

*Poinciana West
Community Development District*

Agenda Package

May 20, 2026

AGENDA

Poinciana West
Community Development District
Meeting Agenda

Wednesday
May 20, 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 March 18, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2026-02 Relating to the General Election and Notice
6. Discussion of Request for Proposals for Pond Maintenance
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review of Fiscal Year 2026 Goals & Objectives Report
 - C. District Manager
 - i. Check Register
 - ii. Financials
 - iii. Action Items List
 - iv. Presentation of Registered Voters – 2,489
 - D. Field Manager
 - i. Consideration of Proposal for Stump Grinding
 - ii. Consideration of Proposal for Grass Removal on Pond 15
 - iii. Field Manager’s Report
 - iv. Pond Maintenance Report
 - v. Midge Management Report
 - vi. Customer Complaint Log
8. Supervisor's Requests
9. General Audience Comments
10. Other Business
11. **BUDGET ADOPTION HEARING- July 15, 2026, 9:30 AM; The Gator Room**
12. 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, **March 18, 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 (<i>via Zoom</i>)	Assistant Secretary
Cap Doorn	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Scott Clark (<i>via Zoom</i>)	District Counsel
Rey Malavé (<i>via Zoom</i>)	District Engineer
Joel Blanco	GMS Field Staff
Residents	

The following is a summary of the discussions and actions taken at the March 18, 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 9:30 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period on Agenda Items

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 21, 2026, Board of Supervisors Meeting

Ms. Adams presented the minutes of the January 21, 2026, Board of Supervisors Meeting. Mr. LaRue recalled from the last meeting asking how much it costs for treatment of each pond for midge control. Ms. Adams explained that it was emailed out to Board Members following the meeting. Ms. Gregory reported on the Check Register, there was \$323.24 in postage for the November 1st invoice, but the Board did not know what it was for. Ms. Adams would provide an answer under the District Manager’s report.

Ms. Stecher left the meeting at this time.

On MOTION by Mr. Doorn, seconded by Mr. LaRue, with all in favor, the Minutes of the January 21, 2026, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Ms. Adams reported that Resolution 2026-01 approving the proposed budget for Fiscal Year (FY) 2027 and setting the public hearing for July 15, 2026, at 9:30 a.m. at The Gator Room. The Board was setting a cap on the assessment. The assessment amount would be the same as the prior year and there was no increase. Approval of this resolution sets the public hearing, authorized staff to transmit the Proposed Budget to Polk County, posting of the Proposed Budget on the District’s website and publishing the notice of the public hearing in accordance with Florida Statutes.

- In the Revenue section, *Special Assessments – Tax Collector*, was \$291,299, which was the same amount as FY 2026. Interest and surplus funds were invested in interest bearing accounts. *Carry Forward Surplus* of \$61,087 was used to balance the budget. Total proposed *Revenues* were \$367,382.

- For *Administrative Expenditures*, there was a 5% increase for management fees, as well as information technology, assessment administration and website maintenance. The District had a general liability policy and public officials' liability insurance. There was an estimated amount for general liability, which was based on the current sovereign immunity caps.

The Board discussed the increasing cost of liability insurance, limited market availability, and the importance of maintaining adequate coverage. District Counsel and staff explained the current insurance market conditions and statutory liability considerations. Staff was directed to continue seeking competitive proposals where available.

- The *Operating & Maintenance* expenses were the costs to maintain the stormwater system, in accordance with the Water Management District permit.
- *Field Services* had a proposed 5% increase from \$11,474 to \$12,048.
- The Field Manager asked each vendor to hold their costs for the upcoming fiscal year, but the aquatics vendor, proposed increasing their contract from \$67,194 to \$77,038, due to increases in labor and chemicals and the scope that was involved with maintaining the ponds.

Ms. Gregory recalled that for several years, there was a 3% increase every year, but with the cost of pesticides, it increased to 5% and questioned this year, whether it was less than 5%. Mr. Blanco indicated that account manager was now willing to hold the price. Therefore, there would be no increase for this year.

- Within field expenditures, there were line items for *Storm Structure Repairs, Contingency and Capital Outlay*.
- There were 1,650 single-family units, with a gross amount per unit of \$186.57 per household.
- Information was included on the Series 2017 A-1 and A-2 bond debt, which was included on property Tax Bills. Most residents paid their debt, but some have paid it off in lump sum. There were two bond series, 2017 A-1 and A-2 and principal and interest payments that were scheduled in November and May, based on Amortization Schedules that were attached to the budget.

Mr. LaRue pointed out that there were assessments of \$1.1 million but were only paying out \$993,000. Ms. Adams explained that bond principal and interest payments were due in

November and May and the CDD needed to collect enough money in the FY 2027 budget, to make the first payment that was due on November 1, 2027. The bond debt service fee stays the same each year.

Ms. Gregory noted if residents wanted to pay off their bond debt, it would come off their property Tax Bill, but they were still going to have to pay \$106 per unit, for the maintenance of the CDD.

