.15	\$0.00
Total	1661	1612									

Poinciana West CDD FY 26 Assessment Roll

PARCEL ID	O&M	Debt	Total
282715933572000010	\$186.57	\$686.58	\$873.15
282715933572000020	\$186.57	\$686.58	\$873.15
282715933572000030	\$186.57	\$686.58	\$873.15
282715933572000040	\$186.57	\$686.58	\$873.15
282715933572000050	\$186.57	\$686.58	\$873.15
282715933572000060	\$186.57	\$686.58	\$873.15
282715933572000070	\$186.57	\$686.58	\$873.15
282715933572000080	\$186.57	\$686.58	\$873.15
282715933572000090	\$186.57	\$686.58	\$873.15
282715933572000100	\$186.57	\$686.58	\$873.15
282715933572000110	\$186.57	\$686.58	\$873.15
282715933572000120	\$186.57	\$686.58	\$873.15
282715933572000130	\$186.57	\$686.58	\$873.15
282715933572000140	\$186.57	\$686.58	\$873.15
282715933572000150	\$186.57	\$686.58	\$873.15
282715933572000160	\$186.57	\$686.58	\$873.15
282715933572000170	\$186.57	\$686.58	\$873.15
282715933572000180	\$186.57	\$686.58	\$873.15
282715933572000190	\$186.57	\$686.58	\$873.15
282715933572000200	\$186.57	\$686.58	\$873.15
282715933572000210	\$186.57	\$686.58	\$873.15
282715933572000220	\$186.57	\$686.58	\$873.15
282715933572000230	\$186.57	\$686.58	\$873.15
282715933572000240	\$186.57	\$686.58	\$873.15
282715933572000250	\$186.57	\$686.58	\$873.15
282715933572000260	\$186.57	\$686.58	\$873.15
282715933572000270	\$186.57	\$686.58	\$873.15
282715933572000280	\$186.57	\$686.58	\$873.15
282715933572000290	\$186.57	\$686.58	\$873.15
282715933572000300	\$186.57	\$686.58	\$873.15
282715933572000310	\$186.57	\$686.58	\$873.15
282715933572000320	\$186.57	\$686.58	\$873.15
282715933572000330	\$186.57	\$686.58	\$873.15
282715933572000340	\$186.57	\$686.58	\$873.15
282715933572000350	\$186.57	\$686.58	\$873.15
282715933572000360	\$186.57	\$686.58	\$873.15
282715933572000370	\$186.57	\$686.58	\$873.15
282715933572000380	\$186.57	\$686.58	\$873.15
282715933572000390	\$186.57	\$686.58	\$873.15
282715933572000400	\$186.57	\$686.58	\$873.15
282715933572000410	\$186.57	\$686.58	\$873.15
282715933572000420	\$186.57	\$0.00	\$186.57
282715933572000430	\$186.57	\$686.58	\$873.15
282715933572000440	\$186.57	\$686.58	\$873.15
282715933572000450	\$186.57	\$686.58	\$873.15
282715933572000460	\$186.57	\$686.58	\$873.15
282715933572000470	\$186.57	\$686.58	\$873.15
282715933572000480	\$186.57	\$686.58	\$873.15
282715933572000490	\$186.57	\$686.58	\$873.15
282715933572000500	\$186.57	\$686.58	\$873.15
282715933572000510	\$186.57	\$686.58	\$873.15
282715933572000520	\$186.57	\$686.58	\$873.15
282715933572000530	\$186.57	\$686.58	\$873.15
282715933572000540	\$186.57	\$686.58	\$873.15
282715933572000550	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933572000560	\$186.57	\$686.58	\$873.15
282715933572000570	\$186.57	\$686.58	\$873.15
282715933572000580	\$186.57	\$686.58	\$873.15
282715933572000590	\$186.57	\$686.58	\$873.15
282715933572000600	\$186.57	\$686.58	\$873.15
282715933572000610	\$186.57	\$686.58	\$873.15
282715933572000620	\$186.57	\$686.58	\$873.15
282715933572000630	\$186.57	\$686.58	\$873.15
282715933572000640	\$186.57	\$686.58	\$873.15
282715933572000650	\$186.57	\$686.58	\$873.15
282715933572000660	\$186.57	\$686.58	\$873.15
282715933572000670	\$186.57	\$686.58	\$873.15
282715933572000680	\$186.57	\$686.58	\$873.15
282715933572000690	\$186.57	\$0.00	\$186.57
282715933572000700	\$186.57	\$686.58	\$873.15
282715933572000710	\$186.57	\$686.58	\$873.15
282715933572000720	\$186.57	\$686.58	\$873.15
282715933572000730	\$186.57	\$686.58	\$873.15
282715933572000740	\$186.57	\$686.58	\$873.15
282715933572000750	\$186.57	\$686.58	\$873.15
282715933572000760	\$186.57	\$686.58	\$873.15
282715933572000770	\$186.57	\$686.58	\$873.15
282715933572000780	\$186.57	\$686.58	\$873.15
282715933572000790	\$186.57	\$686.58	\$873.15
282715933572000800	\$186.57	\$686.58	\$873.15
282715933572000810	\$186.57	\$686.58	\$873.15
282715933572000820	\$186.57	\$686.58	\$873.15
282715933572000830	\$186.57	\$686.58	\$873.15
282715933572000840	\$186.57	\$686.58	\$873.15
282715933572000850	\$186.57	\$686.58	\$873.15
282715933572000860	\$186.57	\$686.58	\$873.15
282715933572000870	\$186.57	\$686.58	\$873.15
282715933572000880	\$186.57	\$686.58	\$873.15
282715933572000890	\$186.57	\$686.58	\$873.15
282715933572000900	\$186.57	\$0.00	\$186.57
282715933572000910	\$186.57	\$686.58	\$873.15
282715933572000920	\$186.57	\$0.00	\$186.57
282715933572000930	\$186.57	\$686.58	\$873.15
282715933572000940	\$186.57	\$686.58	\$873.15
282715933572000950	\$186.57	\$686.58	\$873.15
282715933572000960	\$186.57	\$686.58	\$873.15
282715933572000970	\$186.57	\$686.58	\$873.15
282715933572000980	\$186.57	\$686.58	\$873.15
282715933572000990	\$186.57	\$686.58	\$873.15
282715933572001000	\$186.57	\$686.58	\$873.15
282715933572001010	\$186.57	\$686.58	\$873.15
282715933572001020	\$186.57	\$686.58	\$873.15
282715933572001030	\$186.57	\$686.58	\$873.15
282715933572001040	\$186.57	\$686.58	\$873.15
282715933572001050	\$186.57	\$686.58	\$873.15
282715933572001060	\$186.57	\$686.58	\$873.15
282715933572001070	\$186.57	\$686.58	\$873.15
282715933572001080	\$186.57	\$686.58	\$873.15
282715933572001090	\$186.57	\$686.58	\$873.15
282715933572001100	\$186.57	\$686.58	\$873.15
282715933572001110	\$186.57	\$686.58	\$873.15
282715933572001120	\$186.57	\$686.58	\$873.15
282715933572001130	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933572001140	\$186.57	\$686.58	\$873.15
282715933572001150	\$186.57	\$686.58	\$873.15
282715933572001160	\$186.57	\$686.58	\$873.15
282715933572001170	\$186.57	\$686.58	\$873.15
282715933572001180	\$186.57	\$686.58	\$873.15
282715933572001190	\$186.57	\$686.58	\$873.15
282715933572001200	\$186.57	\$686.58	\$873.15
282715933572001210	\$186.57	\$686.58	\$873.15
282715933572001220	\$186.57	\$686.58	\$873.15
282715933572001230	\$186.57	\$686.58	\$873.15
282715933572001240	\$186.57	\$686.58	\$873.15
282715933572001250	\$186.57	\$686.58	\$873.15
282715933572001260	\$186.57	\$686.58	\$873.15
282715933572001270	\$186.57	\$686.58	\$873.15
282715933572001280	\$186.57	\$686.58	\$873.15
282715933572001290	\$186.57	\$686.58	\$873.15
282715933572001300	\$186.57	\$686.58	\$873.15
282715933572001310	\$186.57	\$686.58	\$873.15
282715933572001320	\$186.57	\$686.58	\$873.15
282715933572001330	\$186.57	\$686.58	\$873.15
282715933572001340	\$186.57	\$686.58	\$873.15
282715933572001350	\$186.57	\$686.58	\$873.15
282715933572001360	\$186.57	\$686.58	\$873.15
282715933572001370	\$186.57	\$686.58	\$873.15
282715933572001380	\$186.57	\$0.00	\$186.57
282715933572001390	\$186.57	\$686.58	\$873.15
282715933572001400	\$186.57	\$686.58	\$873.15
282715933572001410	\$186.57	\$686.58	\$873.15
282715933572001420	\$186.57	\$686.58	\$873.15
282715933572001430	\$186.57	\$686.58	\$873.15
282715933572001440	\$186.57	\$686.58	\$873.15
282715933572001450	\$186.57	\$686.58	\$873.15
282715933572001460	\$186.57	\$686.58	\$873.15
282715933572001470	\$186.57	\$686.58	\$873.15
282715933572001480	\$186.57	\$686.58	\$873.15
282715933572001490	\$186.57	\$686.58	\$873.15
282715933572001500	\$186.57	\$686.58	\$873.15
282715933572001510	\$186.57	\$686.58	\$873.15
282715933572001520	\$186.57	\$686.58	\$873.15
282715933572001530	\$186.57	\$686.58	\$873.15
282715933572001540	\$186.57	\$686.58	\$873.15
282715933572001550	\$186.57	\$686.58	\$873.15
282715933572001560	\$186.57	\$686.58	\$873.15
282715933572001570	\$186.57	\$686.58	\$873.15
282715933572001580	\$186.57	\$686.58	\$873.15
282715933572001590	\$186.57	\$686.58	\$873.15
282715933572001600	\$186.57	\$686.58	\$873.15
282715933572001610	\$186.57	\$686.58	\$873.15
282715933572001620	\$186.57	\$686.58	\$873.15
282715933572001630	\$186.57	\$686.58	\$873.15
282715933572001640	\$186.57	\$686.58	\$873.15
282715933572001650	\$186.57	\$686.58	\$873.15
282715933572001660	\$186.57	\$686.58	\$873.15
282715933572001670	\$186.57	\$686.58	\$873.15
282715933572001680	\$186.57	\$686.58	\$873.15
282715933572001690	\$186.57	\$686.58	\$873.15
282715933572001700	\$186.57	\$686.58	\$873.15
282715933572001710	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933572001720	\$186.57	\$686.58	\$873.15
282715933572001730	\$186.57	\$686.58	\$873.15
282715933572001740	\$186.57	\$686.58	\$873.15
282715933572001750	\$186.57	\$686.58	\$873.15
282715933572001760	\$186.57	\$686.58	\$873.15
282715933572001770	\$186.57	\$686.58	\$873.15
282715933572001780	\$186.57	\$686.58	\$873.15
282715933572001790	\$186.57	\$0.00	\$186.57
282715933572001800	\$186.57	\$686.58	\$873.15
282715933572001810	\$186.57	\$686.58	\$873.15
282715933572001820	\$186.57	\$686.58	\$873.15
282715933572001830	\$186.57	\$686.58	\$873.15
282715933572001840	\$186.57	\$686.58	\$873.15
282715933572001850	\$186.57	\$686.58	\$873.15
282715933572001860	\$186.57	\$686.58	\$873.15
282715933572001870	\$186.57	\$686.58	\$873.15
282715933572001880	\$186.57	\$686.58	\$873.15
282715933572001890	\$186.57	\$686.58	\$873.15
282715933572001900	\$186.57	\$686.58	\$873.15
282715933572001910	\$186.57	\$686.58	\$873.15
282715933572001920	\$186.57	\$686.58	\$873.15
282715933572001930	\$186.57	\$686.58	\$873.15
282715933572001940	\$186.57	\$686.58	\$873.15
282715933572001950	\$186.57	\$686.58	\$873.15
282715933572001960	\$186.57	\$686.58	\$873.15
282715933572001970	\$186.57	\$686.58	\$873.15
282715933572001980	\$186.57	\$686.58	\$873.15
282715933572001990	\$186.57	\$686.58	\$873.15
282715933572002000	\$186.57	\$686.58	\$873.15
282715933572002010	\$186.57	\$686.58	\$873.15
282715933572002020	\$186.57	\$686.58	\$873.15
282715933572002030	\$0.00	\$0.00	\$0.00
282715933572002060	\$0.00	\$0.00	\$0.00
282715933572002070	\$0.00	\$0.00	\$0.00
282715933572002080	\$0.00	\$0.00	\$0.00
282715933572002090	\$0.00	\$0.00	\$0.00
282715933572002100	\$0.00	\$0.00	\$0.00
282715933572002110	\$0.00	\$0.00	\$0.00
282715933572002120	\$0.00	\$0.00	\$0.00
282715933572002130	\$0.00	\$0.00	\$0.00
282715933572002140	\$0.00	\$0.00	\$0.00
282715933572002150	\$0.00	\$0.00	\$0.00
282715933572002160	\$0.00	\$0.00	\$0.00
282715933573000980	\$186.57	\$686.58	\$873.15
282715933573000990	\$186.57	\$686.58	\$873.15
282715933573001000	\$186.57	\$686.58	\$873.15
282715933573001010	\$186.57	\$686.58	\$873.15
282715933573001020	\$186.57	\$686.58	\$873.15
282715933573001030	\$186.57	\$686.58	\$873.15
282715933573001040	\$186.57	\$686.58	\$873.15
282715933573001050	\$186.57	\$686.58	\$873.15
282715933573001060	\$186.57	\$686.58	\$873.15
282715933573001070	\$186.57	\$686.58	\$873.15
282715933573001080	\$186.57	\$686.58	\$873.15
282715933573001090	\$186.57	\$686.58	\$873.15
282715933573001100	\$186.57	\$686.58	\$873.15
282715933573001110	\$186.57	\$686.58	\$873.15
282715933573001120	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933573002290	\$186.57	\$686.58	\$873.15
282715933573002300	\$186.57	\$686.58	\$873.15
282715933573002310	\$186.57	\$686.58	\$873.15
282715933573002320	\$186.57	\$686.58	\$873.15
282715933573002330	\$186.57	\$686.58	\$873.15
282715933573002340	\$186.57	\$686.58	\$873.15
282715933573002350	\$186.57	\$686.58	\$873.15
282715933573002360	\$186.57	\$686.58	\$873.15
282715933573002370	\$186.57	\$686.58	\$873.15
282715933573002380	\$186.57	\$0.00	\$186.57
282715933573002390	\$186.57	\$686.58	\$873.15
282715933573002400	\$186.57	\$686.58	\$873.15
282715933573002410	\$186.57	\$686.58	\$873.15
282715933573002420	\$186.57	\$686.58	\$873.15
282715933573002430	\$186.57	\$686.58	\$873.15
282715933573002440	\$186.57	\$686.58	\$873.15
282715933573002450	\$186.57	\$686.58	\$873.15
282715933573002460	\$186.57	\$686.58	\$873.15
282715933573002470	\$186.57	\$686.58	\$873.15
282715933573002480	\$186.57	\$686.58	\$873.15
282715933573002490	\$186.57	\$686.58	\$873.15
282715933573002500	\$186.57	\$686.58	\$873.15
282715933573002510	\$186.57	\$686.58	\$873.15
282715933573002520	\$186.57	\$686.58	\$873.15
282715933573002530	\$186.57	\$686.58	\$873.15
282715933573002540	\$186.57	\$686.58	\$873.15
282715933573002550	\$186.57	\$686.58	\$873.15
282715933573002560	\$186.57	\$686.58	\$873.15
282715933573002570	\$186.57	\$686.58	\$873.15
282715933573002580	\$186.57	\$686.58	\$873.15
282715933573002590	\$186.57	\$686.58	\$873.15
282715933573002600	\$186.57	\$686.58	\$873.15
282715933573002610	\$186.57	\$686.58	\$873.15
282715933573002620	\$186.57	\$686.58	\$873.15
282715933573002630	\$186.57	\$686.58	\$873.15
282715933573002640	\$186.57	\$686.58	\$873.15
282715933573002650	\$186.57	\$686.58	\$873.15
282715933573002660	\$186.57	\$686.58	\$873.15
282715933573002670	\$186.57	\$686.58	\$873.15
282715933573002680	\$186.57	\$686.58	\$873.15
282715933573002690	\$186.57	\$686.58	\$873.15
282715933573002700	\$186.57	\$686.58	\$873.15
282715933573002710	\$186.57	\$686.58	\$873.15
282715933573002720	\$186.57	\$0.00	\$186.57
282715933573002730	\$186.57	\$686.58	\$873.15
282715933573002740	\$186.57	\$686.58	\$873.15
282715933573002750	\$186.57	\$686.58	\$873.15
282715933573002760	\$186.57	\$686.58	\$873.15
282715933573002770	\$186.57	\$686.58	\$873.15
282715933573002780	\$186.57	\$686.58	\$873.15
282715933573002790	\$0.00	\$0.00	\$0.00
282715933573002800	\$0.00	\$0.00	\$0.00
282715933573002810	\$0.00	\$0.00	\$0.00
282715933573002820	\$0.00	\$0.00	\$0.00
282715933573002830	\$0.00	\$0.00	\$0.00
282715933573002840	\$0.00	\$0.00	\$0.00
282715933573002850	\$0.00	\$0.00	\$0.00
282715933574000170	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933574000180	\$186.57	\$686.58	\$873.15
282715933574000190	\$186.57	\$686.58	\$873.15
282715933574000200	\$186.57	\$686.58	\$873.15
282715933574000210	\$186.57	\$686.58	\$873.15
282715933574000220	\$186.57	\$686.58	\$873.15
282715933574000230	\$186.57	\$686.58	\$873.15
282715933574000240	\$186.57	\$686.58	\$873.15
282715933574000250	\$186.57	\$686.58	\$873.15
282715933574000260	\$186.57	\$686.58	\$873.15
282715933574000270	\$186.57	\$686.58	\$873.15
282715933574000280	\$186.57	\$686.58	\$873.15
282715933574000290	\$186.57	\$686.58	\$873.15
282715933574000300	\$186.57	\$686.58	\$873.15
282715933574000310	\$186.57	\$686.58	\$873.15
282715933574000320	\$186.57	\$686.58	\$873.15
282715933574000330	\$186.57	\$686.58	\$873.15
282715933574000340	\$186.57	\$686.58	\$873.15
282715933574000350	\$186.57	\$686.58	\$873.15
282715933574000360	\$186.57	\$686.58	\$873.15
282715933574000370	\$186.57	\$686.58	\$873.15
282715933574000380	\$186.57	\$686.58	\$873.15
282715933574000390	\$186.57	\$686.58	\$873.15
282715933574000400	\$186.57	\$686.58	\$873.15
282715933574000410	\$186.57	\$686.58	\$873.15
282715933574000420	\$186.57	\$686.58	\$873.15
282715933574000430	\$186.57	\$686.58	\$873.15
282715933574000440	\$186.57	\$686.58	\$873.15
282715933574000450	\$186.57	\$686.58	\$873.15
282715933574000460	\$186.57	\$686.58	\$873.15
282715933574000470	\$186.57	\$686.58	\$873.15
282715933574000480	\$186.57	\$686.58	\$873.15
282715933574000490	\$186.57	\$686.58	\$873.15
282715933574000500	\$186.57	\$686.58	\$873.15
282715933574000510	\$186.57	\$686.58	\$873.15
282715933574000520	\$186.57	\$686.58	\$873.15
282715933574000530	\$186.57	\$0.00	\$186.57
282715933574000540	\$186.57	\$686.58	\$873.15
282715933574000550	\$186.57	\$686.58	\$873.15
282715933574000560	\$186.57	\$686.58	\$873.15
282715933574000570	\$186.57	\$686.58	\$873.15
282715933574000580	\$186.57	\$686.58	\$873.15
282715933574000590	\$186.57	\$686.58	\$873.15
282715933574000600	\$186.57	\$686.58	\$873.15
282715933574000610	\$186.57	\$686.58	\$873.15
282715933574000620	\$186.57	\$686.58	\$873.15
282715933574000630	\$186.57	\$686.58	\$873.15
282715933574000640	\$186.57	\$686.58	\$873.15
282715933574000650	\$186.57	\$686.58	\$873.15
282715933574000660	\$186.57	\$686.58	\$873.15
282715933574000670	\$186.57	\$686.58	\$873.15
282715933574000680	\$186.57	\$686.58	\$873.15
282715933574000690	\$186.57	\$686.58	\$873.15
282715933574000700	\$186.57	\$686.58	\$873.15
282715933574000710	\$186.57	\$686.58	\$873.15
282715933574000720	\$186.57	\$686.58	\$873.15
282715933574000730	\$186.57	\$686.58	\$873.15
282715933574000740	\$186.57	\$686.58	\$873.15
282715933574000750	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933574000760	\$186.57	\$686.58	\$873.15
282715933574000770	\$186.57	\$686.58	\$873.15
282715933574000780	\$186.57	\$686.58	\$873.15
282715933574000790	\$186.57	\$686.58	\$873.15
282715933574000800	\$186.57	\$686.58	\$873.15
282715933574000810	\$186.57	\$686.58	\$873.15
282715933574000820	\$186.57	\$686.58	\$873.15
282715933574000830	\$186.57	\$686.58	\$873.15
282715933574000840	\$186.57	\$686.58	\$873.15
282715933574000850	\$186.57	\$686.58	\$873.15
282715933574000860	\$186.57	\$686.58	\$873.15
282715933574000870	\$186.57	\$686.58	\$873.15
282715933574000880	\$186.57	\$686.58	\$873.15
282715933574000890	\$186.57	\$686.58	\$873.15
282715933574000900	\$186.57	\$686.58	\$873.15
282715933574000910	\$186.57	\$686.58	\$873.15
282715933574000920	\$186.57	\$686.58	\$873.15
282715933574000930	\$186.57	\$686.58	\$873.15
282715933574000940	\$0.00	\$0.00	\$0.00
282715933574000950	\$0.00	\$0.00	\$0.00
282715933577000010	\$186.57	\$686.58	\$873.15
282715933577000020	\$186.57	\$686.58	\$873.15
282715933577000030	\$186.57	\$686.58	\$873.15
282715933577000040	\$186.57	\$686.58	\$873.15
282715933577000050	\$186.57	\$686.58	\$873.15
282715933577000060	\$186.57	\$686.58	\$873.15
282715933577000070	\$186.57	\$686.58	\$873.15
282715933577000080	\$186.57	\$686.58	\$873.15
282715933577000090	\$186.57	\$686.58	\$873.15
282715933577000100	\$186.57	\$686.58	\$873.15
282715933577000110	\$186.57	\$686.58	\$873.15
282715933577000120	\$186.57	\$0.00	\$186.57
282715933577000130	\$186.57	\$686.58	\$873.15
282715933577000140	\$186.57	\$686.58	\$873.15
282715933577000150	\$186.57	\$686.58	\$873.15
282715933577000160	\$186.57	\$686.58	\$873.15
282715933577000170	\$186.57	\$686.58	\$873.15
282715933577000180	\$186.57	\$686.58	\$873.15
282715933577000190	\$186.57	\$686.58	\$873.15
282715933577000200	\$186.57	\$686.58	\$873.15
282715933577000210	\$186.57	\$686.58	\$873.15
282715933577000220	\$186.57	\$686.58	\$873.15
282715933577000230	\$186.57	\$686.58	\$873.15
282715933577000240	\$186.57	\$686.58	\$873.15
282715933577000250	\$186.57	\$686.58	\$873.15
282715933577000260	\$186.57	\$686.58	\$873.15
282715933577000270	\$186.57	\$686.58	\$873.15
282715933577000280	\$186.57	\$686.58	\$873.15
282715933577000290	\$186.57	\$686.58	\$873.15
282715933577000300	\$186.57	\$686.58	\$873.15
282715933577000310	\$186.57	\$686.58	\$873.15
282715933577000320	\$186.57	\$686.58	\$873.15
282715933577000330	\$186.57	\$686.58	\$873.15
282715933577000340	\$186.57	\$686.58	\$873.15
282715933577000350	\$186.57	\$686.58	\$873.15
282715933577000360	\$186.57	\$686.58	\$873.15
282715933577000370	\$186.57	\$686.58	\$873.15
282715933577000380	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282715933577000390	\$186.57	\$686.58	\$873.15
282715933577000400	\$186.57	\$686.58	\$873.15
282715933577000410	\$186.57	\$686.58	\$873.15
282715933577000420	\$186.57	\$686.58	\$873.15
282715933577000430	\$186.57	\$686.58	\$873.15
282715933577000440	\$186.57	\$686.58	\$873.15
282715933577000450	\$186.57	\$686.58	\$873.15
282715933577000460	\$186.57	\$686.58	\$873.15
282715933577000470	\$186.57	\$686.58	\$873.15
282715933577000480	\$186.57	\$686.58	\$873.15
282715933577000490	\$186.57	\$686.58	\$873.15
282715933577000500	\$186.57	\$686.58	\$873.15
282715933577000510	\$186.57	\$686.58	\$873.15
282715933577000520	\$186.57	\$686.58	\$873.15
282715933577000530	\$186.57	\$686.58	\$873.15
282715933577000540	\$186.57	\$686.58	\$873.15
282715933577000550	\$186.57	\$686.58	\$873.15
282715933577000560	\$186.57	\$686.58	\$873.15
282715933577000570	\$186.57	\$686.58	\$873.15
282715933577000580	\$186.57	\$686.58	\$873.15
282715933577000590	\$186.57	\$686.58	\$873.15
282715933577000600	\$186.57	\$686.58	\$873.15
282715933577000610	\$186.57	\$686.58	\$873.15
282715933577000620	\$186.57	\$686.58	\$873.15
282715933577000630	\$186.57	\$686.58	\$873.15
282715933577000640	\$186.57	\$686.58	\$873.15
282715933577000650	\$186.57	\$686.58	\$873.15
282715933577000660	\$186.57	\$686.58	\$873.15
282715933577000670	\$186.57	\$686.58	\$873.15
282715933577000680	\$186.57	\$686.58	\$873.15
282715933577000690	\$186.57	\$686.58	\$873.15
282715933577000700	\$186.57	\$686.58	\$873.15
282715933577000710	\$186.57	\$686.58	\$873.15
282715933577000720	\$186.57	\$686.58	\$873.15
282715933577000730	\$186.57	\$686.58	\$873.15
282715933577000740	\$186.57	\$686.58	\$873.15
282715933577000750	\$186.57	\$686.58	\$873.15
282715933577000760	\$186.57	\$686.58	\$873.15
282715933577000770	\$186.57	\$686.58	\$873.15
282715933577000780	\$186.57	\$686.58	\$873.15
282715933577000790	\$186.57	\$686.58	\$873.15
282715933577000800	\$186.57	\$686.58	\$873.15
282715933577000810	\$186.57	\$686.58	\$873.15
282715933577000820	\$186.57	\$686.58	\$873.15
282715933577000830	\$186.57	\$686.58	\$873.15
282715933577000840	\$186.57	\$686.58	\$873.15
282715933577000850	\$186.57	\$686.58	\$873.15
282715933577000860	\$186.57	\$686.58	\$873.15
282715933577000870	\$186.57	\$686.58	\$873.15
282715933577000880	\$186.57	\$686.58	\$873.15
282715933577000890	\$186.57	\$686.58	\$873.15
282715933577000900	\$186.57	\$686.58	\$873.15
282715933577000910	\$186.57	\$686.58	\$873.15
282715933577000920	\$186.57	\$686.58	\$873.15
282715933577000930	\$0.00	\$0.00	\$0.00
282715933577000940	\$0.00	\$0.00	\$0.00
282715933577000950	\$0.00	\$0.00	\$0.00
282715933577000960	\$0.00	\$0.00	\$0.00

