

*Poinciana West
Community Development District*

Agenda Package

March 18, 2026

AGENDA

Poinciana West
Community Development District
Meeting Agenda

Wednesday
 March 18, 2026
 9:30 AM

The Gator Room
 385 Village Drive
 Poinciana, Florida

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/88380643758>

Dial-in Number: (646) 876-9923

Meeting ID: 883 8064 3758

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the January 21, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2026-01 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Ratification of Audit Engagement Letter
7. Review and Acceptance of Fiscal Year 2025 Audit Report
8. Review of Floralawn Proposal to Maintain HOA Improvements on CDD Tracts
9. Consideration of Amended Floralawn Proposal for Stump Grinding
10. Consideration of Proposal for Clam Stocking
11. Discussion of Abandoned Property at 346 Monterrey Drive
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of General Work Authorization
 - ii. Consideration of Work Authorization for Annual Stormwater Inspection
 - C. District Manager
 - i. Check Register
 - ii. Financials
 - iii. Action Items List
 - iv. Review of September 2025 Unaudited Financials
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
13. Supervisor's Requests
14. General Audience Comments

15. Other Business

16. Next Meeting Date- **May 20, 2026: The Gator Room**

17. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **January 21, 2026**, 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 | Chair |
| Roy LaRue | Vice Chairman |
| Dr. Maneck Master | Assistant Secretary |
| Irene Stecher | Assistant Secretary |
| Cap Doorn | Assistant Secretary |

Also present were:

| | |
|------------------|--------------------------|
| Tricia Adams | District Manager |
| Scott Clark | District Counsel |
| Joel Blanco | Field Services Manager |
| Cherrief Jackson | Clarke Midge Control |
| Jon Cameron | Poinciana CDD Chair |
| Rick McKelvey | Poinciana CDD Vice Chair |
| Anita Nelson | Poinciana CDD Supervisor |
| Residents | |

The following is a summary of the discussions and actions taken at the January 21, 2026, 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 9:31 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

Ms. Adams opened the public comment period. The following residents addressed the Board:

Residents addressed the Board regarding midge activity and pond maintenance, particularly concerning Pond P-22. Concerns included inconsistent treatment, algae buildup, floating vegetation, and impacts to residents. Staff confirmed P-22 was included for fogging but not larvicide and noted treatment decisions are based on complaint history and conditions. Staff indicated the matter would be addressed further during the Field Manager’s Report.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 17, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes of the September 17, 2025, Board of Supervisors Meeting, a draft which were included in the agenda package and were reviewed by District management staff. Mr. LaRue recalled asking on Page 9 of the minutes or Page 14 of the agenda package, the cost per pound for the special treatment, as they were currently treating Ponds 5, 6, 8 and 9 for midges. On Page 21 of the agenda package, fourth line down, Mr. LaRue requested that “2.5 feet” be “2.5 vertical feet.”

On MOTION by Ms. Stecher seconded by Ms. Gregory with all in favor the Minutes of the September 17, 2025, Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams presented a Data Sharing and Usage Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package, exempting judges and law enforcement personnel from public records disclosure. It was an annual agreement that would be in effect from January 1, 2026, through December 31, 2026, whereby any confidential and exempt records that were provided by Polk County to the District, would be held by the District as confidential and exempt.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the Polk County Property Appraiser Data Sharing and Usage Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Engineering Services

Ms. Adams presented a rate sheet and proposal from Dewberry Engineers, Inc., included in the agenda package. The proposal was consistent with prior discussions and reflected no changes according to the principal engineer. Dewberry would attend meetings and perform annual stormwater inspections and other services to support compliance with Florida Statutes, the Trust Indenture, and best practices.

Dr. Master asked if the District had a contract with Dewberry. Ms. Adams confirmed that there was no current contract. Mr. Dorn questioned the annual fee. Ms. Adams indicated there was no set annual fee, but the budget that the Board set aside for engineering services, was \$15,000 per year. The CDD budget was based on historical use of the engineer. Dewberry served at the pleasure of the Board and only bill when they incur hours. Mr. LaRue questioned whether Mr. Joey Duncan was a level 7, 8 or 9 engineer. Ms. Adams did not know and would find out. Ms. Stecher asked if the rate schedule was effective every June. Ms. Adams replied affirmatively. Ms. Stecher questioned why Dewberry was not selected in the initial RFQ. Ms. Gregory recalled that Rayl was number one and Dewberry was number two. Mr. LaRue pointed out that Rayl was a small firm and they were close by. Ms. Stecher asked if Dewberry was available when the survey takes place this Spring. Ms. Adams indicated if the Board selected Dewberry by motion, the next step would be to enter into an agreement for annual engineering services. At the next meeting, a Work Authorization for the annual inspection, would be presented to the Board for approval. However, if there was no quorum or the Chair decided it was not prudent to meet, the Chair could authorize the Work Authorization, if the rainy season was approaching and the inspection has not occurred.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the proposal with Dewberry Engineers, Inc. and authorization for District Counsel to prepare the form of agreement was approved.

SEVENTH ORDER OF BUSINESS

**Review of Landscape and Hardscape
Improvements on CDD tracts**

Ms. Adams reviewed landscape and hardscape improvements located on CDD tracts that had historically been maintained by the HOA. Staff identified several areas for clarification regarding maintenance responsibility. The Board directed staff to coordinate with the HOA regarding continued maintenance and to obtain pricing should the District assume responsibility.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Stump
Grinding**

Ms. Adams presented a proposal from Floralawn for stump grinding in the amount of \$1,900, which was included in the agenda package, as the Board previously directed staff to have Floralawn remove some Cypress trees. Ms. Gregory recalled that three Cypress trees on CDD property that were encroaching a resident's property line, were cut down by the CDD a couple of months ago. Ms. Adams pointed out that this property was behind Indian Wells. Mr. Blanco indicated that he was informed by the resident that the root system was getting close to their lanai. However, this was not a reason to move forward with this. Ms. Gregory asked if there were any pictures showing that it was approaching their lanai. Mr. Blanco had pictures but did not include them in his report. Mr. LaRue asked if Cypress trees continue to grow from the roots. Mr. Blanco could see this happening, as the roots would continue to grow. Dr. Master asked if there was another option to grinding, such as a chemical option. Mr. Blanco was not aware of one. Ms. Gregory questioned how far the root was traveling to the lanai from where the stumps were cut. Mr. Blanco estimated 6 or 7 feet, which was why he originally recommended having the trees cut. Mr. LaRue was in favor of the stump grinding, as this was very close to the lanai. Ms. Gregory had no objection to it but would like to see pictures. Mr. LaRue asked if it included re-sodding. Mr. Blanco did not see in the proposal and would ask Floralawn to update the proposal to include it. This item was deferred, so that Mr. Blanco could provide a proposal at the next meeting that included sod replacement and photos of the existing conditions.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Trench
Fill-In**

Ms. Adams presented a proposal with GMS for a trench fill-in in the amount of \$311, which was included in the agenda package. The trench was dug near P-10, to provide positive

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water flow. The proposal was for labor, mobilization and any equipment that was required. Ms. Gregory admitted that she and her husband dug the trench, because they were getting no action from the prior engineer, but questioned what equipment was needed for \$90. Mr. Blanco explained that they needed to use an open trailer to transport \$46 worth of fill-in dirt, which they must haul from St. Cloud. In addition, there was also an area where the hose was, which he would also like to fill. Mr. Blanco offered another option, which was to remove the fill-in dirt and trailer from the proposal and use what was there.

Ms. Stecher asked if there was enough dirt. Mr. LaRue pointed out that the dirt that was there, came out of the trench, but if it was not exactly to the top, it would be fine and approved of spending \$110 for just the labor. Ms. Stecher questioned mobilization fees. Mr. Blanco explained that the mobilization fee was for the travel and truck usage but offered to remove the equipment and materials fee. Therefore, the amount would be \$175.

Ms. Stecher MOVED to approve the proposal with GMS for trench fill-in in the amount of \$175 and Ms. Gregory seconded the motion.

Mr. Dorn did not want to vote. Ms. Adams explained that Board Members could only abstain if there was a financial conflict.

On VOICE VOTE with Dr. Master, Mr. LaRue, Ms. Stecher and Ms. Gregory in favor and Mr. Dorn dissenting, the proposal with GMS for trench fill-in in the amount of \$175 was approved. (Motion Passed 4-1)

TENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Agreement with Polk County

Ms. Adams presented a Non-Ad Valorem Agreement between the District and the Polk County Property Appraiser, which was included in the agenda package. This was to ensure that the information that the CDD provided for the Tax Roll, was in accordance with Florida Statutes and that they were meeting the deadlines provided by Polk County, to include the CDD fees on

the Polk County Tax Bill. This was something that staff recommended approval of and was an administrative item that was presented to the Board each year.

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

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark reported that the settlement with the CDD across the way, for the Pond 19-A damage, was complete. They paid the \$22,600 that the CDD asked them to pay and ultimately agreed to a form of settlement that was acceptable to him. Ms. Adams commended Mr. Clark on his efforts, as Mr. Clark informed the Board that they kept delaying it and wanted the CDD to sign their form of agreement, which was broad. When he informed them that the CDD was going to inform the Water Management District that they were in violation of their dewatering permit, they agreed to the CDD’s form of agreement and paid the \$22,600. Mr. LaRue appreciated all of Mr. Clark’s efforts but asked if the \$22,600 covered all the engineering and attorney fees. Mr. Clark replied affirmatively.

B. Engineer

Ms. Adams spoke to Mr. Rey Malavé regarding Mr. Joey Duncan’s engineering level but did not yet have a response.

C. District Manager

i. Approval of Check Register

Ms. Adams presented the Check Register for November 1, 2025, through December 31, 2025, totaling \$908,256.01, which was included in the agenda package, along with the detailed invoices and Check Run Summary. The transfers to US Bank, were for the transfer of tax receipts, because as soon as the CDD received the revenue from the Tax Collector, there was an electronic submittal. The portion for the General Fund maintenance, was retained by the District, but the portion that was allocated for the bonds and debt service payments, were transferred to the Trustee. Ms. Gregory noted that \$323.24 was spent for postage on the November 1st invoice. Ms. Adams would find out details on that postage expense and report back to the Board.

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

ii. Financials

Ms. Adams presented the unaudited financials through December 31, 2025, and reviewed fund balances, collections, expenditures, and investment activity, including establishment of a Florida CLASS account for surplus funds.

iii. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Many of these items were already discussed. The selection of the District Engineer was now completed and would be removed from the Action Items List. The review of investment options would remain on the Action Items List, as an ongoing item. The other item that was marked as completed, was the Pond 19-A damage restoration and reimbursement, which Mr. Clark reported on under his report. The executed release was received on December 2, 2025, and the check was received in the Orlando GMS office on December 4, 2025.

D. Field Manager's Report

i. Field Manager's Report

Mr. Blanco presented the Field Manager Report, which was included in the agenda package. He provided a new version of the Field Manager's Report, which was different than prior reports. It included a Field Management Action Items List, as well as a supplemental photo report. The purpose was to streamline the report, memorialize it and better track it. The stump grinding and trench fill-in, were discussed. In the Supplemental Report, it was previously reported that fabric was covering the drain grade. That has been pulled back, and the grate itself was free of any fabric or anything that could clog it.

ii. Pond Maintenance Report

iii. Midge Management Report

iv. Customer Complaint Log

Mr. Blanco presented the customer complaint log. The Board discussed littoral maintenance, enforcement challenges, and alternative biological controls. Staff was directed to obtain

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Poinciana West CDD

proposals for freshwater clams, grass shrimp, Gambusia fish for Pond P-21, and larvicide treatment for P-21 and P-22.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

General Audience Comments

Ms. Hedy Lowenheim of 340 Monterey Street was surprised that Mr. Blanco did not mention her pond, P-2, as she was in touch with him every so often, to try to get Clarke to come out to spray for an ongoing midge problem. Mr. Blanco explained that with any type of recommendation, there needed to be a history. Even though Ms. Lowenheim called many times, multiple residents needed to call in midge complaints. Ms. Adams pointed out that Mr. Blanco had the authority to direct an extra barrier treatment and extra adulticide when it was needed. Mr. LaRue asked if it was just this home or the entire pond. Mr. Blanco acknowledged that he only received complaints from Ms. Lowenheim for P-2, but he must receive multiple complaints, as the larvicide was for the entire pond. However, it could be a wind that was directing all the midges to Ms. Lowenheim's house. Placing Gambusia fish into the pond, was the first step, but the Board must direct this. There were currently littorals on this pond.

Ms. Gregory asked if someone with a backpack walked around her house. Ms. Jackson confirmed that someone with a backpack walked P-2 three times. The last time was on January 7th and January 14th. They only received three complaints about P-2. Ms. Adams pointed out that there were times after an adulticide treatment that the issue did not re-occur. It was so hard to predict, because the midge population was dynamic. Mr. Dorn felt that having Gambusia in all their ponds, would be a great idea. Ms. Adams explained that Gambusia needs a littoral shelf or edge grasses as a habitat, as other fish could eat them if they did not have a place to hide from predators. Therefore, if there was a habitat for the Gambusia, the pond was a good candidate for the Gambusia and grass shrimp to control the midges by eating the eggs. Ms. Adams reminded Board Members to direct residents to contact Iman at GMS, to be recorded on the complaint log, as it was helpful data for the Board to consider adding funds to the midge/larvicide program. Ms. Lowenheim asked if there was a decision to obtain a proposal. Ms. Adams indicated unless there was an objection from the Board, they could bring back a proposal to stock P-2 with Gambusia

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and grass shrimp. Mr. LaRue requested that they separate the costs. Mr. Barry Dombchik of 1320 Bonita Canyon Drive asked if the Board approved P-22. Ms. Adams confirmed that the Board directed staff to bring back proposals to the next meeting. In the interim, there could be barrier treatments, as those were already funded. Mr. Dombchik questioned the time of year when the midges were worse than others. Ms. Jackson indicated Summer and Spring were the worst, but they could be present year-round.