On MOTION by Dr. Master, seconded by Ms. Gregory, with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for July 15, 2026, at 9:30 a.m. at The Gator Room.

SIXTH ORDER OF BUSINESS Ratification of Audit Engagement Letter

Ms. Adams reported that the District was required to undergo an annual independent audit each year. The audit was due to be filed with the State by June 30th. An audit engagement letter from Grau & Associates, to perform the CDD audit in the amount of \$3,500, was included in the agenda package. This was based on a five-year agreement that the Board approved. It was presented to the Chair on January 20th, to start the process, due to the limited time to complete and file the audit.

On MOTION by Dr. Master, seconded by Mr. LaRue with all in favor the approval of the Audit Engagement Letter from Grau & Associates was ratified.

**SEVENTH ORDER OF BUSINESS Review and Acceptance of Fiscal Year
2025 Audit Report**

Ms. Adams presented the annual audit for FY 2025, prepared by Grau & Associates, which was included in the agenda package. It was a clean audit, as the District was in compliance with Florida Statutes regarding the operations of the CDD and there were no conditions that constituted a financial emergency. Mr. LaRue pointed out that this was a commendation to staff on how well the District was run and appreciated all their hard work. Ms. Gregory questioned an asterisk regarding an MOU. Ms. Adams explained that there was a note regarding infrastructure maintenance.

On MOTION by Dr. Master, seconded by Mr. Doorn with all in favor the Fiscal Year 2025 Audit Report was accepted.

EIGHTH ORDER OF BUSINESS

Review of Floralawn Proposal to Maintain HOA Improvements on CDD Tracts

Ms. Adams reported there was once one landscape service provider who serviced the developer’s amenity property, CDD property, and HOA property. Then the HOA selected a different service provider and when that change occurred, some issues came to light, one of which there were certain HOA improvements on certain CDD parcels, that had been maintained by the HOA. Typically, the CDD maintained the stormwater infrastructure, ponds, treated for midges and had a landscape service provider who takes care of the property around the perimeter of the pond. However, there were some CDD parcels that were larger parcels and areas where there were improved landscaping and irrigation installed. At the last meeting, the Board reviewed a detailed list of improvements, and two options were provided to the Board. One option was to have the HOA continue to maintain these improvements through a Maintenance Agreement. The other option was for the CDD to maintain these improvements themselves. At the Board’s direction, Staff communicated with the HOA regarding potential maintenance options and provided updates to the Board and District Counsel. The HOA’s response was pending.

The Board discussed maintenance responsibility for HOA-installed improvements located on CDD tracts and reviewed options including a maintenance agreement with the HOA or direct District maintenance. Staff was directed to obtain an itemized proposal and clarify maintenance responsibilities. No action was taken.

NINTH ORDER OF BUSINESS

Consideration of Amended Floralawn Proposal for Stump Grinding

Mr. Blanco presented an amended proposal from Floralawn for stump grinding and sod replacement in the amount of \$2,611.59. The Board discussed the scope of work, pricing, and alternatives to reduce costs, including removal of topsoil and evaluating the area after stump removal. Staff was directed to obtain additional detail, including photographs and a diagram of the affected area. No action was taken and the item was deferred. Mr. LaRue requested a field trip so that he could see the area, as the Board needed to be responsible. Ms. Adams requested

that one Board Member look at it at a time, due to the Sunshine Law. Mr. Blanco would invite Floralawn to attend when Board Members looked at this area. This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Clam Stocking

The Board discussed alternative pond treatment methods including clam stocking, Gambusia fish, ghost shrimp, and additional littoral plantings to address algae and midge concerns. After discussion regarding effectiveness, timing, and cost, the Board approved the Solitude proposals for clam stocking and Gambusia/shrimp stocking subject to installation of littorals and authorized the Chair to approve the final littoral proposal.

Mr. LaRue MOVED to approve the proposal with Solitude for Gambusia and Shimp in Ponds P-21, P-22 and P-2 in the amount of \$2,640.51, subject to the installation of littorals and Dr. Master seconded the motion.

Ms. Gregory questioned whether Ponds P-21 and P-22 would have littorals. Mr. Blanco confirmed that P-21 would have littorals. Ms. Adams pointed out that they would wait so there was only one mobilization. Mr. LaRue wanted the ponds to have littorals as soon as they could. Mr. Blanco would call Solitude after the meeting and would get back to Ms. Gregory as soon as possible.

On VOICE VOTE with all in favor the proposal with Solitude for Gambusia and Shimp in Ponds P-21, P-22 and P-2 in the amount of \$2,640.51, subject to the installation of littorals was approved.