PARCEL ID	O&M	Debt	Total
282715933577000970	\$0.00	\$0.00	\$0.00
282715933577000980	\$0.00	\$0.00	\$0.00
282715933578000010	\$0.00	\$0.00	\$0.00
282716933611000010	\$186.57	\$686.58	\$873.15
282716933611000020	\$186.57	\$686.58	\$873.15
282716933611000030	\$186.57	\$686.58	\$873.15
282716933611000040	\$186.57	\$686.58	\$873.15
282716933611000050	\$186.57	\$686.58	\$873.15
282716933611000060	\$186.57	\$686.58	\$873.15
282716933611000070	\$186.57	\$686.58	\$873.15
282716933611000080	\$186.57	\$686.58	\$873.15
282716933611000090	\$186.57	\$686.58	\$873.15
282716933611000100	\$186.57	\$686.58	\$873.15
282716933611000110	\$186.57	\$686.58	\$873.15
282716933611000120	\$186.57	\$686.58	\$873.15
282716933611000130	\$186.57	\$686.58	\$873.15
282716933611000140	\$186.57	\$686.58	\$873.15
282716933611000150	\$186.57	\$686.58	\$873.15
282716933611000160	\$186.57	\$686.58	\$873.15
282716933611000170	\$186.57	\$686.58	\$873.15
282716933611000180	\$186.57	\$686.58	\$873.15
282716933611000190	\$186.57	\$686.58	\$873.15
282716933611000200	\$186.57	\$686.58	\$873.15
282716933611000210	\$186.57	\$686.58	\$873.15
282716933611000220	\$186.57	\$686.58	\$873.15
282716933611000230	\$186.57	\$686.58	\$873.15
282716933611000240	\$186.57	\$686.58	\$873.15
282716933611000250	\$186.57	\$686.58	\$873.15
282716933611000260	\$186.57	\$686.58	\$873.15
282716933611000270	\$186.57	\$686.58	\$873.15
282716933611000280	\$186.57	\$686.58	\$873.15
282716933611000290	\$186.57	\$686.58	\$873.15
282716933611000300	\$186.57	\$686.58	\$873.15
282716933611000310	\$186.57	\$686.58	\$873.15
282716933611000320	\$186.57	\$686.58	\$873.15
282716933611000330	\$186.57	\$686.58	\$873.15
282716933611000340	\$186.57	\$686.58	\$873.15
282716933611000350	\$186.57	\$686.58	\$873.15
282716933611000360	\$186.57	\$686.58	\$873.15
282716933611000370	\$186.57	\$686.58	\$873.15
282716933611000380	\$186.57	\$686.58	\$873.15
282716933611000390	\$186.57	\$686.58	\$873.15
282716933611000400	\$186.57	\$686.58	\$873.15
282716933611000410	\$186.57	\$686.58	\$873.15
282716933611000420	\$186.57	\$686.58	\$873.15
282716933611000430	\$186.57	\$686.58	\$873.15
282716933611000440	\$186.57	\$686.58	\$873.15
282716933611000450	\$186.57	\$686.58	\$873.15
282716933611000460	\$186.57	\$686.58	\$873.15
282716933611000470	\$186.57	\$686.58	\$873.15
282716933611000480	\$186.57	\$686.58	\$873.15
282716933611000490	\$186.57	\$686.58	\$873.15
282716933611000500	\$186.57	\$686.58	\$873.15
282716933611000510	\$186.57	\$686.58	\$873.15
282716933611000520	\$186.57	\$686.58	\$873.15
282716933611000530	\$186.57	\$686.58	\$873.15
282716933611000540	\$186.57	\$686.58	\$873.15
282716933611000550	\$186.57	\$686.58	\$873.15

[illegible]

[illegible]

PARCEL ID	O&M	Debt	Total
282716933611001720	\$186.57	\$686.58	\$873.15
282716933611001730	\$186.57	\$686.58	\$873.15
282716933611001740	\$186.57	\$686.58	\$873.15
282716933611001750	\$186.57	\$686.58	\$873.15
282716933611001760	\$186.57	\$686.58	\$873.15
282716933611001770	\$186.57	\$686.58	\$873.15
282716933611001780	\$186.57	\$686.58	\$873.15
282716933611001790	\$186.57	\$686.58	\$873.15
282716933611001800	\$186.57	\$686.58	\$873.15
282716933611001810	\$186.57	\$686.58	\$873.15
282716933611001820	\$186.57	\$686.58	\$873.15
282716933611001830	\$186.57	\$686.58	\$873.15
282716933611001840	\$186.57	\$686.58	\$873.15
282716933611001850	\$186.57	\$686.58	\$873.15
282716933611001860	\$186.57	\$686.58	\$873.15
282716933611001870	\$186.57	\$686.58	\$873.15
282716933611001880	\$186.57	\$686.58	\$873.15
282716933611001890	\$186.57	\$686.58	\$873.15
282716933611001900	\$186.57	\$686.58	\$873.15
282716933611001910	\$186.57	\$686.58	\$873.15
282716933611001920	\$186.57	\$686.58	\$873.15
282716933611001930	\$186.57	\$686.58	\$873.15
282716933611001940	\$186.57	\$686.58	\$873.15
282716933611001950	\$186.57	\$686.58	\$873.15
282716933611001960	\$186.57	\$686.58	\$873.15
282716933611001970	\$186.57	\$686.58	\$873.15
282716933611001980	\$186.57	\$686.58	\$873.15
282716933611001990	\$186.57	\$686.58	\$873.15
282716933611002000	\$186.57	\$686.58	\$873.15
282716933611002010	\$186.57	\$686.58	\$873.15
282716933611002020	\$186.57	\$686.58	\$873.15
282716933611002030	\$186.57	\$686.58	\$873.15
282716933611002040	\$0.00	\$0.00	\$0.00
282716933611002041	\$0.00	\$0.00	\$0.00
282716933611002050	\$0.00	\$0.00	\$0.00
282716933611002060	\$0.00	\$0.00	\$0.00
282716933611002070	\$0.00	\$0.00	\$0.00
282716933611002080	\$0.00	\$0.00	\$0.00
282716933611002090	\$0.00	\$0.00	\$0.00
282716933611002100	\$0.00	\$0.00	\$0.00
282716933611002110	\$0.00	\$0.00	\$0.00
282716933611002120	\$0.00	\$0.00	\$0.00
282716933611002130	\$0.00	\$0.00	\$0.00
282716933612000010	\$186.57	\$686.58	\$873.15
282716933612000020	\$186.57	\$686.58	\$873.15
282716933612000030	\$186.57	\$686.58	\$873.15
282716933612000040	\$186.57	\$686.58	\$873.15
282716933612000050	\$186.57	\$686.58	\$873.15
282716933612000060	\$186.57	\$686.58	\$873.15
282716933612000070	\$186.57	\$686.58	\$873.15
282716933612000080	\$186.57	\$686.58	\$873.15
282716933612000090	\$186.57	\$686.58	\$873.15
282716933612000100	\$186.57	\$686.58	\$873.15
282716933612000110	\$186.57	\$686.58	\$873.15
282716933612000120	\$186.57	\$0.00	\$186.57
282716933612000130	\$186.57	\$686.58	\$873.15
282716933612000140	\$186.57	\$686.58	\$873.15
282716933612000150	\$186.57	\$686.58	\$873.15

[illegible]

PARCEL ID	O&M	Debt	Total
282716933612001510	\$186.57	\$686.58	\$873.15
282716933612001520	\$186.57	\$686.58	\$873.15
282716933612001530	\$186.57	\$686.58	\$873.15
282716933612001540	\$186.57	\$686.58	\$873.15
282716933612001550	\$186.57	\$686.58	\$873.15
282716933612001560	\$186.57	\$686.58	\$873.15
282716933612001570	\$186.57	\$686.58	\$873.15
282716933612001580	\$186.57	\$686.58	\$873.15
282716933612001590	\$186.57	\$0.00	\$186.57
282716933612001600	\$186.57	\$686.58	\$873.15
282716933612001610	\$186.57	\$686.58	\$873.15
282716933612001620	\$186.57	\$686.58	\$873.15
282716933612001630	\$186.57	\$686.58	\$873.15
282716933612001640	\$186.57	\$686.58	\$873.15
282716933612001650	\$186.57	\$686.58	\$873.15
282716933612001660	\$0.00	\$0.00	\$0.00
282716933612001670	\$0.00	\$0.00	\$0.00
282716933612001680	\$0.00	\$0.00	\$0.00
282716933612001690	\$0.00	\$0.00	\$0.00
282716933612001700	\$0.00	\$0.00	\$0.00
282716933612001720	\$0.00	\$0.00	\$0.00
282716933612001730	\$0.00	\$0.00	\$0.00
282722933912000010	\$186.57	\$686.58	\$873.15
282722933912000020	\$186.57	\$686.58	\$873.15
282722933912000030	\$186.57	\$686.58	\$873.15
282722933912000040	\$186.57	\$686.58	\$873.15
282722933912000050	\$186.57	\$686.58	\$873.15
282722933912000060	\$186.57	\$686.58	\$873.15
282722933912000070	\$186.57	\$686.58	\$873.15
282722933912000080	\$186.57	\$686.58	\$873.15
282722933912000090	\$186.57	\$686.58	\$873.15
282722933912000100	\$186.57	\$686.58	\$873.15
282722933912000110	\$186.57	\$686.58	\$873.15
282722933912000120	\$186.57	\$686.58	\$873.15
282722933912000130	\$186.57	\$686.58	\$873.15
282722933912000140	\$186.57	\$686.58	\$873.15
282722933912000150	\$186.57	\$686.58	\$873.15
282722933912000160	\$186.57	\$686.58	\$873.15
282722933912000170	\$186.57	\$686.58	\$873.15
282722933912000180	\$186.57	\$686.58	\$873.15
282722933912000190	\$186.57	\$686.58	\$873.15
282722933912000200	\$186.57	\$686.58	\$873.15
282722933912000210	\$186.57	\$686.58	\$873.15
282722933912000220	\$186.57	\$686.58	\$873.15
282722933912000230	\$186.57	\$686.58	\$873.15
282722933912000240	\$186.57	\$686.58	\$873.15
282722933912000250	\$186.57	\$686.58	\$873.15
282722933912000260	\$186.57	\$686.58	\$873.15
282722933912000270	\$186.57	\$686.58	\$873.15
282722933912000280	\$186.57	\$686.58	\$873.15
282722933912000290	\$186.57	\$686.58	\$873.15
282722933912000300	\$186.57	\$686.58	\$873.15
282722933912000310	\$186.57	\$686.58	\$873.15
282722933912000320	\$186.57	\$0.00	\$186.57
282722933912000330	\$186.57	\$0.00	\$186.57
282722933912000340	\$186.57	\$686.58	\$873.15
282722933912000350	\$186.57	\$686.58	\$873.15
282722933912000360	\$186.57	\$686.58	\$873.15

[illegible]