Mr. Jon Cameron, Chairman of the Poinciana CDD, spoke about the landscape and hardscape improvements on CDD tracts. In 2023, the HOA Board arbitrarily decided that they were no longer going to maintain all the properties that they had to maintain for 20 years that were owned by the CDD. As a result, there was a License Agreement, whereby the HOA agreed to maintain everything that they always maintained. However, the Poinciana CDD has been working with Mr. McKelvey to establish a Fishing Policy on Poinciana CDD ponds, as Taylor Morrison added some language to the master documents, to allow fishing in all ponds within Solivita, which caused confusion. The policy would handle all the complaints and problems from people fishing behind houses and trying to determine areas of recommended fishing. He recommended that the Board consider a similar policy. Ms. Gregory asked if the Fishing Policy would allow fishing on specific ponds. Mr. Cameron explained that staff identified areas where fishing was recommended. They were not prohibiting fishing on any pond, but if the homeowner asked them to move, they need to move. If a fence behind a home was within 10 to 15 feet of the pond, they were asking people not to fish there at all. The Poinciana CDD Board was working with the Solivita Fishing Club to offer training and a fishing pass. The problem has not been with the Fishing Club, but it was with people who were not in the club who did not know the rules. Mr. McKelvey was doing a phenomenal job on the Fishing Policy, which was only for Poinciana CDD ponds.

Ms. Gregory felt that they were taking away more privileges than they were giving and questioned the detriment to allowing someone to fish. Mr. Cameron pointed out that this policy did not take away privileges from anyone. It just set some parameters, because by permit, these were not recreational ponds. Some of this had to do with Taylor Morrison selling homes on ponds that they controlled. They were trying to get two varying opinions together to try to come up with a solution that was workable for everybody. People were not supposed to go into people's yards to fish, but they do that and this policy sets forth guidelines. Ms. Gregory pointed

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out that residents were not supposed to cut down littorals, but they do that. Mr. Cameron noted that they could not legislate behavior for people that did not have common sense and suggested that Ms. Adams send the Fishing Policy to this Board, so that this Board could review it. Mr. LaRue felt it was not broken, they should not fix it, as they were not going to control the homeowner that was ignorant in the first place. In addition, this CDD Board was not going to stop the Poinciana CDD Board from educating the fishermen. Mr. McKelvey wanted to train people to fish responsibly. Dr. Master felt that was a fair thing to do, but there were many people who wanted privacy in the backyard and having people walking around their backyard fishing, was not something that they wanted. Mr. Dorn had an issue with the pass. Dr. Master questioned what the pass does, if he did not want someone fishing in his backyard. Mr. Cameron indicated that the Solivita Fishing Club would keep a database. Ms. Stecher requested more information on what they were putting in writing out to the public. Mr. LaRue was in favor of the Poinciana CDD Board providing the Fishing Policy for review but did not want to have a big discussion at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Next Meeting Date – March 18, 2026; The Gator Room

Ms. Adams stated that the next meeting was scheduled for March 18, 2026, at 9:30 a.m. in The Gator Room.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Poinciana West Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2026
 HOUR: 9:30 AM
 LOCATION: The Gator Room
385 Village Dr.
Poinciana, FL 34759

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF MARCH 2026.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Poinciana West
Community Development District

Proposed Budget
FY 2027



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Poinciana West
Community Development District
Proposed Budget
General Fund

| | Actuals Thru 9/30/24 | Actuals Thru 9/30/25 | Adopted Budget FY2026 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY 2027 |
|---|-------------------------|-------------------------|-----------------------------|-------------------------|----------------------------|---------------------------|-------------------------------|
| Revenues | | | | | | | |
| Special Assessments - Tax Collector | \$ 295,613 | \$ 293,466 | \$ 291,295 | \$ 278,413 | \$ 12,882 | \$ 291,295 | \$ 291,295 |
| Property Conveyance Fees | 37,900 | 33,404 | - | - | - | - | - |
| Interest | 1,689 | 3,735 | 15,000 | 12,893 | 25,325 | 38,218 | 15,000 |
| Miscellaneous Revenue | 200 | - | - | 26,158 | - | 26,158 | - |
| Carry Forward Balance | - | - | 61,123 | - | - | - | 61,087 |
| Total Revenues | \$ 335,402 | \$ 330,605 | \$ 367,418 | \$ 317,464 | \$ 38,207 | \$ 355,671 | \$ 367,382 |
| Expenditures | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Supervisors Fees | \$ 3,600 | \$ 3,800 | \$ 6,000 | \$ 1,000 | \$ 3,000 | \$ 4,000 | \$ 6,000 |
| FICA Expense | 275 | 291 | 459 | 77 | 230 | 306 | 459 |
| Engineering | 3,202 | 1,938 | 15,000 | - | 5,000 | 5,000 | 15,000 |
| Engineering - Pond Damage | - | 2,500 | - | 260 | - | 260 | - |
| Attorney | 12,957 | 19,629 | 25,000 | 2,470 | 8,233 | 10,703 | 20,000 |
| Attorney - Pond Damage | - | 7,420 | - | - | - | - | - |
| Arbitrage | 450 | 450 | 450 | - | 450 | 450 | 450 |
| Dissemination | 3,500 | 3,675 | 3,785 | 1,577 | 2,208 | 3,785 | 3,975 |
| Annual Audit | 3,650 | 3,400 | 3,500 | - | 3,500 | 3,500 | 3,600 |
| Trustee Fees | 4,256 | 4,256 | 4,256 | - | 4,256 | 4,256 | 4,256 |
| Assessment Administration | 5,000 | 5,250 | 5,250 | 5,250 | - | 5,250 | 5,513 |
| Management Fees | 41,200 | 43,260 | 44,558 | 18,566 | 25,992 | 44,558 | 46,786 |
| Information Technology | 1,238 | 1,300 | 1,339 | 558 | 781 | 1,339 | 1,406 |
| Website Maintenance | 825 | 867 | 893 | 372 | 521 | 893 | 937 |
| Postage | 795 | 829 | 1,000 | 711 | 1,170 | 1,881 | 2,000 |
| Printing & Binding | 122 | 143 | 500 | 3 | 150 | 153 | 250 |
| Insurance | 5,200 | 5,200 | 5,500 | 5,512 | - | 5,512 | 6,500 |
| Legal Advertising | 1,760 | 1,649 | 2,500 | - | 1,500 | 1,500 | 2,500 |
| Other Current Charges | 4,462 | 2,092 | 2,400 | 1,151 | 1,611 | 2,762 | 3,000 |
| Office Supplies | 64 | 35 | 200 | - | 75 | 75 | 100 |
| Property Appraiser | 3,099 | - | 3,100 | 3,099 | - | 3,099 | 3,100 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | 175 | - | 175 | 175 |
| Total Administrative | \$ 95,830 | \$ 108,158 | \$ 125,865 | \$ 40,781 | \$ 58,677 | \$ 99,458 | \$ 126,006 |
| <i>Operations & Maintenance</i> | | | | | | | |
| Field Services | \$ 10,609 | \$ 11,140 | \$ 11,474 | \$ 4,781 | \$ 6,693 | \$ 11,474 | \$ 12,048 |
| Landscape Maintenance | 65,188 | 66,455 | 69,476 | 28,108 | 39,351 | 67,459 | 69,476 |
| Aquatic Control Maintenance | 67,194 | 69,882 | 72,677 | 30,281 | 42,393 | 72,674 | 77,038 |
| Aquatic Midge Maintenance | 26,512 | 27,307 | 28,946 | 12,061 | 16,885 | 28,946 | 29,814 |
| R&M Plant Replacement | - | - | 3,000 | - | 3,000 | 3,000 | 3,000 |
| Storm Structure Repairs | - | - | 10,000 | - | 3,630 | 3,630 | 10,000 |
| Contingency | 395 | 13,483 | 30,980 | 442 | 7,500 | 7,942 | 25,000 |
| Capital Outlay | - | 6,205 | 15,000 | - | - | - | 15,000 |
| Total Operations & Maintenance | \$ 169,898 | \$ 194,472 | \$ 241,553 | \$ 75,673 | \$ 119,453 | \$ 195,126 | \$ 241,375 |
| Total Expenditures | \$ 265,728 | \$ 302,630 | \$ 367,418 | \$ 116,454 | \$ 178,130 | \$ 294,584 | \$ 367,382 |
| Excess Revenues/(Expenditures) | \$ 69,674 | \$ 27,975 | \$ - | \$ 201,011 | \$ (139,923) | \$ 61,087 | \$ - |

| | |
|--------------------------|-------------------|
| Net Assessments | \$ 291,295 |
| Collection Cost (6%) | 18,593 |
| Gross Assessments | \$ 309,888 |

| Property Type | Platted Units | Gross Per Unit | Gross Total |
|---------------|---------------|----------------|------------------|
| Single Family | 1650 | \$186.57 | \$307,836 |
| Recreational | 11 | \$186.57 | \$2,052 |
| | 1661 | | \$309,888 |

Poinciana West
Community Development District
Budget Narrative
Fiscal Year 2027

| |
|-----------------|
| REVENUES |
|-----------------|

Special Assessments- On Roll

The District will levy a Non-Ad Valorem assessment on platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District will have all excess funds invested. The amount is based open the estimated average balance of funds available during the fiscal year.

Misc. Income

Any other income that is not mentioned above.

| |
|--------------------------------------|
| Expenditures - Administrative |
|--------------------------------------|

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all 5 supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer, **Dewberry Engineers, 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.

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 Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

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.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement with **Grau and Associates** plus anticipated increase.

Assessment Administration - Admin

GMS CF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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**.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Poinciana West
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-CF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Field

Field Management 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 | \$5,789.65 | 69,476 |

Aquatic Control Maintenance

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larvicide.) The District has contracted with Clarke Environmental for this service. FY2027 includes a 3% increase.

| Description | Monthly | Annual |
|-----------------------------|------------|--------|
| Aquatic Control Maintenance | \$6,419.80 | 77,038 |

Aquatic Midge Management

| Description | Monthly | Annual |
|--------------------|------------|--------|
| Aquatic Midge Mgmt | \$2,484.53 | 29,814 |

Storm Structure Repairs

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

R&M - Plant Replacement

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

Capital Outlay

Represents estimated costs 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 Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 727,015 |
| Plus: projected excess revenue | <u>\$ 69,781</u> |
| Projected Ending Fund Balance | <u><u>\$ 796,796</u></u> |

FY 2025 Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 785,128 |
| Plus: projected excess revenue | <u>\$ -</u> |
| Projected Ending Fund Balance | <u><u>\$ 785,128</u></u> |

FY 2026 Ending Fund Balance

| | |
|--------------------------------|--------------------------|
| Actual Beginning Fund Balance | \$ 808,899 |
| Plus: projected excess revenue | <u>\$ -</u> |
| Projected Ending Fund Balance | <u><u>\$ 808,899</u></u> |

FY 2027 Estimated Reserves (Ending Fund Balance)

| | |
|------------------------------|--------------------------|
| Operating Reserve (3 months) | \$ (72,824) |
| Unreserved Fund Balance | <u>\$ 808,899</u> |
| | <u><u>\$ 736,075</u></u> |

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

| | Adopted Budget FY2026 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY 2027 |
|---------------------------------------|--------------------------|-------------------------|----------------------------|---------------------------|-------------------------------|
| Revenues | | | | | |
| Assessments - Tax Collector | \$ 1,040,361 | \$ 982,714 | \$ 57,647 | \$ 1,040,361 | \$ 1,040,361 |
| Assessments - Prepayments | - | 10,774 | - | 10,774 | - |
| Interest | - | 9,909 | 1,500 | 11,409 | - |
| Carry Forward Surplus | 295,448 | 331,836 | - | 331,836 | 371,977 |
| Total Revenues | \$ 1,335,809 | \$ 1,335,233 | \$ 59,147 | \$ 1,394,380 | \$ 1,412,338 |
| Expenditures | | | | | |
| Administrative | | | | | |
| Property Appraiser | \$ 11,200 | \$ 11,054 | \$ - | \$ 11,054 | \$ 11,200 |
| Series 2017 -1 | | | | | |
| Interest - 11/1 | 148,427 | 148,427 | - | 148,427 | 139,361 |
| Special Call - 11/1 | - | 20,000 | - | 20,000 | - |
| Principal - 5/1 | 480,000 | - | 480,000 | 480,000 | 495,000 |
| Interest - 5/1 | 148,427 | - | 148,001 | 148,001 | 139,361 |
| Special Call - 5/1 | - | - | - | - | - |
| Series 2017 -2 | | | | | |
| Interest - 11/1 | 50,032 | 50,032 | - | 50,032 | 46,933 |
| Special Call -11/1 | - | 5,000 | - | 5,000 | - |
| Principal - 5/1 | 110,000 | - | 110,000 | 110,000 | 115,000 |
| Interest - 5/1 | 50,032 | - | 49,889 | 49,889 | 46,933 |
| Special Call -11/1 | - | - | - | - | - |
| Total Expenditures | \$ 998,118 | \$ 234,513 | \$ 787,891 | \$ 1,022,403 | \$ 993,789 |
| Excess Revenues/(Expenditures) | \$ 337,691 | \$ 1,100,720 | \$ (728,744) | \$ 371,977 | \$ 418,549 |

| Series 2017 R-1 | |
|------------------------|---------------------|
| Interest - 11/1/27 | 130,204 |
| Series 2017 R-2 | |
| Interest - 11/1/27 | 43,843 |
| 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 |
|--------------|---------------------|---------|---------------------|---------------------|---------------------|
| 05/01/26 | 7,205,000 | 3.600% | 480,000 | 148,001 | |
| 11/01/26 | 6,725,000 | 3.600% | - | 139,361 | 767,363 |
| 05/01/27 | 6,725,000 | 3.700% | 495,000 | 139,361 | |
| 11/01/27 | 6,230,000 | 3.700% | - | 130,204 | 764,565 |
| 05/01/28 | 6,230,000 | 3.750% | 515,000 | 130,204 | |
| 11/01/28 | 5,715,000 | 3.750% | - | 120,548 | 765,751 |
| 05/01/29 | 5,715,000 | 4.000% | 535,000 | 120,548 | |
| 11/01/29 | 5,180,000 | 4.000% | - | 109,848 | 765,395 |
| 05/01/30 | 5,180,000 | 4.125% | 555,000 | 109,848 | |
| 11/01/30 | 4,625,000 | 4.125% | - | 98,401 | 763,248 |
| 05/01/31 | 4,625,000 | 4.125% | 580,000 | 98,401 | |
| 11/01/31 | 4,045,000 | 4.125% | - | 86,438 | 764,839 |
| 05/01/32 | 4,045,000 | 4.125% | 605,000 | 86,438 | |
| 11/01/32 | 3,440,000 | 4.125% | - | 73,960 | 765,398 |
| 05/01/33 | 3,440,000 | 4.300% | 630,000 | 73,960 | |
| 11/01/33 | 2,810,000 | 4.300% | - | 60,415 | 764,375 |
| 05/01/34 | 2,810,000 | 4.300% | 660,000 | 60,415 | |
| 11/01/34 | 2,150,000 | 4.300% | - | 46,225 | 766,640 |
| 05/01/35 | 2,150,000 | 4.300% | 685,000 | 46,225 | |
| 11/01/35 | 1,465,000 | 4.300% | - | 31,498 | 762,723 |
| 05/01/36 | 1,465,000 | 4.300% | 715,000 | 31,498 | |
| 11/01/36 | 750,000 | 4.300% | - | 16,125 | 762,623 |
| 05/01/37 | 750,000 | 4.300% | 750,000 | 16,125 | 766,125 |
| TOTAL | | | \$ 7,205,000 | \$ 1,974,044 | \$ 9,179,044 |