PARCEL ID	O&M	Debt	Total
282722933912001530	\$186.57	\$686.58	\$873.15
282722933912001540	\$186.57	\$686.58	\$873.15
282722933912001550	\$186.57	\$686.58	\$873.15
282722933912001560	\$186.57	\$686.58	\$873.15
282722933912001570	\$186.57	\$686.58	\$873.15
282722933912001580	\$186.57	\$686.58	\$873.15
282722933912001590	\$186.57	\$686.58	\$873.15
282722933912001600	\$186.57	\$686.58	\$873.15
282722933912001610	\$186.57	\$686.58	\$873.15
282722933912001620	\$186.57	\$686.58	\$873.15
282722933912001630	\$186.57	\$686.58	\$873.15
282722933912001640	\$186.57	\$686.58	\$873.15
282722933912001650	\$186.57	\$686.58	\$873.15
282722933912001660	\$186.57	\$686.58	\$873.15
282722933912001670	\$186.57	\$686.58	\$873.15
282722933912001680	\$186.57	\$686.58	\$873.15
282722933912001690	\$186.57	\$686.58	\$873.15
282722933912001700	\$186.57	\$686.58	\$873.15
282722933912001710	\$186.57	\$686.58	\$873.15
282722933912001720	\$186.57	\$686.58	\$873.15
282722933912001730	\$186.57	\$686.58	\$873.15
282722933912001740	\$186.57	\$686.58	\$873.15
282722933912001750	\$186.57	\$0.00	\$186.57
282722933912001760	\$186.57	\$686.58	\$873.15
282722933912001770	\$186.57	\$686.58	\$873.15
282722933912001780	\$186.57	\$0.00	\$186.57
282722933912001790	\$186.57	\$686.58	\$873.15
282722933912001800	\$186.57	\$686.58	\$873.15
282722933912001810	\$186.57	\$686.58	\$873.15
282722933912001820	\$186.57	\$686.58	\$873.15
282722933912001830	\$186.57	\$686.58	\$873.15
282722933912001840	\$186.57	\$686.58	\$873.15
282722933912001850	\$186.57	\$686.58	\$873.15
282722933912001860	\$186.57	\$686.58	\$873.15
282722933912001870	\$186.57	\$686.58	\$873.15
282722933912001880	\$186.57	\$686.58	\$873.15
282722933912001890	\$186.57	\$686.58	\$873.15
282722933912001900	\$186.57	\$686.58	\$873.15
282722933912001910	\$186.57	\$0.00	\$186.57
282722933912001920	\$186.57	\$686.58	\$873.15
282722933912001930	\$186.57	\$686.58	\$873.15
282722933912001940	\$186.57	\$686.58	\$873.15
282722933912001950	\$186.57	\$686.58	\$873.15
282722933912001960	\$186.57	\$686.58	\$873.15
282722933912001970	\$186.57	\$686.58	\$873.15
282722933912001980	\$186.57	\$686.58	\$873.15
282722933912001990	\$186.57	\$686.58	\$873.15
282722933912002000	\$186.57	\$0.00	\$186.57
282722933912002010	\$186.57	\$686.58	\$873.15
282722933912002020	\$186.57	\$686.58	\$873.15
282722933912002030	\$186.57	\$0.00	\$186.57
282722933912002040	\$186.57	\$686.58	\$873.15
282722933912002050	\$186.57	\$686.58	\$873.15
282722933912002060	\$186.57	\$686.58	\$873.15
282722933912002070	\$186.57	\$686.58	\$873.15
282722933912002080	\$186.57	\$686.58	\$873.15
282722933912002090	\$186.57	\$0.00	\$186.57
282722933912002100	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933912002110	\$186.57	\$686.58	\$873.15
282722933912002120	\$186.57	\$686.58	\$873.15
282722933912002130	\$186.57	\$686.58	\$873.15
282722933912002140	\$186.57	\$686.58	\$873.15
282722933912002150	\$186.57	\$686.58	\$873.15
282722933912002160	\$186.57	\$0.00	\$186.57
282722933912002170	\$186.57	\$686.58	\$873.15
282722933912002180	\$186.57	\$686.58	\$873.15
282722933912002190	\$186.57	\$686.58	\$873.15
282722933912002200	\$186.57	\$686.58	\$873.15
282722933912002210	\$186.57	\$686.58	\$873.15
282722933912002220	\$186.57	\$686.58	\$873.15
282722933912002230	\$186.57	\$686.58	\$873.15
282722933912002240	\$186.57	\$686.58	\$873.15
282722933912002250	\$186.57	\$686.58	\$873.15
282722933912002260	\$186.57	\$0.00	\$186.57
282722933912002270	\$186.57	\$686.58	\$873.15
282722933912002280	\$186.57	\$0.00	\$186.57
282722933912002290	\$186.57	\$686.58	\$873.15
282722933912002300	\$186.57	\$686.58	\$873.15
282722933912002310	\$186.57	\$686.58	\$873.15
282722933912002320	\$186.57	\$686.58	\$873.15
282722933912002330	\$186.57	\$686.58	\$873.15
282722933912002340	\$186.57	\$686.58	\$873.15
282722933912002350	\$186.57	\$686.58	\$873.15
282722933912002360	\$186.57	\$686.58	\$873.15
282722933912002370	\$186.57	\$686.58	\$873.15
282722933912002380	\$186.57	\$686.58	\$873.15
282722933912002390	\$186.57	\$686.58	\$873.15
282722933912002400	\$186.57	\$686.58	\$873.15
282722933912002410	\$186.57	\$686.58	\$873.15
282722933912002420	\$186.57	\$686.58	\$873.15
282722933912002430	\$186.57	\$686.58	\$873.15
282722933912002440	\$186.57	\$686.58	\$873.15
282722933912002450	\$186.57	\$686.58	\$873.15
282722933912002460	\$186.57	\$686.58	\$873.15
282722933912002470	\$186.57	\$686.58	\$873.15
282722933912002480	\$186.57	\$686.58	\$873.15
282722933912002490	\$186.57	\$686.58	\$873.15
282722933912002500	\$186.57	\$686.58	\$873.15
282722933912002510	\$186.57	\$686.58	\$873.15
282722933912002520	\$186.57	\$686.58	\$873.15
282722933912002530	\$186.57	\$686.58	\$873.15
282722933912002540	\$186.57	\$686.58	\$873.15
282722933912002550	\$186.57	\$686.58	\$873.15
282722933912002560	\$186.57	\$686.58	\$873.15
282722933912002570	\$186.57	\$686.58	\$873.15
282722933912002580	\$186.57	\$686.58	\$873.15
282722933912002590	\$186.57	\$686.58	\$873.15
282722933912002600	\$0.00	\$0.00	\$0.00
282722933912002610	\$0.00	\$0.00	\$0.00
282722933912002620	\$0.00	\$0.00	\$0.00
282722933912002630	\$0.00	\$0.00	\$0.00
282722933912002640	\$0.00	\$0.00	\$0.00
282722933912002680	\$0.00	\$0.00	\$0.00
282722933912002710	\$0.00	\$0.00	\$0.00
282722933912002720	\$0.00	\$0.00	\$0.00
282722933912002730	\$0.00	\$0.00	\$0.00

PARCEL ID	O&M	Debt	Total
282722933912002740	\$0.00	\$0.00	\$0.00
282722933912002750	\$0.00	\$0.00	\$0.00
282722933912002760	\$0.00	\$0.00	\$0.00
282722933912002770	\$0.00	\$0.00	\$0.00
282722933912002790	\$0.00	\$0.00	\$0.00
282722933912002800	\$0.00	\$0.00	\$0.00
282722933912002810	\$0.00	\$0.00	\$0.00
282722933912002820	\$0.00	\$0.00	\$0.00
282722933912002830	\$0.00	\$0.00	\$0.00
282722933912002840	\$0.00	\$0.00	\$0.00
282722933913000010	\$186.57	\$686.58	\$873.15
282722933913000020	\$186.57	\$686.58	\$873.15
282722933913000030	\$186.57	\$686.58	\$873.15
282722933913000040	\$186.57	\$686.58	\$873.15
282722933913000050	\$186.57	\$686.58	\$873.15
282722933913000060	\$186.57	\$686.58	\$873.15
282722933913000070	\$186.57	\$686.58	\$873.15
282722933913000080	\$186.57	\$686.58	\$873.15
282722933913000090	\$186.57	\$686.58	\$873.15
282722933913000100	\$186.57	\$686.58	\$873.15
282722933913000110	\$186.57	\$686.58	\$873.15
282722933913000120	\$186.57	\$686.58	\$873.15
282722933913000130	\$186.57	\$686.58	\$873.15
282722933913000140	\$186.57	\$686.58	\$873.15
282722933913000150	\$186.57	\$686.58	\$873.15
282722933913000160	\$186.57	\$686.58	\$873.15
282722933913000170	\$186.57	\$686.58	\$873.15
282722933913000180	\$186.57	\$686.58	\$873.15
282722933913000190	\$186.57	\$686.58	\$873.15
282722933913000200	\$186.57	\$686.58	\$873.15
282722933913000210	\$186.57	\$686.58	\$873.15
282722933913000220	\$186.57	\$686.58	\$873.15
282722933913000230	\$186.57	\$686.58	\$873.15
282722933913000240	\$186.57	\$686.58	\$873.15
282722933913000250	\$186.57	\$0.00	\$186.57
282722933913000260	\$186.57	\$686.58	\$873.15
282722933913000270	\$186.57	\$0.00	\$186.57
282722933913000280	\$186.57	\$0.00	\$186.57
282722933913000290	\$186.57	\$686.58	\$873.15
282722933913000300	\$186.57	\$686.58	\$873.15
282722933913000310	\$186.57	\$686.58	\$873.15
282722933913000320	\$186.57	\$686.58	\$873.15
282722933913000330	\$186.57	\$686.58	\$873.15
282722933913000340	\$186.57	\$686.58	\$873.15
282722933913000350	\$186.57	\$686.58	\$873.15
282722933913000360	\$186.57	\$686.58	\$873.15
282722933913000370	\$186.57	\$686.58	\$873.15
282722933913000380	\$186.57	\$686.58	\$873.15
282722933913000390	\$186.57	\$686.58	\$873.15
282722933913000400	\$186.57	\$686.58	\$873.15
282722933913000410	\$186.57	\$686.58	\$873.15
282722933913000420	\$186.57	\$686.58	\$873.15
282722933913000430	\$186.57	\$686.58	\$873.15
282722933913000440	\$186.57	\$686.58	\$873.15
282722933913000450	\$186.57	\$686.58	\$873.15
282722933913000460	\$186.57	\$686.58	\$873.15
282722933913000470	\$186.57	\$686.58	\$873.15
282722933913000480	\$186.57	\$0.00	\$186.57

PARCEL ID	O&M	Debt	Total
282722933913000490	\$186.57	\$686.58	\$873.15
282722933913000500	\$186.57	\$686.58	\$873.15
282722933913000510	\$186.57	\$686.58	\$873.15
282722933913000520	\$186.57	\$686.58	\$873.15
282722933913000530	\$186.57	\$686.58	\$873.15
282722933913000540	\$186.57	\$686.58	\$873.15
282722933913000550	\$186.57	\$686.58	\$873.15
282722933913000560	\$186.57	\$686.58	\$873.15
282722933913000570	\$186.57	\$686.58	\$873.15
282722933913000580	\$186.57	\$686.58	\$873.15
282722933913000590	\$186.57	\$686.58	\$873.15
282722933913000600	\$186.57	\$686.58	\$873.15
282722933913000610	\$186.57	\$686.58	\$873.15
282722933913000620	\$186.57	\$686.58	\$873.15
282722933913000630	\$186.57	\$686.58	\$873.15
282722933913000640	\$186.57	\$686.58	\$873.15
282722933913000650	\$186.57	\$686.58	\$873.15
282722933913000660	\$186.57	\$686.58	\$873.15
282722933913000670	\$186.57	\$686.58	\$873.15
282722933913000680	\$186.57	\$686.58	\$873.15
282722933913000690	\$186.57	\$686.58	\$873.15
282722933913000700	\$186.57	\$686.58	\$873.15
282722933913000710	\$186.57	\$686.58	\$873.15
282722933913000720	\$186.57	\$686.58	\$873.15
282722933913000730	\$186.57	\$686.58	\$873.15
282722933913000740	\$186.57	\$686.58	\$873.15
282722933913000750	\$186.57	\$686.58	\$873.15
282722933913000760	\$186.57	\$686.58	\$873.15
282722933913000770	\$186.57	\$686.58	\$873.15
282722933913000780	\$186.57	\$686.58	\$873.15
282722933913000790	\$186.57	\$686.58	\$873.15
282722933913000800	\$186.57	\$686.58	\$873.15
282722933913000810	\$186.57	\$686.58	\$873.15
282722933913000820	\$186.57	\$686.58	\$873.15
282722933913000830	\$186.57	\$0.00	\$186.57
282722933913000840	\$186.57	\$0.00	\$186.57
282722933913000850	\$186.57	\$686.58	\$873.15
282722933913000860	\$186.57	\$686.58	\$873.15
282722933913000870	\$186.57	\$686.58	\$873.15
282722933913000880	\$186.57	\$686.58	\$873.15
282722933913000890	\$186.57	\$686.58	\$873.15
282722933913000900	\$186.57	\$686.58	\$873.15
282722933913000910	\$186.57	\$686.58	\$873.15
282722933913000920	\$186.57	\$0.00	\$186.57
282722933913000930	\$186.57	\$0.00	\$186.57
282722933913000940	\$186.57	\$686.58	\$873.15
282722933913000950	\$186.57	\$686.58	\$873.15
282722933913000960	\$186.57	\$0.00	\$186.57
282722933913000970	\$186.57	\$686.58	\$873.15
282722933913000980	\$186.57	\$686.58	\$873.15
282722933913000990	\$186.57	\$686.58	\$873.15
282722933913001000	\$186.57	\$686.58	\$873.15
282722933913001010	\$186.57	\$686.58	\$873.15
282722933913001920	\$186.57	\$686.58	\$873.15
282722933913001930	\$186.57	\$686.58	\$873.15
282722933913001940	\$186.57	\$686.58	\$873.15
282722933913001950	\$186.57	\$686.58	\$873.15
282722933913001960	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933913003960	\$186.57	\$686.58	\$873.15
282722933913003970	\$186.57	\$686.58	\$873.15
282722933913003980	\$186.57	\$686.58	\$873.15
282722933913003990	\$186.57	\$686.58	\$873.15
282722933913004000	\$186.57	\$686.58	\$873.15
282722933913004010	\$186.57	\$686.58	\$873.15
282722933913004020	\$186.57	\$686.58	\$873.15
282722933913004030	\$186.57	\$686.58	\$873.15
282722933913004040	\$186.57	\$686.58	\$873.15
282722933913004050	\$186.57	\$686.58	\$873.15
282722933913004060	\$186.57	\$686.58	\$873.15
282722933913004070	\$186.57	\$686.58	\$873.15
282722933913004080	\$186.57	\$686.58	\$873.15
282722933913004090	\$186.57	\$686.58	\$873.15
282722933913004100	\$186.57	\$686.58	\$873.15
282722933913004110	\$186.57	\$686.58	\$873.15
282722933913004120	\$186.57	\$686.58	\$873.15
282722933913004130	\$186.57	\$686.58	\$873.15
282722933913004140	\$186.57	\$686.58	\$873.15
282722933913004150	\$186.57	\$686.58	\$873.15
282722933913004160	\$186.57	\$686.58	\$873.15
282722933913004170	\$186.57	\$0.00	\$186.57
282722933913004180	\$186.57	\$686.58	\$873.15
282722933913004190	\$186.57	\$686.58	\$873.15
282722933913004200	\$186.57	\$686.58	\$873.15
282722933913004210	\$186.57	\$686.58	\$873.15
282722933913004220	\$186.57	\$686.58	\$873.15
282722933913004230	\$186.57	\$686.58	\$873.15
282722933913004240	\$186.57	\$686.58	\$873.15
282722933913004250	\$186.57	\$686.58	\$873.15
282722933913004260	\$186.57	\$686.58	\$873.15
282722933913004270	\$186.57	\$686.58	\$873.15
282722933913004280	\$186.57	\$686.58	\$873.15
282722933913004290	\$186.57	\$686.58	\$873.15
282722933913004300	\$186.57	\$0.00	\$186.57
282722933913004310	\$186.57	\$686.58	\$873.15
282722933913004320	\$186.57	\$686.58	\$873.15
282722933913004330	\$186.57	\$686.58	\$873.15
282722933913004340	\$186.57	\$0.00	\$186.57
282722933913004350	\$186.57	\$686.58	\$873.15
282722933913004360	\$186.57	\$686.58	\$873.15
282722933913004370	\$186.57	\$686.58	\$873.15
282722933913004380	\$186.57	\$0.00	\$186.57
282722933913004390	\$186.57	\$686.58	\$873.15
282722933913004400	\$186.57	\$686.58	\$873.15
282722933913004410	\$186.57	\$686.58	\$873.15
282722933913004420	\$186.57	\$686.58	\$873.15
282722933913004430	\$186.57	\$686.58	\$873.15
282722933913004440	\$186.57	\$686.58	\$873.15
282722933913004450	\$186.57	\$0.00	\$186.57
282722933913004460	\$186.57	\$686.58	\$873.15
282722933913004470	\$0.00	\$0.00	\$0.00
282722933913004510	\$0.00	\$0.00	\$0.00
282722933913004520	\$0.00	\$0.00	\$0.00
282722933913004530	\$0.00	\$0.00	\$0.00
282722933913004540	\$0.00	\$0.00	\$0.00
282722933913004550	\$0.00	\$0.00	\$0.00
282722933913004560	\$0.00	\$0.00	\$0.00