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

| Period | Outstanding Balance | Coupons | Principal | Interest | Annual Debt Service |
|--------------|---------------------|---------|---------------------|-------------------|---------------------|
| 05/01/26 | 1,785,000 | 5.375% | 110,000 | 49,889 | |
| 11/01/26 | 1,675,000 | 5.375% | - | 46,933 | 206,823 |
| 05/01/27 | 1,675,000 | 5.375% | 115,000 | 46,933 | |
| 11/01/27 | 1,560,000 | 5.375% | - | 43,843 | 205,776 |
| 05/01/28 | 1,560,000 | 5.375% | 120,000 | 43,843 | |
| 11/01/28 | 1,440,000 | 5.375% | - | 40,618 | 204,460 |
| 05/01/29 | 1,440,000 | 5.375% | 125,000 | 40,618 | |
| 11/01/29 | 1,315,000 | 5.375% | - | 37,258 | 202,876 |
| 05/01/30 | 1,315,000 | 5.375% | 135,000 | 37,258 | |
| 11/01/30 | 1,180,000 | 5.375% | - | 33,630 | 205,888 |
| 05/01/31 | 1,180,000 | 5.700% | 140,000 | 33,630 | |
| 11/01/31 | 1,040,000 | 5.700% | - | 29,640 | 203,270 |
| 05/01/32 | 1,040,000 | 5.700% | 150,000 | 29,640 | |
| 11/01/32 | 890,000 | 5.700% | - | 25,365 | 205,005 |
| 05/01/33 | 890,000 | 5.700% | 160,000 | 25,365 | |
| 11/01/33 | 730,000 | 5.700% | - | 20,805 | 206,170 |
| 05/01/34 | 730,000 | 5.700% | 170,000 | 20,805 | |
| 11/01/34 | 560,000 | 5.700% | - | 15,960 | 206,765 |
| 05/01/35 | 560,000 | 5.700% | 175,000 | 15,960 | |
| 11/01/35 | 385,000 | 5.700% | - | 10,973 | 201,933 |
| 05/01/36 | 385,000 | 5.700% | 185,000 | 10,973 | |
| 11/01/36 | 200,000 | 5.700% | - | 5,700 | 201,673 |
| 05/01/37 | 200,000 | 5.700% | 200,000 | 5,700 | 205,700 |
| TOTAL | | | \$ 1,785,000 | \$ 671,337 | \$ 2,456,337 |

Poinciana West
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

| Neighborhood | O&M Units | Bonds Units 2017 | Annual Maintenance Assessments | | | Annual Debt Assessments | | | Total Assessed Per Unit | | |
|---------------|-----------|---------------------|--------------------------------|----------|----------|-------------------------|----------|----------|-------------------------|----------|----------|
| | | | FY 2027 | FY 2026 | Variance | FY 2027 | FY 2026 | Variance | FY 2027 | FY 2026 | 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 VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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 Fax (561) 994-5823
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August 11, 2025

Board of Supervisors
 Poinciana West Community Development District
 219 East Livingston Street
 Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Poinciana West Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Poinciana West Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Poinciana West Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

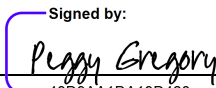
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Poinciana West Community Development District.

Signed by: 

By: _____
48D9AA1DA19D428...

Title: _____
 Chairperson

Date: _____
 2026-01-20



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII

March 10, 2026

To the Board of Supervisors
Poinciana West Community Development District
Polk County, Florida

We have audited the financial statements of Poinciana West Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 10, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Poinciana West Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Poinciana West Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 10, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Poinciana West Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,505,714.
- The change in the District's total net position in comparison with the prior fiscal year was \$293,197, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,646,244, a decrease of (\$10,441) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, assigned for subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

| | NET POSITION | |
|-------------------------------------|---------------|--------------|
| | SEPTEMBER 30, | |
| | 2025 | 2024 |
| Current and other assets | \$ 1,684,655 | \$ 1,679,264 |
| Capital assets, net of depreciation | 11,495,174 | 11,856,409 |
| Prepaid bond Insurance | 192,504 | 209,286 |
| Total assets | 13,372,333 | 13,744,959 |
| Deferred outflows of resources | 253,751 | 265,279 |
| Current liabilities | 203,794 | 199,725 |
| Long-term liabilities | 8,916,576 | 9,597,996 |
| Total liabilities | 9,120,370 | 9,797,721 |
| Net position | | |
| Net investment in capital assets | 2,832,349 | 2,523,692 |
| Restricted | 686,115 | 694,411 |
| Unrestricted | 987,250 | 994,414 |
| Total net position | \$ 4,505,714 | \$ 4,212,517 |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | | |
|--|---------------------|---------------------|
| | 2025 | 2024 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 1,356,453 | \$ 1,346,495 |
| Operating grants and contributions | 31,754 | 38,453 |
| General revenues | | |
| Unrestricted investment earnings | 33,404 | 37,900 |
| Miscellaneous | 3,735 | 1,889 |
| Total revenues | <u>1,425,346</u> | <u>1,424,737</u> |
| Expenses: | | |
| General government | 126,515 | 107,390 |
| Maintenance and operations | 555,707 | 531,133 |
| Interest | 449,927 | 474,108 |
| Total expenses | <u>1,132,149</u> | <u>1,112,631</u> |
| Change in net position | <u>293,197</u> | <u>312,106</u> |
| Net position - beginning | <u>4,212,517</u> | <u>3,900,411</u> |
| Net position - ending | <u>\$ 4,505,714</u> | <u>\$ 4,212,517</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,132,149. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised primarily of assessments. The District also earns interest income, of which the unrestricted portion is classified as general revenues and the portion restricted for debt service is classified as program revenues.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$17,092,165 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,596,991 has been taken, which resulted in a net book value of \$11,495,174. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$9,015,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Poinciana West Community Development District's Finance Department at 219 E. Livingston St., Orlando Florida, 32801.

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

| | Governmental Activities |
|---|----------------------------|
| ASSETS | |
| Cash | \$ 766,063 |
| Investments | 66,732 |
| Accounts receivable | 362 |
| Prepaid bond insurance | 192,504 |
| Restricted assets: | |
| Investments | 851,498 |
| Capital assets: | |
| Nondepreciable | 6,645,273 |
| Depreciable, net | 4,849,901 |
| Total assets | 13,372,333 |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred charge on refunding (debit) | 253,751 |
| Total deferred outflows of resources | 253,751 |
| LIABILITIES | |
| Accounts payable | 38,411 |
| Accrued interest payable | 165,383 |
| Non-current liabilities: | |
| Due within one year | 590,000 |
| Due in more than one year | 8,326,576 |
| Total liabilities | 9,120,370 |
| NET POSITION | |
| Net investment in capital assets | 2,832,349 |
| Restricted for debt service | 686,115 |
| Unrestricted | 987,250 |
| Total net position | \$ 4,505,714 |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| <u>Functions/Programs</u> | <u>Program Revenues</u> | | | Net (Expense) Revenue and Changes in Net Position |
|----------------------------------|-------------------------|----------------------------|--|--|
| | <u>Expenses</u> | Charges for Services | Operating Grants and Contributions | Governmental Activities |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | \$ 126,515 | \$ 126,515 | \$ - | \$ - |
| Maintenance and operations | 555,707 | 166,951 | - | (388,756) |
| Interest on long-term debt | 449,927 | 1,062,987 | 31,754 | 644,814 |
| Total governmental activities | <u>1,132,149</u> | <u>1,356,453</u> | <u>31,754</u> | <u>256,058</u> |
| General revenues: | | | | |
| Unrestricted investment earnings | | | | 33,404 |
| Miscellaneous | | | | <u>3,735</u> |
| Total general revenues | | | | <u>37,139</u> |
| Change in net position | | | | 293,197 |
| Net position - beginning | | | | <u>4,212,517</u> |
| Net position - ending | | | | <u><u>\$ 4,505,714</u></u> |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

| | Major Funds | | Total Governmental Funds |
|--------------------------------------|-------------|--------------|--------------------------------|
| | General | Debt Service | |
| ASSETS | | | |
| Cash | \$ 766,063 | \$ - | \$ 766,063 |
| Investments | 66,732 | 851,498 | 918,230 |
| Accounts receivable | 362 | - | 362 |
| Total assets | \$ 833,157 | \$ 851,498 | \$ 1,684,655 |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 38,411 | \$ - | \$ 38,411 |
| Total liabilities | 38,411 | - | 38,411 |
| Fund balances: | | | |
| Restricted for: | | | |
| Debt service | - | 851,498 | 851,498 |
| Assigned for: | | | |
| Subsequent year's expenditures | 61,123 | - | 61,123 |
| Unassigned | 733,623 | - | 733,623 |
| Total fund balances | 794,746 | 851,498 | 1,646,244 |
| Total liabilities and fund balances | \$ 833,157 | \$ 851,498 | \$ 1,684,655 |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

| | | |
|--|--------------------|-------------------------|
| Fund balance - governmental funds | \$ | 1,646,244 |
| Amounts reported for governmental activities in the statement of net position are different because: | | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole. | | |
| Cost of capital assets | 17,092,165 | |
| Accumulated depreciation | <u>(5,596,991)</u> | 11,495,174 |
| Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. | | |
| | | 253,751 |
| Prepaid bond insurance is recognized as an asset in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. | | |
| | | 192,504 |
| Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. | | |
| Accrued interest payable | (165,383) | |
| Bonds payable | <u>(8,916,576)</u> | <u>(9,081,959)</u> |
| Net position of governmental activities | \$ | <u><u>4,505,714</u></u> |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Major Funds | | Total Governmental Funds |
|--|-------------|--------------|--------------------------------|
| | General | Debt Service | |
| REVENUES | | | |
| Assessments | \$ 293,466 | \$ 1,062,987 | \$ 1,356,453 |
| Miscellaneous revenue | 3,735 | - | 3,735 |
| Interest | 33,404 | 31,754 | 65,158 |
| Total revenues | 330,605 | 1,094,741 | 1,425,346 |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 126,515 | - | 126,515 |
| Maintenance and operations | 194,472 | - | 194,472 |
| Debt service: | | | |
| Principal | - | 690,000 | 690,000 |
| Interest | - | 424,800 | 424,800 |
| Total expenditures | 320,987 | 1,114,800 | 1,435,787 |
| Excess (deficiency) of revenues over (under) expenditures | 9,618 | (20,059) | (10,441) |
| Fund balances - beginning | 785,128 | 871,557 | 1,656,685 |
| Fund balances - ending | \$ 794,746 | \$ 851,498 | \$ 1,646,244 |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | |
|---|--------------------------|
| Net change in fund balances - total governmental funds | \$ (10,441) |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities. | (361,235) |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. | 11,763 |
| Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows: | |
| Amortization of prepaid bond insurance | (16,782) |
| Amortization of deferred amount on refunding | (11,528) |
| Amortization of original issue discount | (8,580) |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | <u>690,000</u> |
| Change in net position of governmental activities | <u><u>\$ 293,197</u></u> |

See notes to the financial statements

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Poinciana West Community Development District ("District") was created on October 6, 2006, by Ordinance 2006-052, as amended by Ordinance No. 2007-043 and 2016-043 enacted on August 15, 2007, and June 21, 2016, respectively, of the Board of Commissioners of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Asset</u> | <u>Life</u> |
|------------------------------------|-------------|
| Infrastructure - stormwater system | 30 |
| Infrastructure - reuse facilities | 20 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

| Investment | Amortized Cost | Credit Risk | Maturities |
|----------------------------|-------------------|-------------|--|
| U.S. Bank Commercial Paper | \$ 851,498 | N/A | N/A |
| Florida PRIME | <u>66,732</u> | S&P AAAM | Weighted average of the fund portfolio: 47 days |
| Total Investments | <u>\$ 918,230</u> | | |

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Land and improvements | \$ 6,645,273 | \$ - | \$ - | \$ 6,645,273 |
| Total capital assets, not being depreciated | 6,645,273 | - | - | 6,645,273 |
| Capital assets, being depreciated | | | | |
| Infrastructure - stormwater system | 9,720,091 | - | - | 9,720,091 |
| Infrastructure - reuse facilities | 726,801 | - | - | 726,801 |
| Total capital assets, being depreciated | 10,446,892 | - | - | 10,446,892 |
| Less accumulated depreciation for: | | | | |
| Infrastructure - stormwater system | 4,817,846 | 324,895 | - | 5,142,741 |
| Infrastructure - reuse facilities | 417,910 | 36,340 | - | 454,250 |
| Total accumulated depreciation | 5,235,756 | 361,235 | - | 5,596,991 |
| Total capital assets, being depreciated, net | 5,211,136 | (361,235) | - | 4,849,901 |
| Governmental activities capital assets | \$ 11,856,409 | \$ (361,235) | \$ - | \$ 11,495,174 |

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES**Series 2017A-1 & Series 2017A-2**

On February 1, 2017, the District issued \$11,215,000 of Senior Special Assessment Refunding Bonds Series 2017A-1, and \$2,945,000 of Senior Special Assessment Refunding Bonds Series 2017A-2. The Bonds are comprised of term Bonds with due dates from May 1, 2032 to May 1, 2037 and fixed interest rates from 4.125% to 5.7%. The Bonds were issued to refund a portion of the District's outstanding Capital Improvements Revenue Bonds, Series 2007 (the "Refunded Bonds"), acquire and construct certain assessable improvements (the "Project"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2037.

The Series 2017A-1 and Series 2017A-2 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017-1 and Series 2017-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. For the series 2017A-1 & 2017A-2 Bonds, this occurred during the current fiscal year as the District prepaid \$25,000 of the Series 2017A-1 Bonds, and \$90,000 of the Series 2017A-2 Bonds. In addition, see Note – 10 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The amount in the debt service reserve account meets the debt service reserve requirement. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|-------------|-------------------|---------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2017A-1 | \$ 7,715,000 | \$ - | \$ 490,000 | \$ 7,225,000 | \$ 480,000 |
| Series 2017A-2 | 1,990,000 | - | 200,000 | 1,790,000 | 110,000 |
| Less original issue discount | 107,004 | - | 8,580 | 98,424 | - |
| Total | <u>\$ 9,597,996</u> | <u>\$ -</u> | <u>\$ 681,420</u> | <u>\$ 8,916,576</u> | <u>\$ 590,000</u> |

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Principal | Interest | Total |
|------------------------------|---------------------|---------------------|----------------------|
| 2026 | \$ 590,000 | \$ 396,918 | \$ 986,918 |
| 2027 | 610,000 | 373,726 | 983,726 |
| 2028 | 635,000 | 349,228 | 984,228 |
| 2029 | 660,000 | 323,466 | 983,466 |
| 2030 | 695,000 | 295,348 | 990,348 |
| 2031-2035 | 3,965,000 | 985,904 | 4,950,904 |
| 2036-2037 | 1,860,000 | 129,090 | 1,989,090 |
| Total | <u>\$ 9,015,000</u> | <u>\$ 2,853,680</u> | <u>\$ 11,868,680</u> |

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

NOTE 9 – REUSE FACILITY AGREEMENT

On March 20, 2013, an agreement was signed between the District and the Solivita West Community Association, Inc. (the "Association"). Per the agreement, the Association shall be responsible for the management and maintenance of the Reuse Facilities. The Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the inspection, operation and maintenance responsibilities set forth per the Agreement. The District shall pay the Association the sum of \$10 per year for the provision of services pursuant to the terms of this Agreement.

The renewal term of this Agreement is for a period commencing as of October 1, 2022, and ending on September 30, 2027, and shall be automatically renewed for additional 5-year periods after September 30, 2027, unless either party provides the other party at least 180 days written notice of its intent to not renew. The District shall have a right to terminate this Agreement effective immediately at any time due to the Association's failure to perform in accordance with the terms of this Agreement, or upon 365 days' notice without a showing of cause.

NOTE 10 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$20,000 of the Series 2017A-1 Bonds and \$5,000 of the Series 2017A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indentures.

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Budgeted Amounts <u>Original & Final</u> | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|--|-------------------|---|
| REVENUES | | | |
| Assessments | \$ 291,299 | \$ 293,466 | \$ 2,167 |
| Interest | 20,000 | 33,404 | 13,404 |
| Miscellaneous revenue | - | 3,735 | 3,735 |
| Total revenues | <u>311,299</u> | <u>330,605</u> | <u>19,306</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 119,742 | 126,515 | (6,773) |
| Maintenance and operations | 224,106 | 194,472 | 29,634 |
| Total expenditures | <u>343,848</u> | <u>320,987</u> | <u>22,861</u> |
| Excess (deficiency) of revenues over (under) expenditures | (32,549) | 9,618 | 42,167 |
| OTHER FINANCING SOURCES (USES) | | | |
| Carryforward surplus | 32,549 | - | (32,549) |
| Total other financing sources (uses) | <u>32,549</u> | <u>-</u> | <u>(32,549)</u> |
| Net change in fund balances | <u>\$ -</u> | 9,618 | <u>\$ 9,618</u> |
| Fund balance - beginning | | <u>785,128</u> | |
| Fund balance - ending | | <u>\$ 794,746</u> | |

See notes to required supplementary information

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

| Element | Comments |
|---|---|
| Number of District employees compensated in the last pay period of the District's fiscal year being reported. | 0 |
| Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported. | 1 |
| Employee compensation | \$0 |
| Independent contractor compensation | \$66,705 |
| Construction projects to begin on or after October 1; (>\$65K) | Not applicable |
| Budget variance report | See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund |
| Non ad valorem special assessments; Special assessment rate | Operations and maintenance - \$186.57 - \$2,052.24 Debt service - \$686.58 - \$7,552.38 |
| Special assessments collected | \$1,356,453 |
| Outstanding Bonds: | see Note 6 for details |

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Poinciana West Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Poinciana West Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated, March 10, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 10, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Poinciana West Community Development District
Polk County, Florida

We have examined Poinciana West Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Poinciana West Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 10, 2026

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Poinciana West Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Poinciana West Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 10, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 10, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Poinciana West Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Poinciana West Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 10, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION VIII

*Item will be
provided under
separate cover.*

SECTION IX

*Item will be
provided under
separate cover.*

SECTION X

*Item will be
provided under
separate cover.*

SECTION XI

From: Tricia Adams tadams@gmscfl.com 
Subject: Urgent: Mosquito / Midge Breeding Conditions – Neglected Private Property in Poinciana West Community Development District
Date: February 6, 2026 at 3:00 PM
To: codesadmin@polk-county.net
Cc: Tricia Adams tadams@gmscfl.com, Iman Sakalla isakalla@gmscfl.com

Dear Ms. Fenton,

On behalf of the Poinciana West Community Development District (PCDD), I am reporting a neglected private property at 346 Monterrey Drive, Poinciana West that is contributing to a significant public safety concern due to standing water and associated mosquito / midge breeding conditions.

The property appears to be vacant and abandoned, with accumulated materials and broken containers holding water in the backyard. These conditions create ideal habitat for mosquitoes and midges, which present both a public health risk and a community nuisance. A photograph showing the standing water conditions is attached.

We respectfully request that the County review the property and take appropriate action under applicable codes and health regulations to abate the conditions and eliminate standing water sources.

Please let us know if additional documentation or follow-up is needed from the District.

Thank you for your attention to this public health concern.

All the best,

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
219 E Livingston St
Orlando, FL 32801
O: 407.841.5524 ext. 138
C: 863.241.8050



SECTION XII

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
 800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
 Orlando, FL 32803 | www.dewberry.com

Sent Via Email: tadams@gmscfl.com

February 18, 2026

Ms. Tricia Adams, District Manager
 Poinciana West Community Development District
 c/o Governmental Management Services
 219 East Livingston Street
 Orlando, Florida 32801

Subject: **Work Authorization Number 2026-1
 Poinciana West Community Development District
 District Engineering Services – FY 2026
 Polk County, Florida**

Dear Ms. Adams:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide professional consulting engineering services for the Poinciana West Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District’s Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

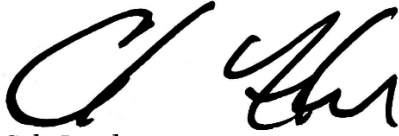
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner’s responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Tricia Adams
Poinciana West CDD
Work Authorization 2026-1
February 18, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Cole Landau
Senior Project Manager



Reinardo Malavé, P.E.
Associate Vice President

CL:RM:ap
M:\Proposals - Public\Municipal\Poinciana West CDD\Poinciana West CDD FY 2026 District Engineering Services – WO 2026-1
– 02-18-2026
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Poinciana West Community Development District

Date: _____

SECTION 2



Dewberry Engineers Inc. | 407.843.5120
800 North Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803-3251 | www.dewberry.com

Sent Via Email: tadams@gmscfl.com

February 18, 2026

Ms. Tricia Adams
District Manager
Poinciana West Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2026-2
Poinciana West Community Development District
Annual Engineer’s Report 2026
Polk County, Florida**

Dear Ms. Adams:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Poinciana West Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$3,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Cole Landau
Senior Project Manager

Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Poinciana West Community Development District

Date

SECTION C

SECTION 1

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check/ACH Register

| <i>Date</i> | <i>check #'s</i> | <i>Amount</i> |
|-------------|---------------------|--------------------------|
| 2/1-2/28 | 2145 80032-80037 | \$217.03 \$154,134.79 |
| | | \$154,351.82 |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/09/26
 *** CHECK DATES 01/01/2026 - 02/28/2026 *** POINCIANA WEST - GENERAL FUND
 BANK A GENERAL FUND

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------------|-------|-----------------------------------|--|-----------------------|--------|--------|----------------------------|
| 2/19/26 | 00046 | 1/13/26 197 | 202601 310-51300-42000 | REIMB POSTAGE EXPENSE | * | 217.03 | |
| | | | | | | | 217.03 002145 |
| TOTAL FOR BANK A | | | | | | 217.03 | |

POIW POIN WEST CDD PPOWERS

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|------------------|--------|----------|--------------|---------|
| 2/19/26 | 00005 | 1/15/26 | 1038656 | 202601 | 320 | 53800 | 47100 | | | * | 2,412.14 | | |
| | | | JAN 26 | | | | | | MOSQUITO MGMT | | | | |
| | | 2/16/26 | 1038714 | 202602 | 320 | 53800 | 47100 | | | * | 2,412.14 | | |
| | | | FEB 26 | | | | | | MOSQUITO MGMT | | | | |
| CLARKE ENVIRONMENTAL MOSQUITO | | | | | | | | | | | | 4,824.28 | 080032 |
| 2/19/26 | 00033 | 2/02/26 | 19344 | 202601 | 310 | 51300 | 31500 | | | * | 1,917.50 | | |
| | | | JAN 26 | | | | | | GENERLA COUNSEL | | | | |
| CLARK & ALBAUGH, LLP | | | | | | | | | | | | 1,917.50 | 080033 |
| 2/19/26 | 00007 | 1/01/26 | 36741 | 202601 | 320 | 53800 | 46200 | | | * | 5,621.84 | | |
| | | | JAN 26 | | | | | | LANDSCAPE MAINT | | | | |
| | | 1/21/26 | 37117 | 202601 | 320 | 53800 | 48200 | | | * | 441.84 | | |
| | | | CYPRESS | | | | | | TREE REMOVAL | | | | |
| | | 2/01/26 | 37352 | 202602 | 320 | 53800 | 46200 | | | * | 5,621.84 | | |
| | | | FEB 26 | | | | | | LANDSCAPE MAINT | | | | |
| FLORALAWN 2, LLC | | | | | | | | | | | | 11,685.52 | 080034 |
| 2/19/26 | 00001 | 1/01/26 | 224 | 202601 | 320 | 53800 | 12000 | | | * | 956.17 | | |
| | | | JAN 26 | | | | | | FIELD MGMT | | | | |
| | | 1/01/26 | 225 | 202601 | 310 | 51300 | 34000 | | | * | 3,713.17 | | |
| | | | JAN 26 | | | | | | MGMT FEES | | | | |
| | | 1/01/26 | 225 | 202601 | 310 | 51300 | 35200 | | | * | 74.42 | | |
| | | | JAN 26 | | | | | | WEBSITE ADMIN | | | | |
| | | 1/01/26 | 225 | 202601 | 310 | 51300 | 35100 | | | * | 111.58 | | |
| | | | JAN 26 | | | | | | IT | | | | |
| | | 1/01/26 | 225 | 202601 | 310 | 51300 | 31300 | | | * | 315.42 | | |
| | | | JAN 26 | | | | | | DISSEMINATION | | | | |
| | | 2/01/26 | 226 | 202602 | 320 | 53800 | 12000 | | | * | 956.17 | | |
| | | | FEB 26 | | | | | | FIELD MGMT | | | | |
| | | 2/01/26 | 227 | 202602 | 310 | 51300 | 34000 | | | * | 3,713.17 | | |
| | | | FEB 26 | | | | | | MGMT FEES | | | | |
| | | 2/01/26 | 227 | 202602 | 310 | 51300 | 35200 | | | * | 74.42 | | |
| | | | FEB 26 | | | | | | WEBSITE ADMIN | | | | |
| | | 2/01/26 | 227 | 202602 | 310 | 51300 | 35100 | | | * | 111.58 | | |
| | | | FEB 26 | | | | | | IT | | | | |
| | | 2/01/26 | 227 | 202602 | 310 | 51300 | 31300 | | | * | 315.42 | | |
| | | | FEB 26 | | | | | | DISSEMINATION | | | | |
| | | 2/01/26 | 227 | 202602 | 310 | 51300 | 42500 | | | * | 2.85 | | |
| | | | FEB 26 | | | | | | COPIES | | | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | | | 10,344.37 | 080035 |
| 2/19/26 | 00041 | 1/01/26 | PSI22728 | 202601 | 320 | 53800 | 47000 | | | * | 6,056.00 | | |
| | | | JAN 26 | | | | | | POND MAINTENANCE | | | | |
| | | 2/01/26 | PSI23395 | 202602 | 320 | 53800 | 47000 | | | * | 6,056.00 | | |
| | | | FEB 26 | | | | | | POND MAINTENANCE | | | | |
| SOLITUDE LAKE MANAGEMENT, LLC | | | | | | | | | | | | 12,112.00 | 080036 |
| POIW POIN WEST CDD PPOWERS | | | | | | | | | | | | | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/09/26
 *** CHECK DATES 01/01/2026 - 02/28/2026 ***

POINCIANA WEST - GENERAL FUND
 BANK Z GENERAL FUND AUTOPAY

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--------------------------------|--------|------------|----------------------------|
| 2/24/26 | 00013 | 2/24/26 | TAX REC 202602 300-20700-10000 TRANSFER OF TAX RECEIPTS | POINCIANA WEST CDD C/O US BANK | * | 113,251.12 | 113,251.12 080037 |
| TOTAL FOR BANK Z | | | | | | 154,134.79 | |
| TOTAL FOR REGISTER | | | | | | 154,351.82 | |

POIW POIN WEST CDD PPOWERS

Payments List View | Future Dated Payments

GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

| Client Account Name | From Account | Beneficiary | Amount | Value Date | Status | Payment Type |
|-------------------------------------|--------------|------------------------|----------|------------|--------------------|------------------------------|
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Solitude Lake Manageme | 6,056.00 | 02/19/2026 | Approved | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Solitude Lake Manageme | 6,056.00 | 02/19/2026 | Approved | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | GMS-CF, LLC | 956.17 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | GMS-CF, LLC | 4,217.44 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | GMS-CF, LLC | 4,214.59 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | GMS-CF, LLC | 956.17 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Floralawn | 5,621.84 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Floralawn | 5,621.84 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Floralawn | 441.84 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Clarke Environmental M | 2,412.14 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Clarke Environmental M | 2,412.14 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |
| POINCIANA WEST COMMUNITY DEVELOPMEN | | Clark & Albaugh | 1,917.50 | 02/19/2026 | Extract in Process | ACH - Cash Disbursement (CR) |

REPORT TOTALS

| ACH | Total Debit Amount | Items | Total Credit Amount | Items | Total Batches |
|------------------|--------------------|-------|---------------------|-------|---------------|
| ACH (USD to USD) | | | 40,883.67 USD | 12 | 12 |

POINCIANA WEST - GENERAL FUND

2/19/2026
93 of 157

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO

CHECK #: 080032

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | |
|----------|---------|----------|----------|----------|------------------------|
| 20260115 | 1038656 | 2,412.14 | | 2,412.14 | JAN 26 - MOSQUITO MGMT |
| 20260216 | 1038714 | 2,412.14 | | 2,412.14 | FEB 26 - MOSQUITO MGMT |