PARCEL ID	O&M	Debt	Total
282722933913004570	\$0.00	\$0.00	\$0.00
282722933913004580	\$0.00	\$0.00	\$0.00
282722933913004590	\$0.00	\$0.00	\$0.00
282722933914001020	\$186.57	\$686.58	\$873.15
282722933914001030	\$186.57	\$686.58	\$873.15
282722933914001040	\$186.57	\$686.58	\$873.15
282722933914001050	\$186.57	\$686.58	\$873.15
282722933914001060	\$186.57	\$686.58	\$873.15
282722933914001070	\$186.57	\$686.58	\$873.15
282722933914001080	\$186.57	\$686.58	\$873.15
282722933914001090	\$186.57	\$686.58	\$873.15
282722933914001100	\$186.57	\$686.58	\$873.15
282722933914001110	\$186.57	\$686.58	\$873.15
282722933914001120	\$186.57	\$686.58	\$873.15
282722933914001130	\$186.57	\$686.58	\$873.15
282722933914001140	\$186.57	\$686.58	\$873.15
282722933914001150	\$186.57	\$686.58	\$873.15
282722933914001160	\$186.57	\$686.58	\$873.15
282722933914001170	\$186.57	\$686.58	\$873.15
282722933914001180	\$186.57	\$686.58	\$873.15
282722933914001190	\$186.57	\$686.58	\$873.15
282722933914001200	\$186.57	\$686.58	\$873.15
282722933914001210	\$186.57	\$686.58	\$873.15
282722933914001220	\$186.57	\$686.58	\$873.15
282722933914001230	\$186.57	\$686.58	\$873.15
282722933914001240	\$186.57	\$686.58	\$873.15
282722933914001250	\$186.57	\$686.58	\$873.15
282722933914001260	\$186.57	\$686.58	\$873.15
282722933914001270	\$186.57	\$686.58	\$873.15
282722933914001280	\$186.57	\$686.58	\$873.15
282722933914001290	\$186.57	\$686.58	\$873.15
282722933914001300	\$186.57	\$686.58	\$873.15
282722933914001310	\$186.57	\$686.58	\$873.15
282722933914001320	\$186.57	\$686.58	\$873.15
282722933914001330	\$186.57	\$686.58	\$873.15
282722933914001340	\$186.57	\$686.58	\$873.15
282722933914001350	\$186.57	\$686.58	\$873.15
282722933914001360	\$186.57	\$0.00	\$186.57
282722933914001370	\$186.57	\$686.58	\$873.15
282722933914001380	\$186.57	\$686.58	\$873.15
282722933914001390	\$186.57	\$686.58	\$873.15
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282722933914001420	\$186.57	\$686.58	\$873.15
282722933914001430	\$186.57	\$686.58	\$873.15
282722933914001440	\$186.57	\$0.00	\$186.57
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282722933914001460	\$186.57	\$686.58	\$873.15
282722933914001470	\$186.57	\$686.58	\$873.15
282722933914001480	\$186.57	\$686.58	\$873.15
282722933914001490	\$186.57	\$686.58	\$873.15
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282722933914001510	\$186.57	\$686.58	\$873.15
282722933914001520	\$186.57	\$686.58	\$873.15
282722933914001530	\$186.57	\$686.58	\$873.15
282722933914001540	\$186.57	\$686.58	\$873.15
282722933914001550	\$186.57	\$686.58	\$873.15
282722933914001560	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933914002740	\$186.57	\$686.58	\$873.15
282722933914002750	\$186.57	\$686.58	\$873.15
282722933914002760	\$186.57	\$686.58	\$873.15
282722933914002770	\$186.57	\$686.58	\$873.15
282722933914002780	\$186.57	\$686.58	\$873.15
282722933914002790	\$186.57	\$686.58	\$873.15
282722933914002800	\$186.57	\$686.58	\$873.15
282722933914002810	\$186.57	\$686.58	\$873.15
282722933914002820	\$186.57	\$686.58	\$873.15
282722933914002830	\$186.57	\$686.58	\$873.15
282722933914002840	\$186.57	\$686.58	\$873.15
282722933914002850	\$186.57	\$686.58	\$873.15
282722933914002860	\$186.57	\$686.58	\$873.15
282722933914002870	\$186.57	\$686.58	\$873.15
282722933914002880	\$186.57	\$686.58	\$873.15
282722933914002890	\$186.57	\$686.58	\$873.15
282722933914002900	\$186.57	\$0.00	\$186.57
282722933914002910	\$186.57	\$686.58	\$873.15
282722933914002920	\$186.57	\$686.58	\$873.15
282722933914002930	\$186.57	\$686.58	\$873.15
282722933914002940	\$186.57	\$686.58	\$873.15
282722933914002950	\$186.57	\$686.58	\$873.15
282722933914002960	\$186.57	\$686.58	\$873.15
282722933914002970	\$186.57	\$686.58	\$873.15
282722933914002980	\$186.57	\$686.58	\$873.15
282722933914002990	\$186.57	\$686.58	\$873.15
282722933914003000	\$186.57	\$686.58	\$873.15
282722933914003010	\$186.57	\$686.58	\$873.15
282722933914003020	\$186.57	\$686.58	\$873.15
282722933914003030	\$186.57	\$686.58	\$873.15
282722933914003040	\$186.57	\$686.58	\$873.15
282722933914003050	\$186.57	\$686.58	\$873.15
282722933914003060	\$186.57	\$686.58	\$873.15
282722933914003070	\$186.57	\$686.58	\$873.15
282722933914003080	\$186.57	\$686.58	\$873.15
282722933914003090	\$186.57	\$686.58	\$873.15
282722933914003100	\$186.57	\$686.58	\$873.15
282722933914003110	\$186.57	\$686.58	\$873.15
282722933914003120	\$186.57	\$686.58	\$873.15
282722933914003130	\$186.57	\$686.58	\$873.15
282722933914003140	\$186.57	\$686.58	\$873.15
282722933914003150	\$186.57	\$686.58	\$873.15
282722933914003160	\$186.57	\$686.58	\$873.15
282722933914003170	\$186.57	\$686.58	\$873.15
282722933914003180	\$186.57	\$686.58	\$873.15
282722933914003190	\$186.57	\$686.58	\$873.15
282722933914003200	\$186.57	\$0.00	\$186.57
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282722933914003220	\$186.57	\$686.58	\$873.15
282722933914003230	\$186.57	\$686.58	\$873.15
282722933914003240	\$186.57	\$0.00	\$186.57
282722933914003250	\$186.57	\$686.58	\$873.15
282722933914003260	\$186.57	\$686.58	\$873.15
282722933914003270	\$186.57	\$686.58	\$873.15
282722933914003280	\$186.57	\$686.58	\$873.15
282722933914003290	\$186.57	\$686.58	\$873.15
282722933914003300	\$186.57	\$686.58	\$873.15
282722933914003310	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933914003320	\$186.57	\$686.58	\$873.15
282722933914003330	\$186.57	\$0.00	\$186.57
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282722933914003350	\$186.57	\$686.58	\$873.15
282722933914003360	\$186.57	\$686.58	\$873.15
282722933914003370	\$186.57	\$686.58	\$873.15
282722933914003380	\$186.57	\$686.58	\$873.15
282722933914003390	\$186.57	\$686.58	\$873.15
282722933914003400	\$186.57	\$686.58	\$873.15
282722933914003410	\$186.57	\$686.58	\$873.15
282722933914003420	\$186.57	\$686.58	\$873.15
282722933914003430	\$186.57	\$0.00	\$186.57
282722933914003440	\$186.57	\$686.58	\$873.15
282722933914003450	\$186.57	\$686.58	\$873.15
282722933914003460	\$186.57	\$686.58	\$873.15
282722933914003470	\$186.57	\$686.58	\$873.15
282722933914003480	\$186.57	\$686.58	\$873.15
282722933914003490	\$186.57	\$686.58	\$873.15
282722933914003500	\$186.57	\$686.58	\$873.15
282722933914003510	\$186.57	\$686.58	\$873.15
282722933914003520	\$186.57	\$686.58	\$873.15
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282722933914003540	\$186.57	\$686.58	\$873.15
282722933914003550	\$186.57	\$686.58	\$873.15
282722933914003560	\$186.57	\$686.58	\$873.15
282722933914003570	\$186.57	\$686.58	\$873.15
282722933914003580	\$186.57	\$686.58	\$873.15
282722933914003590	\$186.57	\$686.58	\$873.15
282722933914003600	\$186.57	\$686.58	\$873.15
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282722933914003620	\$186.57	\$686.58	\$873.15
282722933914003630	\$186.57	\$686.58	\$873.15
282722933914003640	\$186.57	\$686.58	\$873.15
282722933914003650	\$186.57	\$686.58	\$873.15
282722933914003660	\$186.57	\$686.58	\$873.15
282722933914003670	\$186.57	\$686.58	\$873.15
282722933914003680	\$186.57	\$686.58	\$873.15
282722933914003690	\$186.57	\$686.58	\$873.15
282722933914003700	\$186.57	\$686.58	\$873.15
282722933914003710	\$186.57	\$686.58	\$873.15
282722933914003720	\$186.57	\$686.58	\$873.15
282722933914003730	\$186.57	\$686.58	\$873.15
282722933914003740	\$186.57	\$686.58	\$873.15
282722933914003750	\$186.57	\$686.58	\$873.15
282722933914003760	\$186.57	\$686.58	\$873.15
282722933914003770	\$186.57	\$686.58	\$873.15
282722933914003780	\$186.57	\$686.58	\$873.15
282722933914003790	\$186.57	\$686.58	\$873.15
282722933914003800	\$186.57	\$686.58	\$873.15
282722933914003810	\$186.57	\$686.58	\$873.15
282722933914003820	\$186.57	\$686.58	\$873.15
282722933914003830	\$186.57	\$686.58	\$873.15
282722933914003840	\$186.57	\$686.58	\$873.15
282722933914003850	\$186.57	\$686.58	\$873.15
282722933914003860	\$186.57	\$686.58	\$873.15
282722933914003870	\$186.57	\$686.58	\$873.15
282722933914003880	\$186.57	\$686.58	\$873.15
282722933914003890	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933914003900	\$186.57	\$686.58	\$873.15
282722933914003910	\$186.57	\$686.58	\$873.15
282722933914003920	\$0.00	\$0.00	\$0.00
282722933914003930	\$0.00	\$0.00	\$0.00
282722933914003940	\$0.00	\$0.00	\$0.00
282722933914003950	\$0.00	\$0.00	\$0.00
282722933915002040	\$186.57	\$686.58	\$873.15
282722933915002050	\$186.57	\$686.58	\$873.15
282722933915002060	\$186.57	\$686.58	\$873.15
282722933915002070	\$186.57	\$686.58	\$873.15
282722933915002080	\$186.57	\$686.58	\$873.15
282722933915002090	\$2,052.24	\$7,552.38	\$9,604.62
282722933915002100	\$0.00	\$0.00	\$0.00
282722933915002110	\$0.00	\$0.00	\$0.00
282722933916000010	\$186.57	\$686.58	\$873.15
282722933916000020	\$186.57	\$686.58	\$873.15
282722933916000030	\$186.57	\$686.58	\$873.15
282722933916000040	\$186.57	\$686.58	\$873.15
282722933916000050	\$186.57	\$686.58	\$873.15
282722933916000060	\$186.57	\$686.58	\$873.15
282722933916000070	\$186.57	\$686.58	\$873.15
282722933916000080	\$186.57	\$686.58	\$873.15
282722933916000090	\$186.57	\$686.58	\$873.15
282722933916000100	\$186.57	\$686.58	\$873.15
282722933916000110	\$186.57	\$686.58	\$873.15
282722933916000120	\$186.57	\$686.58	\$873.15
282722933916000130	\$186.57	\$686.58	\$873.15
282722933916000140	\$186.57	\$686.58	\$873.15
282722933916000150	\$186.57	\$686.58	\$873.15
282722933916000160	\$186.57	\$0.00	\$186.57
282722933916000170	\$186.57	\$686.58	\$873.15
282722933916000180	\$186.57	\$686.58	\$873.15
282722933916000190	\$186.57	\$686.58	\$873.15
282722933916000200	\$186.57	\$686.58	\$873.15
282722933916000210	\$186.57	\$686.58	\$873.15
282722933916000220	\$186.57	\$686.58	\$873.15
282722933916000230	\$186.57	\$686.58	\$873.15
282722933916000240	\$186.57	\$686.58	\$873.15
282722933916000250	\$186.57	\$686.58	\$873.15
282722933916000260	\$186.57	\$686.58	\$873.15
282722933916000270	\$186.57	\$686.58	\$873.15
282722933916000280	\$186.57	\$686.58	\$873.15
282722933916000290	\$186.57	\$686.58	\$873.15
282722933916000300	\$186.57	\$686.58	\$873.15
282722933916000310	\$186.57	\$686.58	\$873.15
282722933916000320	\$186.57	\$686.58	\$873.15
282722933916000330	\$186.57	\$686.58	\$873.15
282722933916000340	\$186.57	\$686.58	\$873.15
282722933916000350	\$186.57	\$686.58	\$873.15
282722933916000360	\$186.57	\$686.58	\$873.15
282722933916000370	\$186.57	\$686.58	\$873.15
282722933916000380	\$186.57	\$686.58	\$873.15
282722933916000390	\$186.57	\$686.58	\$873.15
282722933916000400	\$186.57	\$686.58	\$873.15
282722933916000410	\$186.57	\$686.58	\$873.15
282722933916000420	\$186.57	\$686.58	\$873.15
282722933916000430	\$186.57	\$686.58	\$873.15
282722933916000440	\$186.57	\$686.58	\$873.15

PARCEL ID	O&M	Debt	Total
282722933916000450	\$186.57	\$686.58	\$873.15
282722933916000460	\$186.57	\$686.58	\$873.15
282722933916000470	\$186.57	\$686.58	\$873.15
282722933916000480	\$186.57	\$686.58	\$873.15
282722933916000490	\$186.57	\$686.58	\$873.15
282722933916000500	\$186.57	\$686.58	\$873.15
282722933916000510	\$186.57	\$686.58	\$873.15
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282722933916000530	\$186.57	\$686.58	\$873.15
282722933916000540	\$186.57	\$686.58	\$873.15
282722933916000550	\$186.57	\$686.58	\$873.15
282722933916000560	\$186.57	\$686.58	\$873.15
282722933916000570	\$186.57	\$686.58	\$873.15
282722933916000580	\$186.57	\$686.58	\$873.15
282722933916000590	\$186.57	\$686.58	\$873.15
282722933916000600	\$186.57	\$686.58	\$873.15
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282722933916000620	\$186.57	\$686.58	\$873.15
282722933916000630	\$186.57	\$686.58	\$873.15
282722933916000640	\$186.57	\$686.58	\$873.15
282722933916000650	\$186.57	\$0.00	\$186.57
282722933916000660	\$186.57	\$686.58	\$873.15
282722933916000670	\$186.57	\$686.58	\$873.15
282722933916000680	\$186.57	\$686.58	\$873.15
282722933916000690	\$186.57	\$686.58	\$873.15
282722933916000700	\$186.57	\$686.58	\$873.15
282722933916000710	\$186.57	\$686.58	\$873.15
282722933916000720	\$186.57	\$686.58	\$873.15
282722933916000730	\$186.57	\$686.58	\$873.15
282722933916000740	\$186.57	\$686.58	\$873.15
282722933916000750	\$186.57	\$686.58	\$873.15
282722933916000760	\$186.57	\$686.58	\$873.15
282722933916000770	\$186.57	\$686.58	\$873.15
282722933916000780	\$186.57	\$686.58	\$873.15
282722933916000790	\$186.57	\$686.58	\$873.15
282722933916000800	\$186.57	\$686.58	\$873.15
282722933916000810	\$186.57	\$686.58	\$873.15
282722933916000820	\$186.57	\$686.58	\$873.15
282722933916000830	\$186.57	\$686.58	\$873.15
282722933916000840	\$186.57	\$686.58	\$873.15
282722933916000850	\$186.57	\$686.58	\$873.15
282722933916000860	\$186.57	\$686.58	\$873.15
282722933916000870	\$186.57	\$686.58	\$873.15
282722933916000880	\$186.57	\$686.58	\$873.15
282722933916000890	\$186.57	\$686.58	\$873.15
282722933916000900	\$186.57	\$686.58	\$873.15
282722933916000910	\$186.57	\$686.58	\$873.15
282722933916000920	\$186.57	\$686.58	\$873.15
282722933916000930	\$186.57	\$686.58	\$873.15
282722933916000940	\$186.57	\$686.58	\$873.15
282722933916000950	\$186.57	\$686.58	\$873.15
282722933916000960	\$186.57	\$686.58	\$873.15
282722933916000970	\$186.57	\$686.58	\$873.15
282722933916000980	\$0.00	\$0.00	\$0.00
282722933916000990	\$0.00	\$0.00	\$0.00
282722933916001000	\$0.00	\$0.00	\$0.00
282722933916001010	\$0.00	\$0.00	\$0.00
282722933916001020	\$0.00	\$0.00	\$0.00

PARCEL ID	O&M	Debt	Total
282727000000031010	\$0.00	\$0.00	\$0.00
Total Gross Assessments	\$309,892.74	\$1,105,393.80	\$1,415,286.54
Total Net Assessments	\$288,200.25	\$1,028,016.23	\$1,316,216.48

SECTION VII



Proposal

Date: 4/1/2025

Work Order #15846

PO #

Customer:

Poinciana West CDD
Poinciana West CDD
Central Florida, LLC
Kissimmee, FL 34759

Property:

Poinciana West CDD Residence
Central Florida, LLC
Kissimmee, FL 34759

Cypress Tree Removal- 545 Indian Wells

Remove (3) Cypress Trees located lakeside to the rear of 545 Indian Wells Street and cap irrigation

Breakdown

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	5.00	Hr
Debris Disposal	0.10	ea
PROJECT TOTAL:		\$441.84

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**
Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Florallawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Florallawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$441.84), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Omar Lopez

Date _____

Florallawn

By _____

Date _____

Poinciana West CDD Residence





SECTION VIII



CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

M E M O R A N D U M

From: Clark & Albaugh
To: Board of Supervisors
Poinciana West Community Development District
Date: July 16, 2025
Subject: Remediation of Pond 19A

This Memorandum is a supplement to our prior communication in March, 2025 concerning the damage to Pond 19A caused by nearby dewatering activities. A copy of the prior memorandum, without exhibits, is attached to this one.

The corrective work approved by the Board has been performed and inspected by GAI Consultants. A copy of the inspection report is provided under separate cover.

In response to the letter sent on March 6, 2025, we received a call from an insurance adjustor working with the Westview South CDD. In April, we were contracted by Taylor Morrison. The communication offered to pay the cost of the Pond 19A remediation under the contract approved by the Board in exchange for a release agreement in the form also attached to this memorandum. I indicated that the offer would be communicated to the CDD Board of Supervisors but suggested it was not sufficient. I believe the deficiency of the offer is obvious on its face, but we will discuss that at the July 16 meeting. The Board will also be provided with an accounting of the costs to the CDD associated with this event.





CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

M E M O R A N D U M

From: Clark & Albaugh
To: Board of Supervisors
Poinciana West Community Development District
Date: March 19, 2025
Subject: Water Level Situation in Pond 19A

The intent of this Memorandum is to summarize the findings of staff related to the Pond 19A damage and to discuss actions taken and actions needing to be taken by the board.

During the board meeting on November 20, 2024, Staff reported to the Board certain events that had occurred at Pond 19A. A timeline of events was generated after that meeting and is attached here as Exhibit "A." In summary, the developer of Westview, a project directly across Cypress Parkway from Pond 19A, was in the process of doing sitework for the southernmost portion of the project, which it refers to as Pod B. The sitework involved a dewatering process used during the excavation of a large retention pond, and that dewatering affected the water levels of Pond 19A.

This Board directed staff and District Counsel to become involved in the process to determine the events that had transpired, to determine the scope of damage and any required corrective action and to ensure that the parties responsible reimburse the District for any costs or damages. This firm reviewed the timeline of facts with District Management. We reviewed the South Florida Water Management District ("SFWMD") GIS permitting portal to determine the existence of active projects in the immediate area of the District. The Westview project was identified as being most likely to have originated the problem. Westview is a Taylor Morrison project and is contained within a community development district known as Westview South CDD. Since this is a public entity, we reached out to the District Manager and District Counsel, both known by us, asked whether they were aware of the issue and made a request for public records. Both manager and counsel were unaware of the damage to Pond 19A. They did, however, provide requested records about the site work process, including the site work contract with all addenda and change orders. The district engineer requested a \$1500 cost deposit to research permits for the project. We declined this and were able to obtain permit information with minimal effort.



Contract documents reveal that Jr. Davis Construction Company, Inc. entered into a “Master Agreement for Land Development Services with Taylor Morrison of Florida, Inc. on March 28, 2022 for the Pod B site work, at a contract price of \$31,171,751.90. The contract has subsequently been amended and assigned, first to LT Westview, LLC, a Taylor Morrison subsidiary, and then to the Westview South Community Development District. The contract documents are available from this office if requested. The parties to the contact and their assigns are referred to as the “Contracting Entities.”

The site work in question was the subject of numerous local government permits, including those from SFWMD. The Board expressed concern at the January meeting over whether the appropriate dewatering permit was obtained. The dewatering was performed pursuant to Permit Number 49-02922-W, issued on June 28, 2023. A copy is attached as Exhibit “B” to this Memorandum. The permit contains a number of standard conditions that govern adverse effects on property outside of the project area. In our opinion, the contracting parties are liable for damages resulting from the dewatering activities.