TOTAL \$4,824.28

FILE COPY

POINCIANA WEST - GENERAL FUND

2/19/2026

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO

CHECK #: 080032

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | |
|----------|---------|----------|----------|----------|------------------------|
| 20260115 | 1038656 | 2,412.14 | | 2,412.14 | JAN 26 - MOSQUITO MGMT |
| 20260216 | 1038714 | 2,412.14 | | 2,412.14 | FEB 26 - MOSQUITO MGMT |

TOTAL \$4,824.28

080032

POINCIANA WEST CDD - AUTOPAY

| DATE | AMOUNT |
|-----------|-------------|
| 2/19/2026 | \$4,824.28* |

FOUR THOUSAND EIGHT HUNDRED TWENTY-FOUR DOLLARS & 28 CENTS *****

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

AUTHORIZED SIGNATURE





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

INVOICE

| Invoice no | Invoice date | Due date |
|---------------|--------------|----------|
| 001038656 | 1/15/26 | 2/13/26 |
| TO PAY | | |
| USD 2,412.14 | | |

| | |
|--|----------------------|
| 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 | Cherief Jackson |
| Order number | Agreement |
| 0000172674 | 1000002502 |
| Customer PO# | |
| N/A | |

| | |
|----------------------|--|
| Payment terms | |
| Net 30 Days | |

| Text | Inv dt | Inv amount - local |
|------------------|---------|--------------------|
| | 1/15/26 | 2,412.14 |
| Service Jan 2026 | | |

| | | |
|--------------------|-----|----------|
| Order total | USD | 2,412.14 |
|--------------------|-----|----------|

| | | |
|----------------------|------------|-----------------|
| Invoice total | USD | 2,412.14 |
| Sales tax | USD | 0.00 |
| TO PAY | USD | 2,412.14 |

Remittance Information: Clarke Environmental Mosquito Management, Inc.
 ACH: Bank of America - Account: 8665607231 - Routing: 071000039
 Online: <https://www.clarke.com/billpay> - available online next day
 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
 www.clarke.com

INVOICE

| Invoice no | Invoice date | Due date |
|---------------|--------------|----------|
| 001038714 | 2/16/26 | 3/18/26 |
| TO PAY | | |
| USD 2,412.14 | | |

| | |
|--|----------------------|
| 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 | Cherief Jackson |
| Order number | Agreement # |
| 0000172674 | 1000013302 |
| Customer PO# | |
| N/A | |

| | |
|----------------------|--|
| Payment terms | |
| Net 30 Days | |

| Text | Inv dt | Inv amount - local |
|------------------|---------|--------------------|
| | 2/16/26 | 2,412.14 |
| Service Feb 2026 | | |

| | | |
|----------------------|------------|-----------------|
| Order total | USD | 2,412.14 |
| Invoice total | USD | 2,412.14 |
| Sales tax | USD | 0.00 |
| TO PAY | USD | 2,412.14 |

Remittance Information: Clarke Environmental Mosquito Management, Inc.
 ACH: Bank of America - Account: 8666607231 - Routing: 071000039
 Online: <https://www.clarke.com/billpay> - available online next day
 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

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
 INV DATE INV# AMOUNT DISCOUNT NET
 20260202 19344 1,917.50 1,917.50 JAN 26 - GENERLA COUNSEL

2/19/2026
 CHECK #: 080033

TOTAL \$1,917.50
FILE COPY

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
 INV DATE INV# AMOUNT DISCOUNT NET
 20260202 19344 1,917.50 1,917.50 JAN 26 - GENERLA COUNSEL

2/19/2026
 CHECK #: 080033

TOTAL \$1,917.50

080033

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
 2/19/2026 \$1,917.50*

ONE THOUSAND NINE HUNDRED SEVENTEEN DOLLARS & 50 CENTS *****

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

AUTHORIZED SIGNATURE





CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY CORPORATION

Clark & Albaugh, PLLC
 219 Shiloh Cove
 Heathrow, FL 32746
 (407) 472-0326

February 02, 2026

Poinciana West Community Development Dis

Invoice Number: 19344

Invoice Period: 01-01-2026 - 02-02-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

| Date | Professional | Description | Hours | Rate | Amount |
|--------------|---------------------|---|-------|--------|-----------------|
| 01-14-2026 | Scott D. Clark | review of correspondence regarding meeting schedule and tentative agenda of items | 0.20 | 325.00 | 65.00 |
| 01-16-2026 | Scott D. Clark | review of agenda package for January meeting and related correspondence with manager | 1.20 | 325.00 | 390.00 |
| 01-21-2026 | Scott D. Clark | Attendance at Board Meeting (Zoom) | 2.30 | 325.00 | 747.50 |
| 01-21-2026 | Scott D. Clark | meeting followup items; preparation of contract exhibits and office conference regarding engineering agreement completion | 0.50 | 325.00 | 162.50 |
| 01-21-2026 | Mitchell E. Albaugh | Drafting engineering agreement with Dewberry Engineers Inc. | 0.80 | 325.00 | 260.00 |
| 01-27-2026 | Scott D. Clark | review of and provide edits to engineering agreement; correspondence with manager regarding agreement and followup steps. | 0.70 | 325.00 | 227.50 |
| 01-29-2026 | Scott D. Clark | review of executed engineering agreement and related correspondence | 0.20 | 325.00 | 65.00 |
| Total | | | | | 1,917.50 |

Time Summary

| Professional | Hours | Amount |
|---------------------|-------|-----------------|
| Mitchell E. Albaugh | 0.80 | 260.00 |
| Scott D. Clark | 5.10 | 1,657.50 |
| Total | | 1,917.50 |

We appreciate your business

Page 1 of 3

Poinciana West Community Development Dis

February 02, 2026

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

Invoice Number: 19344
 Invoice Period: 01-01-2026 - 02-02-2026

REMITTANCE COPY

RE: General matters - 7784-001

| | |
|-------------------------------|----------|
| Fees | 1,917.50 |
| Total for this Invoice | 1,917.50 |
| Trust Balance | 0.00 |

| Matter | Invoices / Credits | Trust Balance | Balance Due |
|----------------------------|----------------------------|----------------------|--------------------|
| General matters - 7784-001 | 1,917.50 | | 1,917.50 |
| | Total Amount to Pay | | 1,917.50 |

Open Invoices and Credits

| Date | Transaction | Matter | Amount | Applied | Balance |
|-------------|--------------------|----------------------------|---------------|----------------|-----------------|
| 02-02-2026 | Invoice 19344 | General matters - 7784-001 | 1,917.50 | | 1,917.50 |
| | | | | Balance | 1,917.50 |

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
 INV DATE INV# AMOUNT DISCOUNT
 20260101 36741 5,621.84
 20260121 37117 441.84
 20260201 37352 5,621.84

92 of 157 / 2026
 CHECK #: 080034

NET
 5,621.84 JAN 26 - LANDSCAPE MAINT
 441.84 CYPRESS TREE REMOVAL
 5,621.84 FEB 26 - LANDSCAPE MAINT

TOTAL \$11,685.52
FILE COPY

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
 INV DATE INV# AMOUNT DISCOUNT
 20260101 36741 5,621.84
 20260121 37117 441.84
 20260201 37352 5,621.84

2/19/2026
 CHECK #: 080034

NET
 5,621.84 JAN 26 - LANDSCAPE MAINT
 441.84 CYPRESS TREE REMOVAL
 5,621.84 FEB 26 - LANDSCAPE MAINT

TOTAL \$11,685.52

080034

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
 2/19/2026 \$11,685.52*

ELEVEN THOUSAND SIX HUNDRED EIGHTY-FIVE DOLLARS & 52 CENTS *****

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

 AUTHORIZED SIGNATURE



Invoice 37117



| Date | Terms |
|----------|----------------|
| 01/21/26 | Due on Receipt |

P.O. Box 91597
Lakeland, FL 33804

| 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 |
|---|----------|
| #15846 - Cypress Tree Removal- 545 Indian Wells | |
| Remove (3) Cypress Trees located lakeside to the rear of 545 Indian Wells Street and cap irrigation | |
| Bed Prep and Plant Removal and Plant Installation - 09/08/2025 | \$441.84 |

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

| | |
|--------------------|-----------------|
| Total | \$441.84 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$441.84 |

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."



P.O. Box 91597
Lakeland, FL 33804

Invoice 36741 ^{101 of 157}

| Date | Terms |
|----------|----------------|
| 01/01/26 | 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 January 2026 | \$5,621.84 |

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

| | |
|--------------------|-------------------|
| Total | \$5,621.84 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$5,621.84 |

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."



Invoice 37352 ^{102 of 157}

| Date | Terms |
|----------|----------------|
| 02/01/26 | Due on Receipt |

P.O. Box 91597
Lakeland, FL 33804

| 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 February 2026 | \$5,621.84 |

| | | |
|------------------------------|--------------|---------|
| Thank you for your business. | | |
| Phone # | Fax # | Website |
| | 863-368 0494 | |

| | |
|--------------------|-------------------|
| Total | \$5,621.84 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$5,621.84 |

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

1032/159/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080035

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | | |
|----------|------|----------|----------|----------|--------|--------------|
| 20260101 | 224 | 956.17 | | 956.17 | JAN 26 | - FIELD MGMT |
| 20260101 | 225 | 4,214.59 | | 4,214.59 | JAN 26 | - MGMT FEES |
| 20260201 | 226 | 956.17 | | 956.17 | FEB 26 | - FIELD MGMT |
| 20260201 | 227 | 4,217.44 | | 4,217.44 | FEB 26 | - MGMT FEES |

TOTAL \$10,344.37

FILE COPY

POINCIANA WEST - GENERAL FUND

2/19/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080035

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | | |
|----------|------|----------|----------|----------|--------|--------------|
| 20260101 | 224 | 956.17 | | 956.17 | JAN 26 | - FIELD MGMT |
| 20260101 | 225 | 4,214.59 | | 4,214.59 | JAN 26 | - MGMT FEES |
| 20260201 | 226 | 956.17 | | 956.17 | FEB 26 | - FIELD MGMT |
| 20260201 | 227 | 4,217.44 | | 4,217.44 | FEB 26 | - MGMT FEES |

TOTAL \$10,344.37

080035

POINCIANA WEST CDD - AUTOPAY

DATE
2/19/2026

AMOUNT
\$10,344.37*

TEN THOUSAND THREE HUNDRED FORTY-FOUR DOLLARS & 37 CENTS *****

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

AUTHORIZED SIGNATURE



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

Invoice

Invoice #: 224
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|-------------------------|-----------|--------|-----------------|
| Field Management | 120 | 956.17 | 956.17 |
| Total | | | \$956.17 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$956.17 |

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

Invoice

Invoice #: 225
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|------------------------------|-----------|----------|-------------------|
| Management Fees | 340 | 3,713.17 | 3,713.17 |
| Website Administration | 352 | 74.42 | 74.42 |
| Information Technology | 351 | 111.58 | 111.58 |
| Dissemination Agent Services | 313 | 315.42 | 315.42 |
| Total | | | \$4,214.59 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$4,214.59 |

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

Invoice

Invoice #: 227
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|------------------------------|-----------|-------------------------|-------------------|
| Management Fees | | 3,713.17 | 3,713.17 |
| Website Administration | | 74.42 | 74.42 |
| Information Technology | | 111.58 | 111.58 |
| Dissemination Agent Services | | 315.42 | 315.42 |
| Copies | | 2.85 | 2.85 |
| | | Total | \$4,217.44 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$4,217.44 |

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 226**Invoice Date:** 2/1/26**Due Date:** 2/1/26**Case:****P.O. Number:****Bill To:**Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

| Description | Hours/Qty | Rate | Amount |
|-------------------------|-----------|--------|-----------------|
| Field Management | | 956.17 | 956.17 |
| Total | | | \$956.17 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$956.17 |

POINCIANA WEST - GENERAL FUND

10827157/2026

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080036

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | |
|----------|----------|----------|----------|----------|---------------------------|
| 20260101 | PSI22728 | 6,056.00 | | 6,056.00 | JAN 26 - POND MAINTENANCE |
| 20260201 | PSI23395 | 6,056.00 | | 6,056.00 | FEB 26 - POND MAINTENANCE |

TOTAL \$12,112.00

FILE COPY

POINCIANA WEST - GENERAL FUND

2/19/2026

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080036

| INV DATE | INV# | AMOUNT | DISCOUNT | NET | |
|----------|----------|----------|----------|----------|---------------------------|
| 20260101 | PSI22728 | 6,056.00 | | 6,056.00 | JAN 26 - POND MAINTENANCE |
| 20260201 | PSI23395 | 6,056.00 | | 6,056.00 | FEB 26 - POND MAINTENANCE |

TOTAL \$12,112.00

080036

POINCIANA WEST CDD - AUTOPAY

| DATE | AMOUNT |
|-----------|--------------|
| 2/19/2026 | \$12,112.00* |

TWELVE THOUSAND ONE HUNDRED TWELVE DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF:

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

AUTHORIZED SIGNATURE



INVOICE

PLEASE REMIT PAYMENT TO:

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

| | |
|-----------------|-----------|
| Invoice Number: | PSI227285 |
| Invoice Date: | 1/1/2026 |

| | | | |
|----------|--|----------|--|
| 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 | 1/01/2026 | Customer ID | 17634 |
| Due Date | 1/31/2026 | P.O. Number | |
| Terms | Net 30 | P.O. Date | |

| Item/Description | Order Qty | Quantity | Unit Price | Total Price |
|--|-----------|----------|------------|-------------|
| Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Poinciana West Community Dev. Dist.- Lake Maintenance 1-4, 4A, 5-16, 16A, 17-22, P1-P6, 9A, 19B | 1 | 1 | 6,056.00 | 6,056.00 |

| | | | |
|------------------------------|----------|-------------------------|-----------------|
| Amount Subject to Sales Tax | 0.00 | Subtotal: | 6,056.00 |
| Amount Exempt from Sales Tax | 6,056.00 | Invoice Discount: | 0.00 |
| | | Total Sales Tax: | |
| | | Total: | 6,056.00 |

INVOICE

PLEASE REMIT PAYMENT TO:

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

| | |
|-----------------|-----------|
| Invoice Number: | PSI233952 |
| Invoice Date: | 2/1/2026 |

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

| | | | |
|-----------|-----------|-------------|-------|
| Ship Date | 2/01/2026 | Customer ID | 17634 |
| Due Date | 3/03/2026 | P.O. Number | |
| Terms | Net 30 | P.O. Date | |

| Item/Description | Order Qty | Quantity | Unit Price | Total Price |
|--|-----------|----------|------------|-------------|
| Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Poinciana West Community Dev. Dist.- Lake Maintenance 1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B | 1 | 1 | 6,056.00 | 6,056.00 |

| | | | |
|------------------------------|----------|-------------------------|-----------------|
| Amount Subject to Sales Tax | 0.00 | Subtotal: | 6,056.00 |
| Amount Exempt from Sales Tax | 6,056.00 | Invoice Discount: | 0.00 |
| | | <u>Total Sales Tax:</u> | |
| | | Total: | 6,056.00 |

POINCIANA WEST - GENERAL FUND
 11/20/159/2026
 CHECK #: 002145
 VENDOR NUMBER/NAME: 46 POLK COUNTY TAX COLLECTOR
 INV DATE INV# AMOUNT DISCOUNT NET
 20260113 197 217.03 217.03 REIMB POSTAGE EXPENSE

TOTAL \$217.03
FILE COPY

POINCIANA WEST - GENERAL FUND
 2/19/2026
 CHECK #: 002145
 VENDOR NUMBER/NAME: 46 POLK COUNTY TAX COLLECTOR
 INV DATE INV# AMOUNT DISCOUNT NET
 20260113 197 217.03 217.03 REIMB POSTAGE EXPENSE

TOTAL \$217.03

002145

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
 2/19/2026 \$217.03*

TWO HUNDRED SEVENTEEN DOLLARS & 03 CENTS *****

PAY
 TO THE ORDER OF:
 POLK COUNTY TAX COLLECTOR
 ATTN: FINANCE
 430 E. MAIN ST
 BARTOW FL 33830

 AUTHORIZED SIGNATURE





Polk County Tax Collector
 430 E. Main St.
 Bartow, FL 33830
 863-534-4719

| CUSTOMER | INVOICE DATE | INVOICE NUMBER | AMOUNT PAID | DUE DATE | INVOICE TOTAL DUE |
|--------------------------|--------------|----------------|-------------|------------|-------------------|
| POINCIANA WEST MAINT FEE | 01/13/2026 | 197 | \$0.00 | 01/13/2026 | \$217.03 |

| DESCRIPTION | QUANTITY | PRICE | UOM | ORIGINAL BILL | ADJUSTED | PAID | AMOUNT DUE |
|----------------------------------|----------|--------------|------|---------------|----------|--------|------------|
| Reimbursement of Postage Expense | 1.00 | \$217.030000 | EACH | \$217.03 | \$0.00 | \$0.00 | \$217.03 |

| | |
|-----------------------|-----------------|
| Invoice Total: | \$217.03 |
|-----------------------|-----------------|

| ACCOUNT | AMOUNT |
|---------|--------|
|---------|--------|

Note:
 Please remit payment via ACH or check to the address below ATTN: Finance. For further information, please contact 863.534.4719

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Polk County Tax Collector
 430 E. Main St.
 Bartow, FL 33830
 863-534-4719

Invoice
 Remit Portion

| | |
|-------------------|------------|
| Invoice Date | 01/13/2026 |
| Invoice Number | 197 |
| Customer Number | 31 |
| Amount Paid | |
| Due Date | 01/13/2026 |
| Invoice Total Due | \$217.03 |

POINCIANA WEST MAINT FEE
 Katie Costa
 219 E. Livingston St
 Orlando, FL 32801

POINCIANA WEST - GENERAL FUND

2/24/2026

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

CHECK #: 080037

INV DATE INV# AMOUNT DISCOUNT NET

20260224 TAX REC 113,251.12 113,251.12 TRANSFER OF TAX RECEIPTS

TOTAL \$113,251.12

FILE COPY

POINCIANA WEST - GENERAL FUND

2/24/2026

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

CHECK #: 080037

INV DATE INV# AMOUNT DISCOUNT NET

20260224 TAX REC 113,251.12 113,251.12 TRANSFER OF TAX RECEIPTS

TOTAL \$113,251.12

080037

POINCIANA WEST CDD - AUTOPAY

DATE

AMOUNT

2/24/2026

\$113,251.12*

ONE HUNDRED THIRTEEN THOUSAND TWO HUNDRED FIFTY-ONE DOLLARS & 12 CENTS ****

PAY TO THE ORDER OF:

POINCIANA WEST CDD C/O US BANK SERIES 2017

AUTHORIZED SIGNATURE



Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

PAYMENT ID: 187

AUDIT INFORMATION

| | | | Timestamp | User ID | Company |
|-----------------|-------------------------------------|----------|------------------------|---------------------|------------|
| ACH Company | POINCIANA WEST C | APPROVED | 02/24/2026 10:51:19 AM | PATTI40192730308590 | 3000339014 |
| ACH Company ID | 1030610585 | | | 0 | |
| From Account | POINCIANA WEST COMMUNITY DEVELOPMEN | ENTERED | 02/24/2026 10:51:12 AM | PATTI40192730308590 | 3000339014 |
| | | | | 0 | |
| From Account ID | | | | | |
| Payment Type | ACH - Cash Disbursement (CR) | | | | |
| Same Day | No | | | | |
| Value Date | 02/25/2026 | | | | |
| Batch Status | Approved | | | | |
| Entry Method | Created from Template | | | | |
| Template | PWUSBank / US Bank Tax Rec | | | | |
| Tnum | 13720572 | | | | |

| Beneficiary Name | Bene ID | Credit/(Debit) | ABA | Acct No. | Type | Status | Pmnt ID | Trace ID |
|------------------|--|----------------|-----------|----------|----------|---------|---------|----------|
| US Bank | | 1 3,251.12 | 091000022 | | Checking | Entered | 443448 | 274 |
| <i>Addenda:</i> | Poinciana West CDD 2017 , 274037000 Rev A... | | | | | | | |

| | | | |
|---------------------|-------------------|---------------------|---------------------|
| Batch Totals | 113,251.12 | Credits - 1 | Prenotes - 0 |
| | 0.00 | (Debits) - 0 | |

Continued

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Poinciana West
Community Development District
Combined Balance Sheet
February 28, 2026

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 33,666 | \$ - | \$ 33,666 |
| Due from General Fund | - | - | - |
| Investments: | | | |
| State Board of Administration (SBA) | 6,975 | - | 6,975 |
| Money Market Account | 717,316 | - | 717,316 |
| FLClass | 251,954 | - | 251,954 |
| Bank United CD 12MT | - | - | - |
| Series 2017R-1 & R-2 | | | |
| Reserve R-1 | - | 396,533 | 396,533 |
| Reserve R-2 | - | 123,129 | 123,129 |
| Revenue | - | 1,089,890 | 1,089,890 |
| Prepayment R-1 | - | 8,572 | 8,572 |
| Prepayment R-2 | - | 2,259 | 2,259 |
| Total Assets | \$ 1,009,911 | \$ 1,620,383 | \$ 2,630,294 |
| Liabilities: | | | |
| Accounts Payable | \$ - | \$ - | \$ - |
| Due to Debt Service | - | - | - |
| Total Liabilities | \$ - | \$ - | \$ - |
| Fund Balance: | | | |
| Restricted for: | | | |
| Debt Service | \$ - | \$ 1,620,383 | \$ 1,620,383 |
| Capital Project | - | - | - |
| Assigned for: | | | |
| Capital Reserve Fund | - | - | - |
| Capital Reserves | - | - | - |
| Unassigned | 1,009,911 | - | 1,009,911 |
| Total Fund Balances | \$ 1,009,911 | \$ 1,620,383 | \$ 2,630,294 |
| Total Liabilities & Fund Balance | \$ 1,009,911 | \$ 1,620,383 | \$ 2,630,294 |

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/28/26 | Thru 02/28/26 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 291,295 | \$ 278,413 | \$ 278,413 | \$ - |
| Interest Income | 15,000 | 1,250 | 12,893 | 11,643 |
| Miscellaneous Revenue | - | - | 26,158 | 26,158 |
| Total Revenues | \$ 306,295 | \$ 279,663 | \$ 317,464 | \$ 37,801 |
| Expenditures: | | | | |
| General & Administrative: | | | | |
| Supervisor Fees | \$ 6,000 | \$ 2,500 | \$ 1,000 | \$ 1,500 |
| PR-FICA | 459 | 191 | 77 | 115 |
| Engineering | 15,000 | 6,250 | - | 6,250 |
| Attorney | 25,000 | 10,417 | 2,470 | 7,947 |
| Annual Audit | 3,500 | - | - | - |
| Assessment Administration | 5,250 | 5,250 | 5,250 | - |
| Arbitrage Rebate | 450 | 188 | - | 188 |
| Dissemination Agent | 3,785 | 1,577 | 1,577 | (0) |
| Trustee Fees | 4,256 | 1,773 | - | - |
| Management Fees | 44,558 | 18,566 | 18,566 | (0) |
| Information Technology | 1,339 | 558 | 558 | 0 |
| Website Maintenance | 893 | 372 | 372 | (0) |
| Postage & Delivery | 1,000 | 417 | 711 | (294) |
| Insurance General Liability/Public Officials | 5,500 | 5,500 | 5,512 | (12) |
| Printing & Binding | 500 | 208 | 3 | 205 |
| Legal Advertising | 2,500 | 1,042 | - | 1,042 |
| Other Current Charges | 2,400 | 1,000 | 1,151 | (151) |
| Office Supplies | 200 | 83 | - | 83 |
| Property Appraiser | 3,100 | 3,100 | 3,099 | 1 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 125,865 | \$ 59,167 | \$ 40,781 | \$ 16,613 |

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

| | Adopted Budget | Prorated Budget Thru 02/28/26 | Actual Thru 02/28/26 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Grounds Maintenance | | | | |
| Field Services | \$ 11,474 | \$ 4,781 | \$ 4,781 | \$ (0) |
| Landscape Maintenance | 69,476 | 28,948 | 28,108 | 841 |
| Aquatic Control Maintenance | 72,677 | 30,282 | 30,281 | 1 |
| Aquatic Midge Maintenance | 28,946 | 12,061 | 12,061 | - |
| R&M Plant Replacement | 3,000 | 1,250 | 442 | 808 |
| Storm Structure Repairs | 10,000 | 4,167 | - | 4,167 |
| Contingency | 30,980 | 12,908 | - | 12,908 |
| Capital Outlay | 15,000 | 6,250 | - | 6,250 |
| Subtotal Grounds Maintenance | \$ 241,553 | \$ 100,647 | \$ 75,672 | \$ 24,975 |
| Total Operations & Maintenance | \$ 241,553 | \$ 100,647 | \$ 75,672 | \$ 24,975 |
| Total Expenditures | \$ 367,418 | \$ 159,814 | \$ 116,452 | \$ 41,588 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (61,123) | \$ 119,850 | \$ 201,012 | \$ 79,389 |
| <i>Other Financing Sources/(Uses):</i> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (61,123) | \$ 119,850 | \$ 201,012 | \$ 79,389 |
| Fund Balance - Beginning | \$ 61,123 | | \$ 808,899 | |
| Fund Balance - Ending | \$ - | | \$ 1,009,911 | |

Poinciana West
Community Development District
Debt Service Fund Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

| | Adopted Budget | Prorated Budget Thru 02/28/26 | Actual Thru 02/28/26 | Variance |
|--|---------------------|----------------------------------|-------------------------|--------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 1,040,361 | \$ 982,714 | \$ 982,714 | \$ - |
| Special Assessments - Prepayments | - | - | 10,774 | 10,774 |
| Interest Income | - | - | 9,909 | 9,909 |
| Total Revenues | \$ 1,040,361 | \$ 982,714 | \$ 1,003,397 | \$ 20,683 |
| Expenditures: | | | | |
| Series 2017R-1 | | | | |
| Interest - 11/1 | \$ 148,427 | \$ 148,427 | \$ 148,427 | \$ 0 |
| Special Call - 11/1 | - | - | 20,000 | (20,000) |
| Principal - 5/1 | 480,000 | - | - | - |
| Interest - 5/1 | 148,427 | - | - | - |
| Special Call - 5/1 | - | - | - | - |
| Series 2017R-2 | | | | |
| Interest - 11/1 | \$ 50,032 | \$ 50,032 | \$ 50,032 | \$ 0 |
| Special Call - 11/1 | - | - | 5,000 | (5,000) |
| Principal - 5/1 | 110,000 | - | - | - |
| Interest - 5/1 | 50,032 | - | - | - |
| Special Call - 5/1 | - | - | - | - |
| Property Appraiser | 11,200 | - | 11,054 | (11,054) |
| Total Expenditures | \$ 998,118 | \$ 198,459 | \$ 234,513 | \$ (36,054) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 42,243 | \$ 784,255 | \$ 768,885 | \$ (15,371) |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 42,243 | \$ 784,255 | \$ 768,885 | \$ (15,371) |
| Fund Balance - Beginning | \$ 295,448 | | \$ 851,498 | |
| Fund Balance - Ending | \$ 337,691 | | \$ 1,620,383 | |

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 | 396,533 |
| | |
| 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) |
| Less: Special Call - 11/1/25 | (\$20,000) |
| Current Bonds Outstanding | \$7,205,000 |

| 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 | 123,129 |
| | |
| 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) |
| Less: Special Call - 11/1/25 | (\$5,000) |
| Current Bonds Outstanding | \$1,785,000 |

| | |
|--------------------------------|--------------------|
| Total Bonds Outstanding | \$8,990,000 |
|--------------------------------|--------------------|