As outlined in the timeline and in this firm’s correspondence to the Westview Contracting Parties, the contractor on the Westview project, Jr. Davis Construction Company, Inc. entered onto the Pond 19A property on or about December 2, 2024 and performed certain remedial work after being informed of the damage. The work occurred during ongoing discussions between the District Manager and Taylor Morrison and was conducted without prior notice or permission from the Board of Supervisors or District Staff.

Based upon the Staff and Board discussions, the District engaged GAI Consultants to evaluate the damage to Pond 19A and to assess the effects of the attempted corrective work performed in December, 2024. An inspection was conducted and a report with recommendations was delivered to the District. That report is attached as Exhibit “C.” After receiving the report, the District Manager began to solicit proposals for corrective action. Certain proposals have been submitted, but GAI Consultants has recommended that they be revised so that they meet the required scope of work as recommended.

This firm has prepared and delivered a letter to all of the Westview Contracting Parties stating the District’s position and expectations for the Pond 19A restoration. This letter has been received by all of the parties and we await their responses. A copy is attached as Exhibit “D.”

AGREEMENT AND RELEASE

This Agreement and Release (“Agreement”) is entered into effective this ____ day of April, 2025, by and between Poinciana West Community Development District (“Poinciana”) and LT Westview, LLC. (“LT”).

WHEREAS, Poinciana has raised issues related to work (the “Work”) it claims is necessary to improvements or property within an area identified as Tract P-19A according to the plat of Solivita Phase 7F, as recorded in Plat Book 161 at Page 7, of the official records of Polk County, Florida (the “Property”); and

WHEREAS, LT has agreed to provide certain funds to Poinciana to perform such Work; and

WHEREAS, Poinciana and LT desire to set forth their mutual understanding and agreement with regard to the Work and Property and each parties’ associated obligations pursuant to the terms and conditions set forth below:

NOW THEREFORE, the Parties acknowledge and agree as follows:

1. LT hereby agrees to provide Poinciana a one-time payment of \$12,410.00 within fifteen (15) business days of LT’s execution of this Agreement (the “Payment”). Poinciana acknowledges and agrees that LT has no obligation with regard to the maintenance of the Property or the performance of the Work, which is maintained and performed in Poinciana’s sole discretion.

2. Such Payment may be made by wire transfer or check at LT’s election. If the Payment is by wire, Poinciana shall provide wire instructions within one business day of LT’s request for such information. If the Payment is made by check, it shall be deemed delivered upon mailing.

3. The Payment is made for good and valuable consideration, and is not an admission of any legal obligation or liability to Poinciana with regard to the Work or the Property or any other matter.

4. Except for the Excluded Matters as defined below, Poinciana, in consideration of the Payment, hereby remises, releases, acquits, satisfies, and forever discharges LT, Westview South Community Development District, and Jr. Davis Construction Company, LLC (the “Released Parties”), and each of such Released Parties’ successors, heirs, assigns, directors, officers, employees, shareholders, members, affiliates of all tiers, agents, and representatives (the Released Parties and all of the foregoing parties being collectively referred to herein as the “Releasees”) from any and all manner of action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, damages, judgments, executions, claims, and demands whatsoever, in law or in equity which Poinciana has, shall, or may have against the Releasees or any of them, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the day of these presents, whether such claims are known, unknown, anticipated or unanticipated at this time, arising out of, related to, or regarding in any manner the Work or the Property.

5. As used herein, “Excluded Matters” shall mean and include the following, which shall be expressly excluded from the release set forth above: This Agreement, and LT’s performance of the Payment due hereunder.

6. Poinciana agrees to defend, indemnify and hold harmless the Releasees from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or

in connection with, the Work or Property. However, nothing herein shall constitute or be construed as a waiver of Poinciana's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes.

7. The parties acknowledge that they have had the opportunity to obtain counsel to represent them prior to their execution of this Agreement and they have not relied upon any representations or advice of any other party or opposing counsel before executing this Agreement. The parties further acknowledge that they have voluntarily agreed to the terms of this Agreement.

8. This Agreement is the entire agreement between the parties and any modification or change hereof shall be in writing and signed by all parties and their attorneys. Except as otherwise provided herein, each party to this Agreement shall bear their own attorney's fees and costs.

9. Should any dispute or legal action arise out of or relate to this Agreement or any of its provisions, the prevailing party to such dispute or legal action shall be entitled to recover their reasonable attorneys' fees, expenses, and costs incurred in connection with such a dispute or action, including attorneys' fees and costs incurred to prove the amount of such fees and costs, and through all appeals.

10. The persons signing this Agreement hereby represent and warrant that they have full and complete capacity and authority to execute this Agreement and bind the parties thereto.

11. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and both of which shall constitute one and the same agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format such as DocuSign) by any or all of the

parties and the receiving party may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

12. All parties have participated in the negotiation and drafting of this Agreement. As a result, to the extent an ambiguity exists in this Agreement, it shall not be interpreted against any specific party.

13. THE PARTIES HERETO KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY FOR ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, PROCEEDINGS, LAWSUITS, AND LITIGATIONS BETWEEN THEM, INCLUDING, WITHOUT LIMITATION, THOSE ARISING OUT OF, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT, THE PARTIES' PERFORMANCES DUE THEREUNDER AND THE UNDERLYING FACTS OF THE ABOVE-STYLED ACTION.

DATED this ____ day of _____, 2025.

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Sign: _____

Name: _____

Title: _____

**LT WESTVIEW, LLC, a Delaware limited
liability company**

**By: TM Westview Member, LLC, a
Delaware limited liability company, its
managing member**

Sign: _____

Name: Brian Brunhofer

Title: Vice President

**By: Lennar Homes, a Florida limited
liability company, its member**

Sign: _____

Name: Mark McDonald

Title: Vice President

Date	Vendor	Cost	Notes
04.24.2025	Solitude	\$6,205	Repairs (Deposit)
05.28.2025	Solitude	\$6,205	Repairs (Final Payment)
01.31.2025	GAI	\$1,500	Engineering Services
07.02.2025	GAI	\$1,000	Engineering Services
07.07.2025	Clark & Albaugh, LLP	\$6,440	Legal Fees to Date
Pending	Clark & Albaugh, LLP	\$1,250	Estimated Legal Fees to Complete
Total		\$22,600	



Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-00811271
Invoice Date: 04/24/2025
PROPERTY: Poinciana West Community Dev. Dist.

SOLD TO: Poinciana West Community Dev. Dist.
219 E. Livingston St.
Orlando, FL 32801

Customer ID	Customer PO	Payment Terms	
17634		DUR	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Stephen Amrhein			DUR

Qty	Item Description	Unit Price	Extension
-----	------------------	------------	-----------

	50% Deposit Invoice P19 Construction work	\$ 6,205.00	\$ 6,205.00
--	--	-------------	-------------

Total project cost: \$ 12,410.00

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice	\$ 6,205.00
Payment Received	
TOTAL	\$ 6,205.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

**Please Remit Payment to:**

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

INVOICE

Page: 1

Invoice Number: PSI170288
 Invoice Date: 5/28/2025

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 Via
 Ship Date 5/28/2025
 Due Date 6/27/2025
 Terms Net 30

Customer ID 17634
 P.O. Number
 P.O. Date 5/28/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service p19 POND REPAIR Washout Repairs and Grate Work complete		1	1	12,410.00	12,410.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 12,410.00

Subtotal: 12,410.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 6,205.00
Total: 6,205.00



INVOICE

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

Tricia Adams
Poinciana West Community Development District
313 Campus St
Celebration, FL 34747

January 31, 2025
Project No: A171207.02
Invoice No: 2214310

Project A171207.02 PWCDD Pond 19A Inspectino #1
Professional Services from December 22, 2024 to January 18, 2025

Phase	Contract Amount	Percent Complete	Amount Earned	Previously Invoiced	Current Invoice
Lump Sum	1,500.00	100.00	1,500.00	0.00	1,500.00
Total Fee	1,500.00		1,500.00	0.00	1,500.00
		Total Fee			1,500.00
			Total this Invoice		\$1,500.00



INVOICE

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

T 407.423.8398
F 407.843.1070

Tricia Adams
Poinciana West Community Development District
313 Campus St
Celebration, FL 34747

July 02, 2025
Project No: A171207.02
Invoice No: 2221398

Project A171207.02 PWCDD Pond 19A Inspectino #1
Professional Services from May 18, 2025 to June 21, 2025

Phase	Contract Amount	Percent Complete	Amount Earned	Previously Invoiced	Current Invoice
Inspection 1	1,500.00	100.00	1,500.00	1,500.00	0.00
Erosion Repair Inspection (6/2025)	1,000.00	100.00	1,000.00	0.00	1,000.00
Total Fee	2,500.00		2,500.00	1,500.00	1,000.00
		Total Fee			1,000.00
			Total this Invoice		\$1,000.00

Jul/ 7/2025

Clark & Albaugh, LLP
Client Fees Listing

Page: 1

Date	Entry #	Fee / Time Explanation	Working Lawyer	Hours	Amount	Inv#	Billing Status
7784 Poinciana West Community Development Dis Pond 19A Damage							
Jan 20/2025	188265	Lawyer: SDC 1.90 Hrs X 325.00 telephone call with manager and chair; review of	SDC - Scott D. Clark	1.90	617.50	19049	Billed
Jan 22/2025	188382	Lawyer: SDC 0.40 Hrs X 325.00 phone call and correspondence with Westview South CDD manager regarding documents requested concerning pond dewat	SDC - Scott D. Clark	0.40	130.00	19049	Billed
Jan 24/2025	188327	Lawyer: SDC 1.20 Hrs X 325.00 correspondence with Westview South CDD manager and review of produced public records regarding site work on proje	SDC - Scott D. Clark	1.20	390.00	19049	Billed
Jan 27/2025	188386	Lawyer: SDC 0.20 Hrs X 325.00 correspondence with Westview District Manager regarding balance of public records request	SDC - Scott D. Clark	0.20	65.00	19049	Billed
Jan 29/2025	188398	Lawyer: SDC 2.30 Hrs X 325.00 review of and respond to correspondence from Waterview South CDD regarding public records request; telephone call	SDC - Scott D. Clark	2.30	747.50	19049	Billed
Mar 5/2025	188326	Lawyer: SDC 2.30 Hrs X 325.00 review of contract for Westview work, permit documents and other materials; preparation of demand letter regardir	SDC - Scott D. Clark	2.30	747.50	19109	Billed
Mar 6/2025	188368	Lawyer: SDC 0.40 Hrs X 325.00 correspondence to manager and chair regarding proposed correspondence; additional correspondence with chair and c	SDC - Scott D. Clark	0.40	130.00	19109	Billed
Mar 11/2025	188907	Lawyer: SDC 1.20 Hrs X 325.00 review of materials and begin draft of memorandum and other agenda items for meeting; correspondence with manager	SDC - Scott D. Clark	1.20	390.00	19109	Billed
Mar 11/2025	188914	Lawyer: SDC 3.30 Hrs X 325.00 review of and evaluation of permit documents and contract documents; preparation of memorandum with exhibit packe	SDC - Scott D. Clark	3.30	1072.50	19109	Billed
Mar 18/2025	188964	Lawyer: SDC 0.40 Hrs X 325.00 review of proposals for Pond 19A work and related correspondence	SDC - Scott D. Clark	0.40	130.00	19109	Billed
Mar 20/2025	188990	Lawyer: SDC 0.60 Hrs X 325.00 review of and modification to agreement for pond corrective work; office conference regarding scope and exhibits	SDC - Scott D. Clark	0.60	195.00	19109	Billed
Mar 20/2025	189015	Lawyer: MEA 1.10 Hrs X 300.00 Drafting construction agreement with Solitude for Pond 19 work.	MEA - Mitchell E. Albaugh	1.10	330.00	19109	Billed
Mar 21/2025	189005	Lawyer: SDC 0.60 Hrs X 325.00 review of draft agreement for corrective work; review of scope and supporting documents; correspondence with man	SDC - Scott D. Clark	0.60	195.00	19109	Billed
Mar 28/2025	189079	Lawyer: SDC 0.50 Hrs X 325.00 review of correspondence from management staff regarding Solitude contract status; review of email from vendor re	SDC - Scott D. Clark	0.50	162.50	19109	Billed
Mar 28/2025	189095	Lawyer: SDC 0.40 Hrs X 325.00 correspondence from Joseph Brown regarding CDD responses to damage letter; response with part of requested docum	SDC - Scott D. Clark	0.40	130.00	19109	Billed
Apr 1/2025	189181	Lawyer: SDC 0.20 Hrs X 325.00 correspondence with manager regarding requested changes to work agreement with Solitude; responsive correspond	SDC - Scott D. Clark	0.20	65.00	19141	Billed
Apr 3/2025	189288	Lawyer: SDC 0.30 Hrs X 325.00 correspondence regarding update on records request; correspondence from Solitude regarding contract edits	SDC - Scott D. Clark	0.30	97.50	19141	Billed
Apr 4/2025	189290	Lawyer: SDC 0.50 Hrs X 325.00 correspondence regarding public records request and review of documents and assist in records request	SDC - Scott D. Clark	0.50	162.50	19141	Billed
Apr 28/2025	189463	Lawyer: SDC 0.60 Hrs X 325.00 review of proposed release and settlement agreement and related correspondence to Taylor Morrison and manager; ac	SDC - Scott D. Clark	0.60	195.00	19141	Billed
Apr 29/2025	189464	Lawyer: SDC 0.30 Hrs X 325.00 telephone call with insurance underwriter for Westview CDD regarding claim and followup correspondence	SDC - Scott D. Clark	0.30	97.50	19141	Billed
May 13/2025	189713	Lawyer: SDC 0.50 Hrs X 325.00 additional review of Taylor Morrison agreement; correspondence with manager regarding status of repair and handli	SDC - Scott D. Clark	0.50	162.50	19167	Billed
Jun 20/2025	189987	Lawyer: SDC 0.20 Hrs X 325.00 review of final report on Pond 19A repairs	SDC - Scott D. Clark	0.20	65.00	19195	Billed
Jun 30/2025	190092	Lawyer: SDC 0.30 Hrs X 325.00 correspondence and telephone call with underwriter for Westview South CDD regarding claim	SDC - Scott D. Clark	0.30	97.50	19195	Billed
Jul 2/2025	190277	Lawyer: SDC 0.20 Hrs X 325.00 telephone call with manager regarding upcoming agenda topic for damage recovery	SDC - Scott D. Clark	0.20	65.00		Unbilled
				Unbilled:	0.20	65.00	
				Billed:	19.70	6375.00	
				Total:	19.90	6440.00	
				Percent Billed:	98.99	98.99	

*** Summary by Working Lawyer ***

Working Lawyer	Hours				Fees			
	Unbilled	Firm %	Billed	Firm %	Unbilled	Firm %	Billed	Firm %
SDC - Scott D. Cl	0.20	100.00	19.70	94.42	65.00	100.00	6375.00	94.82
MEA - Mitchell E.	0.00	0.00	1.10	5.58	0.00	0.00	330.00	5.18
Firm Total	0.20	100.00	19.70	100.00	65.00	100.00	6440.00	98.99

*** Summary by Responsible Lawyer ***

Responsible Lawyer	Hours				Fees			
	Unbilled	Firm %	Billed	Firm %	Unbilled	Firm %	Billed	Firm %
SDC - Scott D. Cl	0.20	100.00	19.70	100.00	65.00	100.00	6375.00	100.00
Firm Total	0.20	100.00	19.70	100.00	65.00	100.00	6440.00	98.99

REPORT SELECTIONS - Client Fees Listing

Layout Template
Advanced Search Filter
Requested by
Finished
Ver
Date Range
Matters
Clients
Major Clients
Client Intro Lawyer
Matter Intro Lawyer
Responsible Lawyer
Assigned Lawyer

Default
None
ADMIN
Monday, July 07, 2025 at 02:42:37 PM
16.1.1 (16.1.20170817)
ALL DATES
7784-003
All
All
All
All
All
All



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

Page 115 of 204
T 407.423.8398
F 407.843.1070

June 20, 2025

GAI Project No. A171207.02

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

**Poinciana West Community Development District
Pond 19A Inspection Report – Reinspection June 19, 2025**

Dear Ms. Adams:

On June 19, 2025, GAI was on site to inspect the repairs completed to Pond 19A. This inspection followed the inspection GAI did before repairs on January 5, 2025. This is also after the repairs requested from that field visit were completed.

As you recall, the water level in Pond 19A dropped and was suspected to be caused by dewatering in adjacent development projects. The low water level in Pond 19A left the banks susceptible to pond bank erosion. The repairs completed were intended to remedy the damage. The findings below summarize the observations of the inspection after the repairs.

The water levels are now back up again due to summer rains. The bank areas have been graded, and there are no visible ruts. New sod has been placed. The pond is being maintained by CDD contractors now. The larger debris (branches) are not visible and are assumed to have been removed. The area around the structure on the east side has been filled with gravel.

The following pictures highlight the existing conditions.

There are a few small spots where the mowers are scraping the grass. This could be caused either by the mower height being too low or small spots of uneven grading (2-3 inches). In consultation with the field staff, any of these areas can be backfilled with small amounts of clean sand, much like filling a divot on a golf course. The maintenance team can take care of these areas as needed.

To summarize, the repairs have been satisfactorily completed. Please let me know if you have any questions or need further information.

Sincerely,

GAI Consultants, Inc.