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

| Date | Distribution | Gross Assessments | | | | Net Assessments | |
|-----------------------------|--------------|----------------------|---------------------|--------------------|--------------------|----------------------|----------------------|
| | | Received | Discounts/Penalties | Commissions Paid | Interest Income | Received | General Fund |
| 11/10/25 | 10/20-10/21 | \$ 4,621.96 | \$230.76 | \$87.83 | | \$ 4,303.37 | \$ 4,303.37 |
| 11/14/25 | 10/1-10/31 | \$ 3,358.26 | \$134.28 | \$64.48 | | \$ 3,159.50 | \$ 3,159.50 |
| 11/21/25 | 11/1-11/07 | \$ 39,925.95 | \$1,596.47 | \$766.59 | | \$ 37,562.89 | \$ 37,562.89 |
| 11/26/25 | 11/8-11/15 | \$ 31,903.47 | \$1,275.66 | \$612.56 | | \$ 30,015.25 | \$ 30,015.25 |
| 12/08/25 | 11/16-11/25 | \$ 62,994.14 | \$2,539.33 | \$1,209.09 | | \$ 59,245.72 | \$ 59,245.72 |
| 12/19/25 | 11/26-11/30 | \$ 117,539.10 | \$ 4,699.80 | \$ 2,256.79 | | \$ 110,582.51 | \$ 110,582.51 |
| 12/31/25 | 12/1-12/15 | \$ 17,898.56 | \$ 671.01 | \$ 344.55 | | \$ 16,883.00 | \$ 16,883.00 |
| 1/9/26 | 12/16-12/31 | \$8,720.90 | \$ 266.06 | \$ 169.09 | | \$ 8,285.75 | \$ 8,285.75 |
| 1/29/26 | Interest | | | | \$ 2,237.35 | \$ 2,237.35 | \$ 2,237.35 |
| 2/12/26 | 1/1-1/31 | \$6,392.82 | \$ 129.63 | \$ 125.27 | | \$ 6,137.92 | \$ 6,137.92 |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| Total Collected | | \$ 293,355.16 | \$ 11,543.00 | \$ 5,636.25 | \$ 2,237.35 | \$ 278,413.26 | \$ 278,413.26 |
| Percentage Collected | | | | | | | 97% |

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,104,707.22
 Certified Net Assessments \$ 1,027,377.71

| Date | Distribution | Gross Assessments | | | | Net Assessments | |
|-----------------------------|--------------|------------------------|---------------------|---------------------|-----------------|----------------------|----------------------|
| | | Received | Discounts/Penalties | Commissions Paid | Interest Income | Received | Debt Service Fund |
| 11/10/25 | 10/20-10/21 | \$ 17,008.83 | \$849.20 | \$323.19 | | \$ 15,836.44 | \$ 15,836.44 |
| 11/14/25 | 10/1-10/31 | \$ 9,612.12 | \$384.43 | \$184.55 | | \$ 9,043.14 | \$ 9,043.14 |
| 11/21/25 | 11/1-11/07 | \$ 136,629.42 | \$5,464.24 | \$2,623.30 | | \$ 128,541.88 | \$ 128,541.88 |
| 11/26/25 | 11/8-11/15 | \$ 111,225.96 | \$4,448.29 | \$2,135.55 | | \$ 104,642.12 | \$ 104,642.12 |
| 12/8/25 | 11/16-11/25 | \$ 225,640.04 | \$9,099.74 | \$4,330.81 | | \$ 212,209.49 | \$ 212,209.49 |
| 12/19/25 | 11/26-11/30 | \$ 424,306.44 | \$ 16,969.44 | \$ 8,146.74 | | \$ 399,190.26 | \$ 399,190.26 |
| 12/31/25 | 12/1-12/15 | \$ 64,493.85 | \$ 2,421.40 | \$ 1,241.45 | | \$ 60,831.00 | \$ 60,831.00 |
| 01/09/26 | 12/16-12/31 | \$ 32,092.99 | \$ 978.68 | \$ 622.29 | | \$ 30,492.02 | \$ 30,492.02 |
| 01/29/26 | Interest | | | | | \$ - | \$ - |
| 02/12/26 | 1/1-1/31 | \$ 22,839.08 | \$ 463.47 | \$ 447.51 | | \$ 21,928.10 | \$ 21,928.10 |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| | | | | | | \$ - | \$ - |
| Total Collected | | \$ 1,043,848.73 | \$ 41,078.89 | \$ 20,055.39 | \$ - | \$ 982,714.45 | \$ 982,714.45 |
| Percentage Collected | | | | | | | 96% |

Poinciana West
Community Development District
Investment Summary

| <i>Institution</i> | <i>Transfer Dates</i> | <i>Transfer Amounts</i> | <i>Current Balances as of 2/28/26</i> | <i>Investment Type</i> | <i>Maturity Dates</i> | <i>Current Interest Rates</i> |
|---------------------|-----------------------|-------------------------|---|------------------------------------|-----------------------|-----------------------------------|
| Florida Prime (SBA) | | | \$ 6,974.86 | Florida Government Investment Pool | N/A | 3.84% |
| FLClass | | | \$ 251,953.71 | Florida Government Investment Pool | N/A | 3.74% |
| <hr/> | | | | | | |
| Bank United | | | \$ 717,315.85 | Money Market Account | N/A | 3.40% |
| <hr/> | | | | | | |
| | | | \$ 976,244.42 Total Invested Balance | | | |

SECTION 3

SECTION 4

Poinciana West
Community Development District

Unaudited Financial Reporting
September 30, 2025



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| 8 | <hr/> | Assessment Receipt Schedule |
| 9 | <hr/> | Investments schedule |
| 10 | <hr/> | Check Register Summary |

Poinciana West
Community Development District
Combined Balance Sheet
September 30, 2025

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 9,300 | \$ - | \$ 9,300 |
| Assessments Receivable | - | - | - |
| Due from Debt Service | - | - | - |
| Due from Other | - | - | - |
| Due from General Fund | - | - | - |
| Investments: | | | |
| State Board of Administration (SBA) | 66,732 | - | 66,732 |
| Money Market Account | 756,763 | - | 756,763 |
| Bank United CD 12MT | - | - | - |
| Series 2017R-1 & R-2 | | | |
| Reserve R-1 | - | 398,321 | 398,321 |
| Reserve R-2 | - | 123,684 | 123,684 |
| Revenue | - | 317,578 | 317,578 |
| Prepayment R-1 | - | 9,249 | 9,249 |
| Prepayment R-2 | - | 2,666 | 2,666 |
| Total Assets | \$ 832,795 | \$ 851,498 | \$ 1,684,293 |
| Liabilities: | | | |
| Accounts Payable | \$ 19,692 | \$ - | \$ 19,692 |
| Due to General Fund | - | - | - |
| Due to Debt Service | - | - | - |
| Total Liabilities | \$ 19,692 | \$ - | \$ 19,692 |
| Fund Balance: | | | |
| Restricted for: | | | |
| Debt Service | \$ - | \$ 851,498 | \$ 851,498 |
| Capital Project | - | - | - |
| Assigned for: | | | |
| Capital Reserve Fund | - | - | - |
| Capital Reserves | - | - | - |
| Unassigned | 813,102 | - | 813,102 |
| Total Fund Balances | \$ 813,102 | \$ 851,498 | \$ 1,664,601 |
| Total Liabilities & Fund Balance | \$ 832,795 | \$ 851,498 | \$ 1,684,293 |

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

| | Adopted Budget | Prorated Budget Thru 09/30/25 | Actual Thru 09/30/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 291,299 | \$ 291,299 | \$ 293,466 | \$ 2,167 |
| Interest Income | 20,000 | 20,000 | 33,404 | 13,404 |
| Miscellaneous Revenue | - | - | 3,735 | 3,735 |
| Total Revenues | \$ 311,299 | \$ 311,299 | \$ 330,605 | \$ 19,306 |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisor Fees | \$ 6,000 | \$ 6,000 | \$ 3,800 | \$ 2,200 |
| PR-FICA | 459 | - | 459 | 291 |
| Engineering | 15,000 | 15,000 | 1,938 | 13,062 |
| Engineering - Pond Damage | - | - | 2,500 | (2,500) |
| Attorney | 20,000 | 20,000 | 19,629 | 372 |
| Attorney - Pond Damage | - | - | 7,420 | (7,420) |
| Annual Audit | 3,800 | 3,800 | 3,400 | 400 |
| Assessment Administration | 5,250 | 5,250 | 5,250 | - |
| Arbitrage Rebate | 450 | 450 | 450 | - |
| Dissemination Agent | 3,675 | 3,675 | 3,675 | - |
| Trustee Fees | 4,256 | 4,256 | 4,256 | - |
| Management Fees | 43,260 | 43,260 | 43,260 | - |
| Information Technology | 1,300 | 1,300 | 1,300 | 0 |
| Website Maintenance | 867 | 867 | 867 | - |
| Postage & Delivery | 750 | 750 | 829 | (79) |
| Insurance General Liability/Public Officials | 5,500 | 5,500 | 5,200 | 300 |
| Printing & Binding | 800 | 800 | 143 | 657 |
| Legal Advertising | 2,500 | 2,500 | 1,649 | 851 |
| Other Current Charges | 2,400 | 2,400 | 2,092 | 308 |
| Office Supplies | 200 | 200 | 35 | 165 |
| Property Appraiser | 3,100 | 3,100 | - | 3,100 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 119,742 | \$ 119,742 | \$ 108,158 | \$ 11,584 |

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

| | Adopted Budget | Prorated Budget Thru 09/30/25 | Actual Thru 09/30/25 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Grounds Maintenance | | | | |
| Field Services | \$ 11,140 | \$ 11,140 | \$ 11,140 | \$ 0 |
| Landscape Maintenance | 68,449 | 68,449 | 66,455 | 1,994 |
| Aquatic Control Maintenance | 69,210 | 69,210 | 69,882 | (672) |
| Aquatic Midge Maintenance | 27,307 | 27,307 | 27,307 | - |
| R&M Plant Replacement | 3,000 | 3,000 | - | 3,000 |
| Storm Structure Repairs | 10,000 | 10,000 | - | 10,000 |
| Contingency | 20,000 | 20,000 | 13,483 | 6,517 |
| Capital Outlay | 15,000 | 15,000 | 6,205 | 8,795 |
| Subtotal Grounds Maintenance | \$ 224,106 | \$ 224,106 | \$ 194,472 | \$ 29,634 |
| Total Operations & Maintenance | \$ 224,106 | \$ 224,106 | \$ 194,472 | \$ 29,634 |
| Total Expenditures | \$ 343,848 | \$ 343,848 | \$ 302,631 | \$ 41,217 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (32,549) | \$ (32,549) | \$ 27,974 | \$ 60,523 |
| <i>Other Financing Sources/(Uses):</i> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (32,549) | \$ (32,549) | \$ 27,974 | \$ 60,523 |
| Fund Balance - Beginning | \$ 32,549 | | \$ 785,128 | |
| Fund Balance - Ending | \$ 0 | | \$ 813,102 | |

Poinciana West
Community Development District
Debt Service Fund Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

| | Adopted Budget | Prorated Budget Thru 09/30/25 | Actual Thru 09/30/25 | Variance |
|--|---------------------|----------------------------------|-------------------------|---------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 1,040,361 | \$ 1,040,361 | \$ 1,045,702 | \$ 5,341 |
| Special Assessments - Prepayments | - | - | 17,285 | 17,285 |
| Interest Income | - | - | 31,754 | 31,754 |
| Total Revenues | \$ 1,040,361 | \$ 1,040,361 | \$ 1,094,740 | \$ 54,379 |
| 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 | 157,071 | 156,863 | 208 |
| Special Call - 5/1 | - | - | 15,000 | (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 | 55,504 | 55,362 | 143 |
| Special Call - 5/1 | - | - | 85,000 | (85,000) |
| Property Appraiser | 11,200 | 11,200 | - | 11,200 |
| Total Expenditures | \$ 1,011,350 | \$ 1,011,350 | \$ 1,114,800 | \$ (103,450) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 29,011 | \$ 29,011 | \$ (20,060) | \$ (49,071) |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 29,011 | \$ 29,011 | \$ (20,060) | \$ (49,071) |
| Fund Balance - Beginning | \$ 338,409 | | \$ 871,558 | |
| Fund Balance - Ending | \$ 367,420 | | \$ 851,498 | |

Poinciana West
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|------------------|------------------|-------------------|------------------|-----------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ 76,838 | \$ 185,325 | \$ 6,604 | \$ 8,173 | \$ 5,076 | \$ 8,894 | \$ 794 | \$ 1,762 | \$ - | \$ - | \$ - | \$ 293,466 |
| Interest Income | 3,033 | 1,996 | 3,687 | 1,957 | 1,770 | 3,632 | 2,097 | 2,587 | 2,412 | 2,401 | 5,132 | 2,701 | 33,404 |
| Property Conveyance Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Miscellaneous Revenue | 688 | 2,913 | - | 134 | - | - | - | - | - | - | - | - | 3,735 |
| Total Revenues | \$ 3,721 | \$ 81,747 | \$ 189,012 | \$ 8,695 | \$ 9,943 | \$ 8,708 | \$ 10,991 | \$ 3,380 | \$ 4,174 | \$ 2,401 | \$ 5,132 | \$ 2,701 | \$ 330,605 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 600 | \$ - | \$ - | \$ 600 | \$ 600 | \$ - | \$ - | \$ 800 | \$ - | \$ - | \$ 1,200 | \$ 3,800 |
| PR-FICA | - | 46 | - | - | 46 | 46 | - | - | 61 | - | - | 92 | 291 |
| Engineering | - | - | - | - | - | 1,263 | - | - | - | 675 | - | - | 1,938 |
| Engineering - Pond Damage | - | - | - | 1,500 | - | - | - | - | 1,000 | - | - | - | 2,500 |
| Attorney | 488 | 4,481 | 800 | 4,157 | - | 2,178 | 98 | 163 | 325 | 1,398 | 1,357 | 4,187 | 19,629 |
| Attorney - Pond Damage | - | - | 1,950 | - | - | 3,520 | 618 | 163 | 163 | 553 | - | 455 | 7,420 |
| 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 | 306 | 306 | 306 | 306 | 3,675 |
| Trustee Fees | - | - | - | - | - | - | - | 4,256 | - | - | - | - | 4,256 |
| Management Fees | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 3,605 | 43,260 |
| Information Technology | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 108 | 1,300 |
| Website Maintenance | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 867 |
| 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 | - | - | - | - | - | - | (280) | 675 | - | 381 | 1,649 |
| Other Current Charges | 257 | 71 | 135 | 95 | 110 | 104 | 101 | 450 | 188 | 199 | 191 | 190 | 2,092 |
| 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 | \$ 6,349 | \$ 7,592 | \$ 5,640 | \$ 10,597 | \$ 108,158 |