Kathleen S. Leo, P.E.
Vice President



Exhibit 1 – Structure on the east side backfilled with gravel



Exhibit 2 View looking east along the south pond bank



Exhibit 3 Southeast corner of the pond



Exhibit 4 West side of the pond

SECTION IX

SECTION C

SECTION 1

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
5/1-5/31	2121-2128	\$92,759.70
TOTAL		\$92,759.70

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/06/25	00005	3/17/25 1035734	202503 320-53800-47100	MOSQUITO MAINT MAR 25	*	2,275.60	
		5/02/25 1035829	202504 320-53800-47100	MOSQUITO MAINT APR 25	*	2,275.60	
CLARKE ENVIRONMENTAL MOSQUITO							4,551.20 002121
5/06/25	00033	4/01/25 19108	202503 310-51300-31500	MAR 25 - GENERAL COUNSEL	*	2,177.50	
		4/01/25 19109	202503 310-51300-31520	POND 19A DAMAGE	*	3,519.54	
		5/01/25 19140	202504 310-51300-31500	APR 25 - GENERAL COUNSEL	*	97.50	
		5/01/25 19141	202504 310-51300-31520	POND 19A DAMAGE	*	617.50	
CLARK & ALBAUGH, LLP							6,412.04 002122
5/06/25	00028	4/15/25 11	202505 310-51300-31300	AMORT SCHED S17-1 5/1/25	*	100.00	
		4/15/25 11	202505 310-51300-31300	AMORT SCHED S17-2 5/1/25	*	250.00	
DISCLOSURE SERVICES, LLC							350.00 002123
5/06/25	00007	4/01/25 31310	202504 320-53800-46200	APR 25 - LANDSCAPE MAINT	*	5,537.94	
FLORALAWN 2, LLC							5,537.94 002124
5/06/25	00001	1/31/25 200	202501 320-53800-49000	JAN 25 - GENERAL MAINT	*	529.27	
		3/01/25 198	202503 310-51300-34000	MAR 25 - MGMT FEES	*	3,605.00	
		3/01/25 198	202503 310-51300-35200	MAR 25 - WEBSITE ADMIN	*	72.25	
		3/01/25 198	202503 310-51300-35100	MAR 25 - IT	*	108.33	
		3/01/25 198	202503 310-51300-31300	MAR 25 - DISSEMINATION	*	306.25	
		3/01/25 198	202503 310-51300-42500	MAR 25 - COPIES	*	4.65	
		3/01/25 199	202503 320-53800-12000	MAR 25 - FIELD MGMT	*	928.33	
		4/01/25 201	202504 320-53800-12000	APR 25 - FIELD MANAGEMENT	*	928.33	
		4/01/25 202	202504 310-51300-34000	APR 25 - MGMT FEES	*	3,605.00	
		4/01/25 202	202504 310-51300-35200	APR 25 - WEBSITE ADMIN	*	72.25	

POIW POIN WEST CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/25 202	202504 310-51300-35100		*	108.33	
		APR 25 - IT					
		4/01/25 202	202504 310-51300-31300		*	306.25	
		APR 25 - DISSEMINATION					
		4/01/25 202	202504 310-51300-42000		*	5.71	
		APR 25 - POSTAGE					
		4/01/25 202	202504 310-51300-42500		*	16.65	
		APR 25 - COPIES					
GOVERNMENTAL MANAGEMENT SERVICES-CF						10,596.60	002125
5/06/25 00013		5/06/25 TAX REC	202505 300-20700-10000		*	52,401.74	
		TRANSFER OF TAX RECEIPTS					
POINCIANA WEST CDD C/O US BANK						52,401.74	002126
5/06/25 00047		4/01/25 RES 25-1	202503 310-51300-31100		*	1,263.18	
		MAR 25 - ENGINEERING SVC					
RAYL ENGINEERING & SURVEYING, LLC						1,263.18	002127
5/06/25 00041		3/02/25 PSI14992	202503 320-53800-47000		*	5,823.50	
		MAR 25 - LAKE MAINT					
		4/01/25 PSI15362	202504 320-53800-47000		*	5,823.50	
		APR 25 - LAKE MAINT					
SOLITUDE LAKE MANAGEMENT, LLC						11,647.00	002128
TOTAL FOR BANK A						92,759.70	
TOTAL FOR REGISTER						92,759.70	

POIW POIN WEST CDD PPOWERS

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO

CHECK #: 002121

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250317	1035734	2,275.60		2,275.60	MOSQUITO MAINT MAR 25
20250502	1035829	2,275.60		2,275.60	MOSQUITO MAINT APR 25

TOTAL \$4,551.20

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO

CHECK #: 002121

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250317	1035734	2,275.60		2,275.60	MOSQUITO MAINT MAR 25
20250502	1035829	2,275.60		2,275.60	MOSQUITO MAINT APR 25

TOTAL \$4,551.20

002121

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE	AMOUNT
5/06/2025	\$4,551.20*

FOUR THOUSAND FIVE HUNDRED FIFTY-ONE DOLLARS & 20 CENTS *****

PAY
TO THE
ORDER
OF: CLARKE ENVIRONMENTAL MOSQUITO
MANAGEMENT, INC.
16300 COLLECTIONS CENTER DRIVE
CHICAGO IL 60693

AUTHORIZED SIGNATURE

C002121C

**Clarke Environmental Mosquito Mgmt.**

675 Sidwell Ct.
St. Charles IL 60174
United States
www.clarke.com

INVOICE

Invoice no	Invoice date	Due date
001035734	3/17/25	4/16/25
TO PAY		
USD 2,275.60		

Customer	
P07800	
Payer address	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
Your reference	Our reference
George Flint	Cherrief Jackson
Order number	Agreement
0000168562	1000002102
Customer PO#	
N/A	

Payment terms	
Net 30 Days	

Text	Inv dt	Inv amount - local
Service March 2025	3/17/25	2,275.60

Order total	USD	2,275.60
Invoice total	USD	2,275.60
Sales tax	USD	0.00
TO PAY	USD	2,275.60

Remittance Information: Clarke Environmental Mosquito Management, Inc.

ACH: Bank of America - Account: 8666607231 - Routing: 071000039

Online: <https://www.clarke.com/billpay>

Check: 16300 Collections Center Drive, Chicago, IL 60693

Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6

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



Clarke Environmental Mosquito Mgmt.
675 Sidwell Ct.
St. Charles IL 60174
United States
(630) 894-2000
www.clarke.com

STATEMENT OF ACCOUNT

Payer	Statement no	Date
P07800	8026233	4/4/25
Credit dept ref	Telephone no 1	

Payer address

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

Invoice no	Inv dt	Due dt	Cur	tp	Customer	Name	Invoice amount	Remaining amt
001035734	3/17/25	4/16/25	USD		P07800	Poinciana West Community Dev. Dist.	2,275.60	2,275.60
Total							USD P07800 2,275.60	2,275.60

Total	USD	2,275.60
--------------	-----	----------

NOTICE THIS IS NOT A BILL

Please see above for a list of your open invoice(s) and credit(s). If you need copies, please contact us at accountsreceivable@clarke.com or call 1-800-323-5727 Option 6
We appreciate your business and partnership.

Age Distribution				
Overdue payments by invoice date aged from				
0 - 30 Days	31 - 60 Days	> 60 Days	Total overdue	
2,275.60	0.00	0.00	USD 2,275.60	

**Clarke Environmental Mosquito Mgmt.**

675 Sidwell Ct.
St. Charles IL 60174
United States
www.clarke.com

INVOICE

Invoice no	Invoice date	Due date
001035829	4/15/25	5/15/25
TO PAY		
USD 2,275.60		

Customer	
P07800	
Payer address	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
Your reference	Our reference
George Flint	Cherrief Jackson
Order number	Agreement
0000168562	1000002502
Customer PO#	
N/A	

Payment terms	
Net 30 Days	

Text	Inv dt	Inv amount - local
	4/15/25	2,275.60
Service April 2025		

Order total	USD	2,275.60
--------------------	-----	----------

Invoice total	USD	2,275.60
Sales tax	USD	0.00
TO PAY	USD	2,275.60

Remittance Information: Clarke Environmental Mosquito Management, Inc.

ACH: Bank of America - Account: 8666607231 - Routing: 071000039

Online: <https://www.clarke.com/billpay>

Check: 16300 Collections Center Drive, Chicago, IL 60693

Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6

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



Clarke Environmental Mosquito Mgmt.
675 Sidwell Ct.
St. Charles IL 60174
United States
(630) 894-2000
www.clarke.com

STATEMENT OF ACCOUNT

Payer	Statement no	Date
P07800	8026474	5/2/25
Credit dept ref		Telephone no 1

Payer address

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

Invoice no	Inv dt	Due dt	Cur	Stp	Customer	Name	Invoice amount	Remaining amt
001035734	3/17/25	4/16/25	USD		P07800	Poinciana West Community Dev. Dist.	2,275.60	2,275.60
001035829	4/15/25	5/15/25	USD		P07800	Poinciana West Community Dev. Dist.	2,275.60	2,275.60
			Total	USD	P07800		4,551.20	4,551.20

Total	USD	4,551.20
--------------	-----	----------

NOTICE THIS IS NOT A BILL

Please see above for a list of your open invoice(s) and credit(s). If you need copies, please contact us at accountsreceivable@clarke.com or call 1-800-323-5727 Option 6
We appreciate your business and partnership.

Age Distribution				
Overdue payments by invoice date aged from				
0 - 30 Days	31 - 60 Days	> 60 Days	Total overdue	
2,275.60	2,275.60	0.00	USD 4,551.20	

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 002122

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250401	19108	2,177.50		2,177.50	MAR 25 - GENERAL COUNSEL
20250401	19109	3,519.54		3,519.54	POND 19A DAMAGE
20250501	19140	97.50		97.50	APR 25 - GENERAL COUNSEL
20250501	19141	617.50		617.50	POND 19A DAMAGE

TOTAL \$6,412.04

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 002122

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250401	19108	2,177.50		2,177.50	MAR 25 - GENERAL COUNSEL
20250401	19109	3,519.54		3,519.54	POND 19A DAMAGE
20250501	19140	97.50		97.50	APR 25 - GENERAL COUNSEL
20250501	19141	617.50		617.50	POND 19A DAMAGE

TOTAL \$6,412.04

002122

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE	AMOUNT
5/06/2025	\$6,412.04*

SIX THOUSAND FOUR HUNDRED TWELVE DOLLARS & 04 CENTS *****

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

AUTHORIZED SIGNATURE

C002122C

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

Phone: (407) 647-7600

Fax: (407) 647-7622

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

April 1, 2025

Attention: George S. Flint, District Manager

File # 7784-001
 Invoice # 19108

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-05-25	correspondence with manager regarding Pond 19A proposals; review of proposals and engineer's report	0.30	97.50	SDC
Mar-07-25	review of draft agenda; correspondence regarding agenda topics (3)	0.70	227.50	SDC
Mar-11-25	conference call with district manager regarding draft agenda and meeting topics and related correspondence	0.80	260.00	SDC
Mar-18-25	review of (large) agenda package, budget documents and meeting preparation	1.30	422.50	SDC
Mar-19-25	attendance at board meeting (Zoom)	2.10	682.50	SDC
	followup meeting and correspondence regarding approved contracts	0.30	97.50	SDC
Mar-20-25	review of draft audit; correspondence with manager; update correspondence with auditor	0.40	130.00	SDC
	office conference regarding approved agreements; review of drafts and approve agreement forms	0.80	260.00	SDC
	Totals	6.70	<u>\$2,177.50</u>	

Total Fee & Disbursements**\$2,177.50**

Previous Balance

4,956.50

Previous Payments

4,956.50

Balance Now Due**\$2,177.50**

Send PAYMENTS ONLY to:

Clark & Albaugh, PLLC

219 Shiloh Cove

Heathrow, FL 32746

Our physical address for all other correspondence is:

1800 Town Plaza Court

Winter Springs, FL 32708

TAX ID Number 92-2830590

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

Phone: (407) 647-7600

Fax: (407) 647-7622

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

May 1, 2025

Attention: George S. Flint, District Manager

File # 7784-001
Invoice # 19140

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-04-25	exchange correspondence and followup regarding gate procedure for CDD meetings; review of draft correspondence	0.30	97.50	SDC
	Totals	0.30	<u>\$97.50</u>	
	Total Fee & Disbursements			\$97.50
	Previous Balance			2,177.50
	Balance Now Due			\$2,275.00

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

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

TAX ID Number 92-2830590

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

Phone: (407) 647-7600

Fax: (407) 647-7622

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

April 1, 2025

Attention: George S. Flint, District Manager

File # 7784-003

Invoice # 19109

RE: Pond 19A Damage

310 - 31520

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-05-25	review of contract for Westview work, permit documents and other materials; preparation of demand letter regarding pond damage	2.30	747.50	SDC
Mar-06-25	correspondence to manager and chair regarding proposed correspondence; additional correspondence with chair and office conference regarding delivery of correspondence regarding pond damage	0.40	130.00	SDC
Mar-11-25	review of materials and begin draft of memorandum and other agenda items for meeting; correspondence with manager	1.20	390.00	SDC
	review of and evaluation of permit documents and contract documents; preparation of memorandum with exhibit package for board meeting	3.30	1,072.50	SDC
Mar-18-25	review of proposals for Pond 19A work and related correspondence	0.40	130.00	SDC
Mar-20-25	review of and modification to agreement for pond corrective work; office conference regarding scope and exhibits	0.60	195.00	SDC
	Drafting construction agreement with SOLitude for Pond 19 work.	1.10	330.00	MEA

Mar-21-25	review of draft agreement for corrective work; review of scope and supporting documents; correspondence with manager	0.60	195.00	SDC
Mar-28-25	correspondence from Joseph Brown regarding CDD responses to damage letter; response with part of requested documents; correspondence with manager regarding public records request	0.40	130.00	SDC
	review of correspondence from management staff regarding Solitude contract status; review of email from vendor regarding requested contract amendments; review of contract and make revisions	0.50	162.50	SDC
	Totals	10.80	\$3,482.50	

DISBURSEMENTS

Mar-06-25	Postage - Certified letter to LT Westview, LLC	9.26
	Postage - Certified letter to Taylor Morrison of Florida, Inc.	9.26
	Postage - Westview South CDD	9.26
	Postage - Jr. Davis Construction Company, Inc.	9.26
	Totals	\$37.04

Total Fee & Disbursements	\$3,519.54
Previous Balance	1,950.00
Previous Payments	1,950.00
Balance Now Due	\$3,519.54

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

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

TAX ID Number 92-2830590

Clark & Albaugh, PLLC
 219 Sailoh 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

May 1, 2025

Attention: George S. Flint, District Manager

File # 7784-003
 Invoice # 19141

RE: Pond 19A Damage

31520

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-01-25	correspondence with manager regarding requested changes to work agreement with Solitude; responsive correspondence	0.20	65.00	SDC
Apr-03-25	correspondence regarding update on records request; correspondence from Solitude regarding contract edits	0.30	97.50	SDC
Apr-04-25	correspondence regarding public records request and review of documents and assist in records request	0.50	162.50	SDC
Apr-28-25	review of proposed release and settlement agreement and related correspondence to Taylor Morrison and manager; additional correspondence regarding scheduling of work and coordination	0.60	195.00	SDC
Apr-29-25	telephone call with insurance underwriter for Westview CDD regarding claim and followup correspondence	0.30	97.50	SDC
	Totals	1.90	\$617.50	
Total Fee & Disbursements				\$617.50
Previous Balance				3,519.54

Balance Now Due

\$4,137.04

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

5/06/2025

VENDOR NUMBER/NAME: 28 DISCLOSURE SERVICES, LLC

CHECK #: 002123

INV DATE INV# AMOUNT DISCOUNT NET

20250415 11 350.00 350.00 AMORT SCHED S17-1 5/1/25

TOTAL \$350.00

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 28 DISCLOSURE SERVICES, LLC

CHECK #: 002123

INV DATE INV# AMOUNT DISCOUNT NET

20250415 11 350.00 350.00 AMORT SCHED S17-1 5/1/25

TOTAL \$350.00

002123

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE

AMOUNT

5/06/2025

\$350.00*

THREE HUNDRED FIFTY DOLLARS & 00 CENTS *****

PAY

TO THE
ORDER

DISCLOSURE SERVICES, LLC
1005 BRADFORD WAY
KINGSTON TN 37763

OF:

AUTHORIZED SIGNATURE

C002123C

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	11

Bill To	
Poinciana West CDD	
c/o GMS	

Terms	Due Date
Net 30	5/15/2025

[illegible]

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20250401 31310 5,537.94

5/06/2025
CHECK #: 002124
NET
5,537.94 APR 25 - LANDSCAPE MAINT

TOTAL \$5,537.94
FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20250401 31310 5,537.94

5/06/2025
CHECK #: 002124
NET
5,537.94 APR 25 - LANDSCAPE MAINT

TOTAL \$5,537.94

002124

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE AMOUNT
5/06/2025 \$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

C002124C



Invoice 31310

P.O. Box 91597
Lakeland, FL 33804

Date	Terms
04/01/25	Due on Receipt

Bill To
Poinciana West CDD Poinciana West CDD Central Florida, LLC Kissimmee, FL 34759

Property Address
Poinciana West CDD Residence Central Florida, LLC Kissimmee, FL 34759

Description	Amount
Landscape Maintenance April 2025	\$5,537.94

Thank you for your business.		
Phone #	Fax #	Website
	863-668-0494	

Total	\$5,537.94
Credits/Payments	(\$0.00)
Balance Due	\$5,537.94

All late payments are subject to 1.5% interest. Thank you for your timely payment.

"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 002125

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250131	200	529.27		529.27	JAN 25 - GENERAL MAINT
20250301	198	4,096.48		4,096.48	MAR 25 - MGMT FEES
20250301	199	928.33		928.33	MAR 25 - FIELD MGMT
20250401	201	928.33		928.33	APR 25 - FIELD MANAGEMENT
20250401	202	4,114.19		4,114.19	APR 25 - MGMT FEES

TOTAL \$10,596.60

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 002125

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250131	200	529.27		529.27	JAN 25 - GENERAL MAINT
20250301	198	4,096.48		4,096.48	MAR 25 - MGMT FEES
20250301	199	928.33		928.33	MAR 25 - FIELD MGMT
20250401	201	928.33		928.33	APR 25 - FIELD MANAGEMENT
20250401	202	4,114.19		4,114.19	APR 25 - MGMT FEES

TOTAL \$10,596.60

002125

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE	AMOUNT
5/06/2025	\$10,596.60*

TEN THOUSAND FIVE HUNDRED NINETY-SIX DOLLARS & 60 CENTS *****

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

AUTHORIZED SIGNATURE

C002125C

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 198

Invoice Date: 3/1/25

Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025	346	3,605.00	3,605.00
Website Administration - March 2025	382	72.25	72.25
Information Technology - March 2025	351	108.33	108.33
Dissemination Agent Services - March 2025	313	306.25	306.25
Copies	465	4.65	4.65

Total	\$4,096.48
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Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$4,096.48
--------------------	-------------------

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 199

Invoice Date: 3/1/25

Due Date: 3/1/25

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - March 2025		928.33	928.33
Total			\$928.33
Payments/Credits			\$0.00
Balance Due			\$928.33

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 200

Invoice Date: 1/31/25

Due Date: 1/31/25

Case:

P.O. Number: WA 2102

Bill To:

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

Description	Hours/Qty	Rate	Amount
Poinciana West CDD - General Maintenance January 2025 - Patch entire drain seam connecting to the weir box. Remove vegetation at (2) outlets.			
Labor	8	50.00	400.00
Materials		29.27	29.27
Equipment		35.00	35.00
Mobilization	1	65.00	65.00
Total			\$529.27
Payments/Credits			\$0.00
Balance Due			\$529.27

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 202

Invoice Date: 4/1/25

Due Date: 4/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025	340	3,605.00	3,605.00
Website Administration - April 2025	352	72.25	72.25
Information Technology - April 2025	351	108.33	108.33
Dissemination Agent Services - April 2025	313	306.25	306.25
Postage	470	5.71	5.71
Copies	465	16.65	16.65

Total	\$4,114.19
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$4,114.19
--------------------	-------------------

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 201**Invoice Date:** 4/1/25**Due Date:** 4/1/25**Case:****P.O. Number:****Bill To:**Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management - April 2025		928.33	928.33
Total			\$928.33
Payments/Credits			\$0.00
Balance Due			\$928.33

POINCIANA WEST - GENERAL FUND

5/06/2025

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

CHECK #: 002126

INV DATE INV# AMOUNT DISCOUNT NET

20250506 TAX REC 52,401.74 52,401.74 TRANSFER OF TAX RECEIPTS

TOTAL \$52,401.74

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

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

CHECK #: 002126

INV DATE INV# AMOUNT DISCOUNT NET

20250506 TAX REC 52,401.74 52,401.74 TRANSFER OF TAX RECEIPTS

TOTAL \$52,401.74

002126

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE

AMOUNT

5/06/2025

\$52,401.74*

FIFTY-TWO THOUSAND FOUR HUNDRED ONE DOLLARS & 74 CENTS *****

PAY

TO THE
ORDER

POINCIANA WEST CDD C/O US BANK
SERIES 2017

OF:

AUTHORIZED SIGNATURE

C002126C

Gross Assessments	\$	309,892.77
Certified Net Assessments	\$	288,200.28
		100.00%