Poinciana West
 Community Development District
 Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|--------------------|------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Grounds Maintenance | | | | | | | | | | | | | |
| Field Services | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 928 | \$ 11,140 |
| Landscape Maintenance | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 5,538 | 66,455 |
| Aquatic Control Maintenance | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 5,824 | 69,882 |
| Aquatic Midge Maintenance | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 2,276 | 27,307 |
| R&M Plant Replacement | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Storm Structure Repairs | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | - | - | - | 529 | - | - | - | - | 6,205 | 50 | - | 6,698 | 13,483 |
| 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 | \$ 20,770 | \$ 14,616 | \$ 14,565 | \$ 21,264 | \$ 194,472 |
| Total Operations & Maintenance | \$ 14,565 | \$ 14,565 | \$ 14,565 | \$ 15,095 | \$ 14,565 | \$ 14,565 | \$ 20,770 | \$ 14,565 | \$ 20,770 | \$ 14,616 | \$ 14,565 | \$ 21,264 | \$ 194,472 |
| Total Expenditures | \$ 30,330 | \$ 24,572 | \$ 21,553 | \$ 25,147 | \$ 23,699 | \$ 26,372 | \$ 25,701 | \$ 23,864 | \$ 27,120 | \$ 22,207 | \$ 20,205 | \$ 31,861 | \$ 302,631 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (26,610) | \$ 57,175 | \$ 167,459 | \$ (16,451) | \$ (13,756) | \$ (17,665) | \$ (14,710) | \$ (20,483) | \$ (22,946) | \$ (19,806) | \$ (15,073) | \$ (29,159) | \$ 27,974 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (26,610) | \$ 57,175 | \$ 167,459 | \$ (16,451) | \$ (13,756) | \$ (17,665) | \$ (14,710) | \$ (20,483) | \$ (22,946) | \$ (19,806) | \$ (15,073) | \$ (29,159) | \$ 27,974 |

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 | 398,321 |
| | |
| 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 | 123,684 |
| | |
| 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 | | | | Net Assessments | |
|-----------------------------|--------------|----------------------|---------------------|--------------------|--------------------|----------------------|----------------------|
| | | Received | Discounts/Penalties | Commissions Paid | Interest Income | 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 |
| 06/13/25 | 5/1-5/31 | \$ 576.51 | | \$ 11.53 | | \$ 564.98 | \$ 564.98 |
| 06/23/25 | 6/2/25 | \$ 1,221.41 | | \$ 24.43 | | \$ 1,196.98 | \$ 1,196.98 |
| Total Collected | | \$ 310,154.29 | \$ 12,361.42 | \$ 6,388.88 | \$ 2,061.54 | \$ 293,465.53 | \$ 293,465.53 |
| Percentage Collected | | | | | | | 102% |

DEBT SERVICE ASSESSMENTS

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

| 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 | \$ 105,733.32 | \$ 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 |
| 06/13/25 | 5/1-5/31 | \$ 2,121.54 | | \$ 42.43 | | \$ 2,079.11 | \$ 2,079.11 |
| 06/13/25 | 6/2/25 | \$ 4,494.68 | | \$ 89.89 | | \$ 4,404.79 | \$ 4,404.79 |
| Total Collected | | \$ 1,107,729.41 | \$ 41,128.86 | \$ 20,898.98 | \$ - | \$ 1,045,701.57 | \$ 1,045,701.57 |
| Percentage Collected | | | | | | | 102% |

Poinciana West
Community Development District
Investment Summary

| <i>Institution</i> | <i>Transfer Dates</i> | <i>Transfer Amounts</i> | <i>Current Balances as of 9/30/25</i> | <i>Investment Type</i> | <i>Maturity Dates</i> | <i>Current Interest Rates</i> |
|---------------------|-----------------------|-------------------------|---|------------------------------------|-----------------------|-----------------------------------|
| Florida Prime (SBA) | | | \$ 66,732.12 | Florida Government Investment Pool | N/A | 4.39% |
| Bank United | | | \$ 756,762.92 | Money Market Account | N/A | 3.40% |
| | | | \$ 823,495.04 | Total Invested Balance | | |

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check/ACH Register

| <i>Date</i> | <i>check #'s</i> | <i>Amount</i> |
|--------------|------------------|--------------------|
| 9/1-9/30 | 80004-80007 | \$24,754.88 |
| | 000004 | \$50,000.00 |
| TOTAL | | \$74,754.88 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-----------------------------------|--------|-----------|----------------------------|
| 9/12/25 | 00033 | 9/02/25 19254 AUG 25 - | 202508 310-51300-31500 GENERAL COUNSEL | CLARK & ALBAUGH, LLP | * | 1,357.00 | 1,357.00 080004 |
| 9/12/25 | 00007 | 8/01/25 33836 AUG 25 - | 202508 320-53800-46200 LANDSCAPE MAINT | FLORALAWN 2, LLC | * | 5,537.94 | 11,075.88 080005 |
| | | 9/01/25 34375 SEP 25 - | 202509 320-53800-46200 LANDSCAPE MAINT | | * | 5,537.94 | |
| 9/12/25 | 00047 | 8/07/25 25-105-2 JUL 25 - | 202507 310-51300-31100 ENGINEERING SVCS | RAYL ENGINEERING & SURVEYING, LLC | * | 675.00 | 675.00 080006 |
| 9/12/25 | 00041 | 8/01/25 PSI18966 AUG 25 - | 202508 320-53800-47000 LAKE MAINTENANCE | SOLITUDE LAKE MANAGEMENT, LLC | * | 5,823.50 | 11,647.00 080007 |
| | | 9/01/25 PSI19784 SEP 25 - | 202509 320-53800-47000 LAKE MAINTENANCE | | * | 5,823.50 | |
| TOTAL FOR BANK Z | | | | | | 24,754.88 | |
| TOTAL FOR REGISTER | | | | | | 74,754.88 | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/29/25
 *** CHECK DATES 09/01/2025 - 09/30/2025 *** POINCIANA WEST - GENERAL FUND
 BANK B MONEY MARKET

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------------|-------|-----------------------------------|--|--|--------|-----------|-----------------------------|
| 9/09/25 | 00042 | 9/09/25 112160 | 202509 300-15100-10000 | TRANSFER TO STATE BOARD STATE BOARD OF ADMINISTRATION | * | 50,000.00 | 50,000.00 000004 |
| TOTAL FOR BANK B | | | | | | 50,000.00 | |

POIW POIN WEST CDD PPOWERS

SECTION D

SECTION 1

Poinciana West CDD Field Management Action Items List

| <i>Description</i> | <i>Vendor</i> | <i>Status</i> | <i>Proposal \$</i> | <i>Completion</i> | <i>Notes</i> |
|---|---------------|---------------|--------------------|-------------------|---|
| Refilling Trench by Skimmer at P-10 | GMS | Completed | \$265 | Mar. 2026 | Refilling trench that was dug during the clog back in Sept. '25. Alligator sign post straightened. |
| Stump Grind (3) Cypress Trees at P-2 | Floralawn | Discussion | \$2,612 | | Trees were removed in Sept. '25 with stumps remaining. Proposal now includes installing sod on stump grind areas. |
| Clam Stocking for P-21 & 22 | GMS | Discussion | Pending | | Stocking both ponds with freshwater clams to assist with algae control. |
| Gambusia Fish and Shrimp Stocking for P-21, 22, & 2 | GMS | Discussion | Pending | | and ghost shrimp to create a healthy, long lasting habitat and assist with midge larva. |

Poinciana West CDD

Field Management Report – Photo Supplement

Trench Near Skimmer of P-10



Photo Description:

- Trench was filled in along with a small area by the corner of the pond. Alligator sign was also straightened.



Pond Maintenance

Photo Description:

✚ Pictures are from P-16, P-10, P-12, P-2, and P-15.



Dry Ponds



Photo Description:

✚ P-5 current conditions (partially mowed due to holding water on the westside of the pond.



SECTION 2

Poinciana West CDD - January 2026 - Treatment Log

| Pond # | Date Serviced | Algae | Grasses | Submersed Wee | No Treatment Ne | Comments | Treatment Used | INSPECTED |
|--------|---------------|-------|---------|---------------|-----------------|---|----------------|-----------|
| 1 | | | | | | letting grasses grow | | 1-7/1-27 |
| 2 | | | | | | letting grasses grow | | 1-7/1-27 |
| 3 | | | | | | letting grasses grow | | 1-7/1-27 |
| 4 | | 1-27 | | | | treated small amount, weather is stressing fish | | |
| 4A | | | | | | letting grasses grow | | 1-7/1-27 |
| 5 | 1-27 | | | | | treated duckweed | | |
| 6 | 1-27 | | | | | treated duckweed | | |
| 7 | | | | | | letting grasses grow | | 1-7/1-27 |
| 8 | | | | | | letting grasses grow | | 1-7/1-27 |
| 9 | | | | | | letting grasses grow | | 1-7/1-27 |
| 10 | | | | | | letting grasses grow | | 1-7/1-27 |
| 11 | | | | | | letting grasses grow | | 1-7/1-27 |
| 12 | | | | | | letting grasses grow | | 1-7/1-27 |
| 13 | | | | | | letting grasses grow | | 1-7/1-27 |
| 14 | | | | | | letting grasses grow | | 1-7/1-27 |
| 15 | | | | | | letting grasses grow | | 1-7/1-27 |
| 16 | | | | | | letting grasses grow | | 1-7/1-27 |
| 16A | | | | | | | | 1-7/1-27 |
| 17 | | | | | | letting grasses grow | | 1-7/1-27 |
| 18 | | | | | | letting grasses grow | | 1-7/1-27 |
| 19 | | | | | | letting grasses grow | | 1-7/1-27 |
| 20 | | | | | | letting grasses grow | | 1-7/1-27 |
| 21 | | | | | | letting grasses grow | | 1-7/1-27 |
| 22 | | | | | | letting grasses grow | | 1-7/1-27 |
| P1 | | | | | | | | 1-7/1-27 |
| P2 | | | | | | | | 1-7/1-27 |
| P3 | | | | | | | | 1-7/1-27 |
| P4 | | | | | | | | 1-7/1-27 |
| P5 | | | | | | | | 1-7/1-27 |
| P6 | | | | | | | | 1-7/1-27 |
| 19A | | | | | | letting grasses grow | | 1-7/1-27 |
| 19B | | | | | | letting grasses grow | | 1-7/1-27 |

SECTION 3



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Monday, February 2, 2026
9:00:29 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 01/01/2026 and 01/31/2026

| 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. | Comfort Pack | KIS2911 - BP Barrier | | 01/20/2026 | 01/20/2026 | 0.38 | mi | |
| P07800 - Poinciana West Community Dev. Dist. | Municipal Back Pack | KIS1768 - Nat G30 10 lbs per acre | | 01/28/2026 | 01/28/2026 | 3.47 | acr | 1,2,8 |
| P07800 - Poinciana West Community Dev. Dist. | Municipal Back Pack | KIS1818 - Strike Pellets 10lbs/acre | | 01/28/2026 | 01/28/2026 | 0.38 | acr | 6 |
| | | | | | | 3.85 | | |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 01/20/2026 | 01/20/2026 | 2.00 | mi | |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 01/21/2026 | 01/21/2026 | 4.40 | mi | |
| | | | | | | 6.40 | | |



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Friday, March 6, 2026
8:41:42 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 02/01/2026 and 02/28/2026

| 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 | | 02/26/2026 | 02/26/2026 | 3.47 | acr | 1,2,8 |
| P07800 - Poinciana West Community Dev. Dist. | Municipal Back Pack | KIS1818 - Strike Pellets 10lbs/acre | | 02/26/2026 | 02/26/2026 | 0.38 | acr | 6 |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 02/12/2026 | 02/12/2026 | 6.50 | mi | |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 02/13/2026 | 02/13/2026 | 4.40 | mi | |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2827 - Biomist 4+4 Truck ULV | | 02/26/2026 | 02/26/2026 | 4.50 | mi | |
| P07800 - Poinciana West Community Dev. Dist. | Night Truck | KIS2715 - Biomist 4+4 ATV/ULV | | 02/27/2026 | 02/27/2026 | 4.80 | mi | |

SECTION 4

| Poinciana West CDD - Customer Complaint Log | | | | | | | | | | | |
|---|-------------------|----------------------|---------------|---------------|---|-------------|--|---------------|-------------------------|------------------------|----------------------------------|
| 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 |
| 1/20/2026 | Bob Jolly | 442 Villa Park Rd | P6 | | Algae still present; requesting follow up/more information on treatment plan | Joel | Provided basic overview of algae treatment, types of algae and maintenance. Requested additional treatment due to large amounts of duckweed with Solitude. | 1/20/2026 | | 1/20/26 | 1/22/26 |
| 1/28/2026 | Amy McGavock | 131 Rancho Mirage Dr | P8 | | Reporting vendor driving around pond, but no spray/fog is coming out | Joel | Explained the fog treatment for adulticide. Passed the information along to Clarke. | 1/28/2026 | | 01/28/26 | N/A. |
| 2/4/2026 | Vicky Arenas | 472 Villa Park Rd | P6 | | Algae bloom present | Joel | Provided same update as Mr. Jolly. | 2/4/2026 | | 2/4/26 | 2/5/26 |
| 2/4/2026 | Julie Fox | 959 Ladera Ranch Rd | P17 | | Requesting information/treatment schedule | Joel/Vendor | Provided basic overview of algae treatment and maintenance. | 2/4/2026 | N/A. | | N/A. |
| 2/10/2026 | Ronald Woodson | 594 San Joaquin Rd | P22 | | Requesting update on pond clean up; build up of algae | Joel | Requested additional treatment as algae bloom was large. | 2/10/2026 | | 02/10/26 | 02/13/26 |
| 2/17/2026 | Nicholas Lombardo | 312 La Jolla Lane | P3 | | Algae/scum on surface, unpleasant smell | Joel | Requested algae treatment with Solitude. | 2/17/2026 | | 02/17/26 | 02/18/26 |
| 2/17/2026 | Hedy Lowenheim | 340 Monterey St. | P2 | | Requesting follow up on removal of swans; midge outbreak; requesting treatment | Joel | Requested adulticide treatment with Clarke. | 2/17/2026 | | 02/17 | 02/20/26 |
| 2/20/2026 | Hedy Lowenheim | 340 Monterey St. | P2 | | Requesting follow up | Joel | Confirmed treatment with Clarke for 02/20/26. | 2/20/2026 | | 02/17/26 | 02/20/26 |
| 3/9/2026 | Karen Sussman | 298 Monterey St | P2 | | Midge outbreak; requesting follow up | Joel | Provided the same update as Ms. Lowenheim. Made resident aware of home with exposed roof harboring midge hatch offs. | 3/9/2026 | N/A. | | N/A. |
| 3/9/2026 | Carol Rosario | 428 Bel Air Way | P21 | | Midge outbreak | Joel | Requested adulticide treatment with Clarke. | 3/9/2026 | | 03/09/26 | 03/12/26 |
| 3/11/2026 | Stephen Wyborski | 844 Pacific Ridge Rd | Tract P4 & P5 | | Dry pond contains standing water & attracts mosquitoes; concerns about design of drain pipe | Joel | Documented conditions of the dry pond. To be included in Mar. Field Manager's report for discussion with Engineer. | Ongoing | N/A. | | N/A. |