DEBT SERVICE ASSESSMENTS

Date	Distribution	Gross Assessments			Net Assessments		
		Received	Discounts/Penalties	Commissions/Paid	Interest Income	Received	Debt Service Fund
11/12/24	10/21-10/21	\$ 16,132.00	\$ 812.15	\$ 306.40		\$ 15,013.45	\$ 15,013.45
11/15/24	10/1-10/31	\$ 4,119.48	\$ 164.78	\$ 79.09		\$ 3,875.61	\$ 3,875.61
11/21/25	11/1-11/07	\$ 105,723.32	\$ 4,229.67	\$ 2,030.09		\$ 99,474.16	\$ 99,474.16
11/26/24	11/8-11/15	\$ 158,941.98	\$ 6,349.17	\$ 3,051.84		\$ 149,539.97	\$ 149,539.97
12/6/24	11/16-11/26	\$ 225,469.30	\$ 9,005.96	\$ 4,328.05		\$ 212,074.29	\$ 212,074.29
12/20/24	11/27-11/30	\$ 405,101.66	\$ 16,230.19	\$ 7,777.59		\$ 381,101.88	\$ 381,101.88
12/27/24	12/01-12/15	\$ 76,871.93	\$ 2,732.60	\$ 1,482.85		\$ 72,659.48	\$ 72,659.48
01/10/25	12/16-12/31	\$ 29,700.99	\$ 244.34	\$ 156.69		\$ 29,329.96	\$ 29,329.96
						\$ -	\$ -
02/10/25	1/1-1/31	\$ 24,030.30	\$ 487.67	\$ 470.85		\$ 23,071.78	\$ 23,071.78
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
Total Collected		\$ 1,046,080.96	\$ 40,256.93	\$ 19,683.45	\$ -	\$ 986,140.58	\$ 986,140.58
Percentage Collected							96%

V# 13 001.300.20700.10000

TRANSFERS TO DEBT SERVICE			
11/26/24	2093	\$	153,415.58
12/30/25	2101	\$	666,908.36
1/9/25	2105	\$	113,414.90
TOTAL		\$	933,738.84

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 47 RAYL ENGINEERING & SURVEYING,

CHECK #: 002127

INV DATE INV# AMOUNT DISCOUNT NET

20250401 RES 25-1 1,263.18 1,263.18 MAR 25 - ENGINEERING SVC

TOTAL \$1,263.18

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 47 RAYL ENGINEERING & SURVEYING,

CHECK #: 002127

INV DATE INV# AMOUNT DISCOUNT NET

20250401 RES 25-1 1,263.18 1,263.18 MAR 25 - ENGINEERING SVC

TOTAL \$1,263.18

002127

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE

AMOUNT

5/06/2025

\$1,263.18*

ONE THOUSAND TWO HUNDRED SIXTY-THREE DOLLARS & 18 CENTS *****

PAY

TO THE
ORDER

OF:

RAYL ENGINEERING & SURVEYING, LLC
810 E MAIN STREET
BARTOW FL 33830

AUTHORIZED SIGNATURE

C002127C



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

Page 152 of 204

Poinciana West CDD

INVOICE

INVOICE DATE: 4/1/2025
INVOICE NO: RES 25-105-1
BILLING THROUGH: 3/31/2025

25-105 I Poinciana West CDD

25-105 I POINCIANA WEST CDD

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
3/17/2025	Sr. Professional/Principal <i>Agenda review</i>	0.50	\$225.00	\$112.50
3/18/2025	Administrative Assistant <i>Located addition information/ research and advised Principal Engineer in preparation for meeting on 03/19/2025.</i>	1.00	\$75.00	\$75.00
3/19/2025	Sr. Professional/Principal <i>Meeting prep; CDD meeting</i>	4.50	\$225.00	\$1,012.50
TOTAL SERVICES		6.00		\$1,200.00
TOTAL (25-105)		6.00		\$1,200.00

EXPENSES

EXPENSE	DESCRIPTION	AMOUNT
Mileage:	Mileage	\$63.18
TOTAL EXPENSES		\$63.18

SUBTOTAL \$1,263.18

AMOUNT DUE THIS INVOICE \$1,263.18

This invoice is due upon receipt

Thank you for allowing Rayl Engineering & Surveying, LLC to assist you. Invoices are due upon receipt and are considered past due after 25 days.
Please contact us if you have any questions regarding these invoices.

Wednesday, April 9, 2025 at 14:47:18 Eastern Daylight Time

Subject: Fwd: Current Invoice | RES 25-105-1
Date: Wednesday, April 9, 2025 at 2:45:17 PM Eastern Daylight Time
From: Tricia Adams
To: Patti Powers
Attachments: image001.jpg, RES 25-105-1.PDF

Peggy Gregory approved the attached invoice.

All the best,

Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Office 407.841.5524 ext 138
Cell 863.241.8050

“It is not the mountain we conquer but ourselves.”
—Edmund Hillary

Begin forwarded message:

From: Kayla Derrick <Admin@raylengineering.com>
Subject: Current Invoice | RES 25-105-1
Date: April 8, 2025 at 9:00:00 AM EDT
To: Tricia Adams <tadams@gmscfl.com>
Cc: Iman Sakalla <isakalla@gmscfl.com>, Alan Rayl <alan@raylengineering.com>

Good morning,

Our current invoice for services is attached. Invoices are due upon receipt and are considered past due after 25 days. Please contact us if you have any questions regarding this invoice.

Thank you,

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 002128

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250302	PSI14992	5,823.50		5,823.50	MAR 25 - LAKE MAINT
20250401	PSI15362	5,823.50		5,823.50	APR 25 - LAKE MAINT

TOTAL \$11,647.00

FILE COPY

POINCIANA WEST - GENERAL FUND

5/06/2025

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 002128

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20250302	PSI14992	5,823.50		5,823.50	MAR 25 - LAKE MAINT
20250401	PSI15362	5,823.50		5,823.50	APR 25 - LAKE MAINT

TOTAL \$11,647.00

002128

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

SUNTRUST BANK, NA
CELEBRATION, FL

63-607/670

DATE	AMOUNT
5/06/2025	\$11,647.00*

ELEVEN THOUSAND SIX HUNDRED FORTY-SEVEN DOLLARS & 00 CENTS *****

PAY

TO THE
ORDER

OF:

SOLITUDE LAKE MANAGEMENT, LLC
1320 BROOKWOOD DRIVE
SUITE H
LITTLE ROCK AR 72202

AUTHORIZED SIGNATURE

C002128C

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

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

Invoice Number:	PSI149924
Invoice Date:	3/2/2025

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	3/2/2025	Customer ID	17634
Due Date	4/1/2025	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2025 - 3/31/2025 Poinciana West Community Dev. Dist.- Lake Maintenance 1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B	1	1	5,823.50	5,823.50

Amount Subject to Sales Tax	0.00	Subtotal:	5,823.50
Amount Exempt from Sales Tax	5,823.50	Invoice Discount:	0.00
		<u>Total Sales Tax:</u>	
		Total:	5,823.50

INVOICE

PLEASE REMIT PAYMENT TO:

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

Invoice Number:	PSI153620
Invoice Date:	4/1/2025

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	4/1/2025	Customer ID	17634
Due Date	5/1/2025	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2025 - 4/30/2025 Poinciana West Community Dev. Dist.- Lake Maintenance 1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B	1	1	5,823.50	5,823.50

Amount Subject to Sales Tax	0.00	Subtotal:	5,823.50
-----------------------------	------	-----------	----------

Amount Exempt from Sales Tax	5,823.50	Invoice Discount:	Page 157 of 2040.00
		<u>Total Sales Tax:</u>	
		Total:	5,823.50

Wednesday, April 9, 2025 at 10:09:41 Eastern Daylight Time

Subject: Fwd: Solitude Lake Management Statement - 17634 (04092025)
Date: Wednesday, April 9, 2025 at 9:54:32 AM Eastern Daylight Time
From: Joel Blanco
To: Patti Powers
CC: Tricia Adams
Attachments: Statement-17634(04092025).pdf

Good morning Patti,

See attached March & April invoice for aquatics maintenance in Poinciana West CDD.

Invoice #: PSI149924 - Aquatic Maintenance - \$5,823.50 - Approved
Invoice #: PSI153620 - Aquatic Maintenance - \$5,823.50 - Approved

Thank you,

Joel Blanco
Field Manager
Governmental Management Service - Central Florida
219 E Livingston St.
Orlando, FL 32801
Office - (407) 841-5524
Mobile - (786) 238-9473
jblanco@gmscfl.com

----- Forwarded message -----

From: **SOLitude Lake** <noreply@solitudelake.com>
Date: Wed, Apr 9, 2025 at 8:16AM
Subject: Solitude Lake Management Statement - 17634 (04092025)
To: <jblanco@gmscfl.com>

Attached please find a statement of your account. If you feel there is a discrepancy or you would like a copy of the invoice(s), please contact our office. Otherwise, your prompt payment of any invoices due would be greatly appreciated.

Just as a friendly reminder...

All annual contract payments are invoiced on the first of the month and due by the 30th of the month.

All other contracts specify that payment is due immediately upon completion of the work.

All non-contract work is billed Net 10 days with payment due within 10 days of completion of the work.

Please use the following address for all Payments:

SOLitude Lake Management

1320 Brookwood Drive, Suite H

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2017</u>
5-6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>
9	<u>Investments schedule</u>
10	<u>Check Register Summary</u>

Poinciana West
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 80,692	\$ -	\$ 80,692
Assessments Receivable	-	-	-
Due from Debt Service	-	-	-
Due from Other	-	-	-
Due from General Fund	-	53,077	53,077
Investments:			
State Board of Administration (SBA)	100,862	-	100,862
Money Market Account	640,563	-	640,563
Bank United CD 12MT	154,461	-	154,461
Series 2017R-1 & R-2			
Reserve R-1	-	394,332	394,332
Reserve R-2	-	122,445	122,445
Revenue	-	255,130	255,130
Prepayment R-1	-	42	42
Prepayment R-2	-	289	289
Prepaid Expenses	-	-	-
Deposits	-	-	-
Total Assets	\$ 976,578	\$ 825,316	\$ 1,801,894
Liabilities:			
Accounts Payable	\$ 23,414	\$ -	\$ 23,414
Due to General Fund	-	-	-
Due to Debt Service	53,077	-	53,077
Total Liabilities	\$ 76,491	\$ -	\$ 76,491
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 825,316	\$ 825,316
Capital Project	-	-	-
Assigned for:			
Capital Reserve Fund	-	-	-
Capital Reserves	-	-	-
Unassigned	900,087	-	900,087
Total Fund Balances	\$ 900,087	\$ 825,316	\$ 1,725,403
Total Liabilities & Fund Balance	\$ 976,578	\$ 825,316	\$ 1,801,894

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 291,299	\$ 291,299	\$ 291,704	\$ 405
Interest Income	20,000	13,333	20,758	7,425
Miscellaneous Revenue	-	-	3,857	3,857
Total Revenues	\$ 311,299	\$ 304,632	\$ 316,319	\$ 11,687
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 4,000	\$ 1,800	\$ 2,200
PR-FICA	459 -	306	138	168
Engineering	15,000	10,000	2,763	7,237
Engineering - Pond Damage	-	-	-	-
Attorney	20,000	13,333	12,362	971
Attorney - Pond Damage	-	-	6,250	(6,250)
Annual Audit	3,675	3,675	3,400	275
Assessment Administration	5,250	5,250	5,250	-
Arbitrage Rebate	450	-	450	(450)
Dissemination Agent	3,800	2,533	2,450	83
Trustee Fees	4,256	-	4,256	(4,256)
Management Fees	43,260	28,840	28,840	-
Information Technology	1,300	867	867	0
Website Maintenance	867	578	578	-
Postage & Delivery	750	500	829	(329)
Insurance General Liability/Public Officials	5,500	5,500	5,200	300
Printing & Binding	800	533	143	390
Legal Advertising	2,500	1,667	873	794
Other Current Charges	2,400	1,600	1,323	277
Office Supplies	200	133	35	99
Property Appraiser	3,100	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,742	\$ 79,491	\$ 77,981	\$ 1,510

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Grounds Maintenance				
Field Services	\$ 11,140	\$ 7,427	\$ 7,427	\$ 0
Landscape Maintenance	68,449	45,633	44,304	1,329
Aquatic Control Maintenance	69,210	46,140	46,588	(448)
Aquatic Midge Maintenance	27,307	18,205	18,205	(0)
R&M Plant Replacement	3,000	2,000	-	2,000
Storm Structure Repairs	10,000	6,667	-	6,667
Contingency	20,000	13,333	529	12,804
Capital Outlay	15,000	10,000	6,205	3,795
Subtotal Grounds Maintenance	\$ 224,106	\$ 149,404	\$ 123,257	\$ 26,147
Total Operations & Maintenance	\$ 224,106	\$ 149,404	\$ 123,257	\$ 26,147
Total Expenditures	\$ 343,848	\$ 228,895	\$ 201,238	\$ 27,657
Excess (Deficiency) of Revenues over Expenditures	\$ (32,549)	\$ 75,738	\$ 115,081	\$ 39,343
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (32,549)	\$ 75,738	\$ 115,081	\$ 39,343
Fund Balance - Beginning	\$ 32,549		\$ 785,006	
Fund Balance - Ending	\$ 0		\$ 900,087	

Poinciana West
Community Development District
Debt Service Fund Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,040,361	\$ 1,040,361	\$ 1,039,218	\$ (1,143)
Special Assessments - Prepayments	-	-	5,762	5,762
Interest Income	-	-	23,579	23,579
Total Revenues	\$ 1,040,361	\$ 1,040,361	\$ 1,068,558	\$ 28,197
Expenditures:				
Series 2017R-1				
Interest - 11/1	\$ 157,071	\$ 157,071	\$ 157,071	\$ -
Special Call - 11/1	-	-	10,000	(10,000)
Principal - 5/1	465,000	465,000	465,000	-
Interest - 5/1	157,071	156,863	156,863	-
Special Call - 5/1	-	-	15,000	-
Series 2017R-2				
Interest - 11/1	\$ 55,504	\$ 55,504	\$ 55,504	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 5/1	110,000	110,000	110,000	-
Interest - 5/1	55,504	55,362	55,362	-
Special Call - 5/1	-	-	85,000	-
Property Appraiser	11,200	-	-	-
Total Expenditures	\$ 1,011,350	\$ 999,800	\$ 1,114,800	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,011	\$ 40,561	\$ (46,242)	\$ 13,197
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,011	\$ 40,561	\$ (46,242)	\$ 13,197
Fund Balance - Beginning	\$ 338,409		\$ 871,558	
Fund Balance - Ending	\$ 367,420		\$ 825,316	

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 76,838	\$ 185,325	\$ 6,604	\$ 8,173	\$ 5,076	\$ 8,894	\$ 794	\$ -	\$ -	\$ -	\$ -	\$ 291,704
Interest Income	1,925	1,996	2,001	1,957	1,770	1,964	2,097	2,587	-	-	-	-	16,297
Property Conveyance Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenue	810	2,913	-	134	-	-	-	-	-	-	-	-	3,857
Total Revenues	\$ 2,735	\$ 81,747	\$ 187,326	\$ 8,695	\$ 9,943	\$ 7,040	\$ 10,991	\$ 3,380	\$ -	\$ -	\$ -	\$ -	\$ 311,858
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
PR-FICA	-	46	-	-	46	46	-	-	-	-	-	-	138
Engineering	-	-	-	1,500	-	1,263	-	-	-	-	-	-	2,763
Engineering - Pond Damage	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	488	4,481	800	4,157	-	2,178	98	163	-	-	-	-	12,362
Attorney - Pond Damage	-	-	1,950	-	-	3,520	618	163	-	-	-	-	6,250
Annual Audit	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Arbitrage Rebate	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	306	306	306	306	306	306	306	306	-	-	-	-	2,450
Trustee Fees	-	-	-	-	-	-	-	4,256	-	-	-	-	4,256
Management Fees	3,605	3,605	3,605	3,605	3,605	3,605	3,605	3,605	-	-	-	-	28,840
Information Technology	108	108	108	108	108	108	108	108	-	-	-	-	867
Website Maintenance	72	72	72	72	72	72	72	72	-	-	-	-	578
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	124	1	208	305	-	6	161	-	-	-	-	829
Insurance General Liability/Public Officials	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Printing & Binding	-	-	1	-	121	5	17	-	-	-	-	-	143
Legal Advertising	280	593	-	-	-	-	-	-	-	-	-	-	873
Other Current Charges	257	71	135	95	110	104	101	450	-	-	-	-	1,323
Office Supplies	0	-	10	-	10	-	-	15	-	-	-	-	35
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,765	\$ 10,007	\$ 6,988	\$ 10,052	\$ 9,133	\$ 11,807	\$ 4,930	\$ 9,298	\$ -	\$ -	\$ -	\$ -	\$ 77,981

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Grounds Maintenance													
Field Services	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	\$ 928	\$ -	\$ -	\$ -	\$ -	7,427
Landscape Maintenance	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,538	-	-	-	-	44,304
Aquatic Control Maintenance	5,824	5,824	5,824	5,824	5,824	5,824	5,824	5,824	-	-	-	-	46,588
Aquatic Midge Maintenance	2,276	2,276	2,276	2,276	2,276	2,276	2,276	2,276	-	-	-	-	18,205
R&M Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Structure Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	529	-	-	-	-	-	-	-	-	529
Capital Outlay	-	-	-	-	-	-	6,205	-	-	-	-	-	6,205
Subtotal Grounds Maintenance	\$ 14,565	\$ 14,565	\$ 14,565	\$ 15,095	\$ 14,565	\$ 14,565	\$ 20,770	\$ 14,565	\$ -	\$ -	\$ -	\$ -	123,257
Total Operations & Maintenance	\$ 14,565	\$ 14,565	\$ 14,565	\$ 15,095	\$ 14,565	\$ 14,565	\$ 20,770	\$ 14,565	\$ -	\$ -	\$ -	\$ -	123,257
Total Expenditures	\$ 30,330	\$ 24,572	\$ 21,553	\$ 25,147	\$ 23,699	\$ 26,372	\$ 25,701	\$ 23,864	\$ -	\$ -	\$ -	\$ -	201,238
Excess (Deficiency) of Revenues over Expenditures	\$ (27,595)	\$ 57,175	\$ 165,773	\$ (16,451)	\$ (13,756)	\$ (19,332)	\$ (14,710)	\$ (20,483)	\$ -	\$ -	\$ -	\$ -	110,620
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (27,595)	\$ 57,175	\$ 165,773	\$ (16,451)	\$ (13,756)	\$ (19,332)	\$ (14,710)	\$ (20,483)	\$ -	\$ -	\$ -	\$ -	110,620

Poinciana West
Community Development District
Long Term Debt Report

Series 2017-1 Senior Special Assessment Refunding Bonds		
Interest Rate:	2% - 4.3%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$392,337	
Reserve Fund Balance	394,332	
Bonds Outstanding - 12/20/2016		\$11,215,000
Less: Principal Payment - 5/1/17		(\$485,000)
Less: Principal Payment - 5/1/18		(\$385,000)
Less: Principal Payment - 5/1/19		(\$395,000)
Less: Special Call - 5/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$405,000)
Less: Special Call - 5/1/20		(\$15,000)
Less: Special Call - 11/1/20		(\$15,000)
Less: Principal Payment - 5/1/21		(\$415,000)
Less: Special Call - 5/1/21		(\$10,000)
Less: Special Call - 11/1/21		(\$15,000)
Less: Principal Payment - 5/1/22		(\$425,000)
Less: Special Call - 5/1/22		(\$15,000)
Less: Special Call - 11/1/22		(\$20,000)
Less: Principal Payment - 5/1/23		(\$435,000)
Less: Principal Payment - 5/1/24		(\$450,000)
Less: Special Call - 5/1/24		(\$10,000)
Less: Special Call - 11/1/24		(\$10,000)
Less: Principal Payment - 5/1/25		(\$465,000)
Less: Special Call - 5/1/25		(\$15,000)
Current Bonds Outstanding		\$7,225,000

Series 2017-2 Subordinate Special Assessment Refunding Bonds		
Interest Rate:	5.375% - 5.7%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$121,826	
Reserve Fund Balance	122,445	
Bonds Outstanding - 12/20/2016		\$2,945,000
Less: Principal Payment - 5/1/17		(\$125,000)
Less: Principal Payment - 5/1/18		(\$80,000)
Less: Principal Payment - 5/1/19		(\$85,000)
Less: Special Call - 5/1/19		(\$35,000)
Less: Principal Payment - 5/1/20		(\$90,000)
Less: Special Call - 5/1/20		(\$30,000)
Less: Special Call - 11/1/20		(\$5,000)
Less: Principal Payment - 5/1/21		(\$90,000)
Less: Special Call - 5/1/21		(\$25,000)
Less: Special Call - 11/1/21		(\$5,000)
Less: Principal Payment - 5/1/22		(\$95,000)
Less: Special Call - 11/1/22		(\$5,000)
Less: Special Call - 5/1/22		(\$40,000)
Less: Principal Payment - 5/1/23		(\$100,000)
Less: Special Call - 5/1/23		(\$40,000)
Less: Principal Payment - 5/1/24		(\$100,000)
Less: Special Call - 5/1/24		(\$5,000)
Less: Special Call - 11/1/24		(\$5,000)
Less: Principal Payment - 5/1/25		(\$110,000)
Less: Special Call - 5/1/25		(\$85,000)
Current Bonds Outstanding		\$1,790,000

Total Bonds Outstanding	\$9,015,000
--------------------------------	--------------------

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2025

MAINTENANCE ASSESSMENTS

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

Date	Distribution	Gross Assessments			Interest Income	Net Assessments	
		Received	Discounts/Penalties	Commissions Paid		Received	General Fund
11/12/24	10/21-10/21	\$ 4,383.67	\$ 220.65	\$ 83.26		\$ 4,079.76	\$ 4,079.76
11/15/24	10/1-10/31	\$ 1,305.99	\$ 52.22	\$ 25.08		\$ 1,228.69	\$ 1,228.69
11/21/24	11/1-11/07	\$ 30,970.62	\$ 1,238.36	\$ 594.64		\$ 29,137.62	\$ 29,137.62
11/26/24	11/8-11/15	\$ 45,056.03	\$ 1,799.36	\$ 865.13		\$ 42,391.54	\$ 42,391.54
12/6/27	11/16-11/26	\$ 63,677.71	\$ 2,543.72	\$ 1,222.68		\$ 59,911.31	\$ 59,911.31
12/20/24	11/27-11/30	\$ 111,949.46	\$ 4,483.46	\$ 2,149.32		\$ 105,316.68	\$ 105,316.68
12/27/24	12/01-12/15	\$ 21,262.96	\$ 755.58	\$ 410.14		\$ 20,097.24	\$ 20,097.24
01/10/25	12/16-12/31	\$ 8,079.07	\$ 898.60	\$ 576.65	\$ 1,903.63	\$ 8,507.45	\$ 8,507.45
02/10/25	1/1-1/31	\$ 6,529.95	\$ 132.42	\$ 127.95		\$ 6,269.58	\$ 6,269.58
03/07/25	2/1-2/28	\$ 5,230.19	\$ 50.48	\$ 103.59		\$ 5,076.12	\$ 5,076.12
04/08/25	3/1-3/31	\$ 9,100.93	\$ 186.57	\$ 178.29	\$ 157.91	\$ 8,893.98	\$ 8,893.98
05/10/25	4/1-4/30	\$809.79		\$ 16.19		\$ 793.60	\$ 793.60
Total Collected		\$ 308,356.37	\$ 12,361.42	\$ 6,352.92	\$ 2,061.54	\$ 291,703.57	\$ 291,703.57
Percentage Collected		101%					

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,106,766.96
Certified Net Assessments \$ 1,029,293.27

Date	Distribution	Gross Assessments			Interest Income	Net Assessments	
		Received	Discounts/Penalties	Commissions Paid		Received	Debt Service Fund
11/12/24	10/21-10/21	\$ 16,132.00	\$ 812.15	\$ 306.40		\$ 15,013.45	\$ 15,013.45
11/15/24	10/1-10/31	\$ 4,119.48	\$ 164.78	\$ 79.09		\$ 3,875.61	\$ 3,875.61
11/21/25	11/1-11/07	\$ 105,733.32	\$ 4,229.07	\$ 2,030.09		\$ 99,474.16	\$ 99,474.16
11/26/24	11/8-11/15	\$ 158,940.98	\$ 6,349.17	\$ 3,051.84		\$ 149,539.97	\$ 149,539.97
12/6/27	11/16-11/26	\$ 225,409.30	\$ 9,006.96	\$ 4,328.05		\$ 212,074.29	\$ 212,074.29
12/20/24	11/27-11/30	\$ 405,109.66	\$ 16,230.19	\$ 7,777.59		\$ 381,101.88	\$ 381,101.88
12/27/24	12/01-12/15	\$ 76,874.93	\$ 2,732.60	\$ 1,482.85		\$ 72,659.48	\$ 72,659.48
01/10/25	12/16-12/31	\$ 29,730.99	\$ 244.34	\$ 156.69		\$ 29,329.96	\$ 29,329.96
02/10/25	1/1-1/31	\$ 24,030.30	\$ 487.67	\$ 470.85		\$ 23,071.78	\$ 23,071.78
03/07/25	2/1-2/28	\$ 19,247.20	\$ 185.35	\$ 381.24		\$ 18,680.61	\$ 18,680.61
04/08/25	3/1-3/31	\$ 33,491.61	\$ 686.58	\$ 656.10		\$ 32,148.93	\$ 32,148.93
05/10/25	4/1-4/30	\$2,293.42		\$ 45.87		\$ 2,247.55	\$ 2,247.55
Total Collected		\$ 1,101,113.19	\$ 41,128.86	\$ 20,766.66	\$ -	\$ 1,039,217.67	\$ 1,039,217.67
Percentage Collected		101%					

Poinciana West

Community Development District

Investment Summary

Institution	Transfer Dates	Transfer Amounts	Current Balances as of 5/31/25	Investment Type	Maturity Dates	Current Interest Rates
Florida Prime (SBA)						
			\$ 100,861.98	Florida Government Investment Pool	N/A	4.47%
Bank United *0859	7/31/24	\$150,000.00	\$ 154,460.75	12 Month CD	7/31/25	5.50%
Bank United			\$ 640,563.15	Money Market Account	N/A	4.06%
			\$ 895,885.88 Total Invested Balance			

SECTION 3



April 15, 2025

Iman Sakalla – Recording Secretary
Poinciana West CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Poinciana West Community Development District Registered Voters

Dear Ms. Sakalla,

In response to your request, there are currently **2,540** voters within the Poinciana West Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

SECTION 4

**NOTICE OF BOARD OF SUPERVISORS MEETING AND WORKSHOP DATES
POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Poinciana West Community Development District (“District”) will hold their regular meetings for Fiscal Year 2025/2026 (beginning October 1, 2025, and ending September 30, 2026) at the Gator Room, 385 Village Dr., Poinciana, FL 34759 at **9:30 a.m. on the 3rd Wednesday of every other month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**November 19, 2025
January 21, 2026
March 18, 2026
May 20, 2026
July 15, 2026
September 16, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://poincianawestcdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
District Manager

SECTION 5

SECTION A



Memorandum

To: Board of Supervisors

From: District Management

Date: July 17, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Poinciana West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

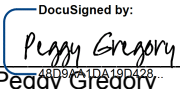
Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: 
Print Name: Peggy Gregory
Poinciana West Community Development District

Date: 2024-07-20

District Manager: 
Print Name: Tricia Adams
Poinciana West Community Development District

Date: 2024-07-19

SECTION B

Poinciana West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
 Print Name: _____
 Poinciana West Community Development District

Date: _____

District Manager: _____
 Print Name: _____
 Poinciana West Community Development District

Date: _____

SECTION D

SECTION 1



Poinciana West Community Development District



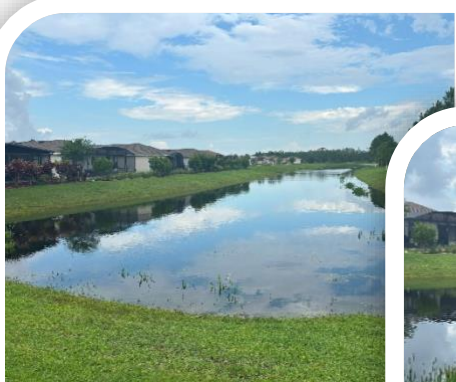
July 16th, 2025

Joel Blanco - Field Services Manager

GMS

Site Items

Aquatics and Midge Management Maintenance Review



- ✚ GMS staff has continued to review the ponds throughout the district.
- ✚ Pond experiencing low water levels have filled noticeably and assisted with the exposed edge grasses, as we transition from the dry spring to summer rain
- ✚ During reviews, Field Staff noted P-6 had aggressive dollar and penny weeds on the pond edges. Vendor utilized the spray treatment with the treatment taking effect—noted by its color change. Field will continue to monitor and update the board.
- ✚ During reviews, Field staff noted that littorals were consistently cut by residents on 468, 464, 460, and 456 Bel Air Way bordering P-22. Letters were sent requesting to cease in April, littorals have started to grow and appear untouched.

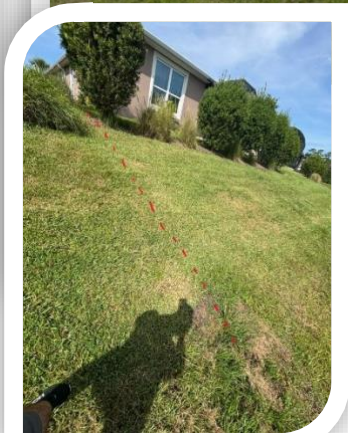
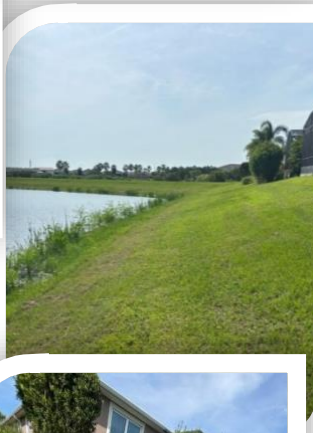
Landscaping Maintenance Review



- ✚ GMS staff has reviewed all CDD landscaping areas throughout the district including dry ponds.
- ✚ Reviewed landscaping remains in satisfactory standards--clean and tidy pond tracts at the end of resident property line with pond banks at appropriate height levels.
- ✚ Dry ponds tracts have been serviced consistently when able with some dry ponds holding water in the sumps. Vendor was advised to consistently string trim drain areas and spill stations.
- ✚ Staff will continue to review during the summer season.

Site Items

Review of P-19A



- ✚ Field Staff has continued to monitor the total restorative progress and completion of P-19A.
- ✚ Field staff monitored and inspected the additional restorative repairs completed by Solitude. Staff also coordinated the engineer post-inspection.
- ✚ It was noted during inspection that the bahia that was laid was found brown during the dryer days of spring—which is common for this type of grass but has since turn green and consistently maintained.
- ✚ Water levels have continued to increase at a healthy rate due to the scattered, summer rain.
- ✚ Field staff noted an irrigation break on the landscaping bed behind 350 Vestrella Dr. that is trickling and causing minor erosion on the CDD tract. Juniper has been notified to repair the break and restore the area.
- ✚ Field Staff will continue to monitor the water levels of the pond throughout the summer.

Site Items

P-2 - Cypress Tree Roots Encroaching Resident Lanai



- ✚ Field Staff noted during the last board meeting of a CDD owned Cypress Tree with roots encroaching the foundation of a home on Indian Wells Ave (P-2.)
- ✚ Staff confirmed trees were CDD owned and roots system encroachment.
- ✚ Attached is a proposal to remove (3) Cypress Trees and cap the irrigation line for board consideration.



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

PWCDD - Aquatics Treatment Log - May 2025							
Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments	Treatment Used
1	5-14					X	
2	5-14					X	
3	5-14					X	
4	5-14					X	
4A	5-14					X	
5		5-7	AN-EC				
6	5-14					X	
7		5-8	AN-EC				
8		5-8				X	
9		5-8	AN-EC				
10		5-8	AN-EC				
11		5-8	AN-EC				
12		5-8	AN-EC				
13	5-23					X	
14	5-23					X	
15	5-23					X	
16	5-23					X	
16A	5-23					X	
17	5-23					X	
18	5-23					X	
19	5-23					X	
20	5-23					X	
21	5-23					X	
22	5-23					X	
P1							
P2							
P3							
P4							
P5							
P6							
19A							
19B							

PWCDD - Aquatics Treatment Log - June 2025							
Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments	Treatment Used
1	6-11		AN-EC				
2	6-11		AN-EC				
3	6-11						
4	6-11						
4A	6-11						
5	6-11		AN-EC				
6	6-11		AN-EC				
7	6-24			CAP-DIQ			
8	6-20						
9	6-20						
10	6-20						
11	6-20						
12	6-20						
13	6-11						
14							
15	6-27						
16	6-27	AN-EC	CAP-DIQ				
16A	6-11						
17	6-3		CAP-DIQ				
18	6-11	AN-EC					
19	6-11						
20	6-11						
21	6-27						
22	6-27						
P1							
P2							
P3							
P4							
P5							
P6							
19A							
19B							

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, June 9, 2025
9:22:26 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 05/01/2025 and 05/31/2025

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treated
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		05/28/2025	05/28/2025	3.47	acr	1, 2, 8
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		05/28/2025	05/28/2025	0.41	acr	6
						3.88		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		05/01/2025	05/01/2025	3.90	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		05/02/2025	05/02/2025	2.50	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		05/08/2025	05/08/2025	4.30	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		05/09/2025	05/09/2025	2.20	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		05/16/2025	05/16/2025	3.90	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		05/16/2025	05/16/2025	4.30	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		05/23/2025	05/23/2025	2.20	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		05/23/2025	05/23/2025	4.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		05/30/2025	05/30/2025	2.50	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		05/30/2025	05/30/2025	5.20	mi	
						35.40		



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, July 7, 2025
8:23:59 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 06/01/2025 and 06/30/2025

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treated
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		06/27/2025	06/27/2025	3.47	acr	1,2,8
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		06/27/2025	06/27/2025	0.41	acr	6
						3.88		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		06/05/2025	06/05/2025	4.60	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		06/06/2025	06/06/2025	2.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		06/12/2025	06/12/2025	4.30	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		06/13/2025	06/13/2025	2.30	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		06/19/2025	06/19/2025	4.50	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		06/20/2025	06/20/2025	3.00	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		06/26/2025	06/26/2025	4.70	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		06/27/2025	06/27/2025	3.10	mi	
						28.90		

SECTION 4

Customer Complaint Log Poinciana West CDD											
Date	Resident	Address	Pond	Contact Given	Complaint	Assigned To	Resolution	Date Resolved	Date Reported to Vendor	Date Treated by Vendor	Midge Activity Reported by Field
3/27/2025	Bruce Menzies	532 Villa Park Road	P6		Vines growing around edges of ponds/requesting removal/cleanup	Joel	Reviewed the pond, dollar weeds were present around the edges. Requested treatment with the aquatics vendor.	03/27/25	03/27/2025	04/01/25	
3/28/2025	Doreen Mannanice	425 Indian Wells Ave			Requesting cutting of littoral plantings	Joel	Explained benefits of littoral plantings to resident	03/28/2025	N/A		
4/2/2025	Susan Goldberg	328 Monterey St	P2		Plastic bag/trash floating in pond; requesting removal of plastic swans	Joel	Removed plastics bags from the shoreline. Plastic swans maybe from wildlife committe, as similar swans are present in PCDD ponds.	04/03/2025	N/A		
4/3/2025	David Marks	545 Indian Wells Ave	P1		Requesting update on work to remove roots growing towards lanai		Provided Mr. Marks an update (proposal received and pending board review.)	04/07/2025	N/A		
4/7/2025	Emily Kelly	681 Villa Park Rd.	P5		Weeds around pond/causing algae bloom	Joel	Provided update on treatment that was completed on April 1st. Scheduled review of the pond.	04/07/2025	N/A		
4/10/2025	Thomas Reilly	657 Villa Park Rd.	P5		Mosquitoes on lanai screen	Joel	Resident verified midges. Requested midge treatment.	04/10/25	04/10/2025	04/11/25	
4/10/2025	Karl Krell	967 Ladera Ranch Road	P17		Plants growing over wall/requesting pond maintenance	Joel	Left resident voicemail. Requested landscaping vendor to remove vine and scheduled aquatics vendor for treatment.	04/10/25	04/10/2025	04/11/25	
4/10/2025	Karl Krell	967 Ladera Ranch Road	P17		Requesting update	Joel	Left resident voicemail with the update above.	04/10/2025	N/A		
4/13/2025	Peggy Gregory		Vestrella Pond		Dead fish & buzzards on pond	Joel	Sent request to aquatics vendor to review pond for potential fish kill. Reported back no fish kill.	04/13/25	04/13/2025		
4/17/2025	Bruce Menzies	532 Villa Park Road	P6		Weeds growing around edges of pond; encroaching on pond	Joel	Treatment scheduled; to meet with resident to review on 4/24	04/17/2025	04/17/2025	04/22/25	
5/8/2025	Barry Dombchik	1320 Bonita Canyon Dr	P22		Midgeactivity	Joel	Requested treatment with midge management vendor.	05/08/2025	05/08/2025	05/09/2025	
5/5/2025	Cheryl Fetchko	466 Monterey St	P2		Algae bloom in pond/question about midge activity	Joel	Requested treatment with midge management vendor and aquatics vendor.	05/05/2025	05/05/2025	05/09/2025	
5/16/2025	Emily Kelly	681 Villa Park Road	P5		Weeds/algae in pond; requesting update from last call		Provided update from last review--scheduling additional treatment and monitoring.	5/16/2025	05/16/2025	05/20/2025	
5/19/2025	Bruce Menzies	532 Villa Park Road	P6		Vines growing around edges of ponds/requesting removal/cleanup	Joel	Left voicemail, providing the same update as Ms. Kelly.	5/19/2025	N/A		
5/22/2025	Bruce Menzies	532 Villa Park Road	P6		Vines growing around edges of ponds/requesting removal/cleanup	Joel	Scheduled review of the pond (05/22.)	5/22/2025	N/A		
5/27/2025	Cheryl Fetchko	466 Monterey St	P2		Requesting update on midge treatment and update on littoral plantings	Joel	Requested treatment with midge management vendor. Provided information on littoral plantings.	5/27/2025	05/27/2025	05/30/2025	
6/6/2025	Patrick Kelly	684 Villa Park Road	P5		Weeds in pond	Joel	Provided update on treatment that was completed on 05/20. Scheduled review of the pond (evidence of browning taking effect.)	6/6/2025	N/A	N/A	

SECTION 5



Proposal

Date: 4/1/2025
Work Order #15846
PO #

Customer:

Poinciana West CDD
Poinciana West CDD
Central Florida, LLC
Kissimmee, FL 34759

Property:

Poinciana West CDD Residence
Central Florida, LLC
Kissimmee, FL 34759

Cypress Tree Removal- 545 Indian Wells

Remove (3) Cypress Trees located lakeside to the rear of 545 Indian Wells Street and cap irrigation

Breakdown

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	5.00	Hr
Debris Disposal	0.10	ea
PROJECT TOTAL:		\$441.84

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**
Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Florawlawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Florawlawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$441.84), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Omar Lopez

Date _____

Florawlawn

By _____

Date _____

Poinciana West CDD Residence