Ms. Adams indicated that the next proposal was the clam stocking for P-21 and P-22, which would be subject to the installation of the littorals. Mr. LaRue understood that it was just for algae control and not midge control. Mr. Blanco confirmed that it was not for midge control. Mr. LaRue asked if they put littorals in the pond, whether it would improve the algae. Ms. Adams explained that littorals could take up the nutrients, which could improve the algae. It was a smaller benefit than what the clams would do with the filtration. Mr. Blanco indicated that

ponds with littorals break down the nutrients and clears the algae quicker than ponds without littorals. It also helps with the water quality and creates a habitat for the smaller wildlife inside of the pond. Mr. LaRue was torn, because Pond 4 looked good, but \$5,400 was expensive to control only the algae and not the midges in only two ponds. Ms. Adams pointed out that it was up to the Board, but there was funding available in the budget. This was a natural way to control the algae and assisted in areas where the application of the herbicide has not been successful, but another project in Winter Garden has seen significant improvements from the clams. Mr. LaRue noted that Ponds P-21 and P-22 could be visually seen by people all the time and felt that it was worth spending the money. Mr. Doorn agreed, if it controlled the algae. Ms. Gregory questioned why in the last month algae was everywhere. Mr. Blanco indicated that there was a great deal of fertilization occurring on the lawns and the nutrients were going into the pond, creating algae blooms around the edges of the pond. As a result, he was going to make Solitude aware that fertilization was occurring and that they needed to increase the algicide. Ms. Gregory felt that it was an ongoing battle between the landscaping throwing fertilizer down and people cutting the grass and throwing the grass into the pond.

On MOTION by Mr. Doorn seconded by Mr. LaRue with all in favor the proposal with Solitude for clam stocking on Ponds P-21 and P-22 in the amount of \$5,427.54 was approved.

On MOTION by Mr. Doorn seconded by Mr. LaRue with all in favor authorization for the Chair to approve the littorals was approved.

Mr. Doorn asked if Ms. Gregory had the authority to approve the littorals. Ms. Adams confirmed that the Board delegated authority to the Chair to approve the final form of the proposal, which was vetted by staff and upon approval, typically, there was an agreement that District Counsel prepared. Staff would do everything needed to ensure that this moves as quickly and smoothly as possible.

ELEVENTH ORDER OF BUSINESS

**Discussion of Abandoned Property at 146
Monterrey Drive**

Ms. Adams reported that she received a request from field staff regarding abandoned property at 146 Monterrey Drive, which was brought to their attention from the midge management service provider. The Field Manager was provided with pictures of containers on the property, which was a breeding ground for midges. Staff reached out to the HOA, because this was not a CDD matter, it was a private property matter. They confirmed that they were having trouble getting this situation corrected and requested the CDD’s assistance dealing with Polk County. As a result, Ms. Adams sent a letter to three different organizations in Polk County, such as the Health Department and mosquito control and she received a response that they did go out to the property and treat it for midges. They also suggested talking to the HOA about getting this matter resolved. This matter was for informational purposes. Mr. Doorn asked if the HOA said anything about how they were going to rectify it. Ms. Adams indicated that all the HOA did, was to express general frustration. Dr. Master asked if there was a proposal to knock the structure down and place a lien on the property. Ms. Gregory confirmed that this matter was still in court. Dr. Master understood that a private individual purchased the property and were committed to restoring it. Ms. Adams confirmed that this was an HOA matter and was simply bringing it to the Board’s attention.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark reported that at the last meeting, the Board directed him to draft a contract with the new engineering firm, which he did, and the contract has been signed and in place. District Counsel reported that he had been asked to review potential fishing policy considerations being discussed by neighboring districts. The Board clarified that it had not directed staff or counsel to prepare a fishing policy for this District at this time, and no action was taken.

District Counsel provided an update on pending legislation regarding recall procedures for CDD Supervisors and sovereign immunity caps and advised the Board that staff would monitor developments and report on enacted legislation.

B. Engineer

- i. Consideration of General Work Authorization**
- ii. Consideration of Work Authorization for Annual Stormwater Inspection**

Ms. Adams reported that Dewberry, the newly selected District Engineer, submitted a General Work Authorization for routine engineering services and a Work Authorization for the annual stormwater inspection. Mr. Malavé reviewed the scope of services, including inspection of District-owned stormwater infrastructure and preparation of an annual report consistent with best practices and Trust Indenture requirements.

Mr. Malavé indicated that the first Work Authorization was for attending Board meetings. He would be using other staff to cover some of the future Board meetings, but since this was the first one since his firm was hired, Mr. Malavé wanted to attend. This was a time and materials proposal. The second Work Authorization was for the annual engineer's report that was required by the Trust Indenture. They look at all the property that was owned by the CDD and ensure that they were in working order and there were no deficiencies. Ninety-nine percent of the property owned by the District, were stormwater ponds. They would look at every single one and ensure that they were all working. He took notes on the littoral zones and plantings and offered his assistance, as they had environmental staff available. Ms. Gregory questioned when the annual inspection would be performed. Mr. Malavé intended to complete it prior to June. They were waiting for the vegetation to balance itself because of the cold weather. Ms. Gregory asked if it would be in the format that they had in the past, where they indicate what each of the ponds look like. Mr. Malavé confirmed that they would take pictures and provide coordinates of where they were, look at the outfall structures and take pictures of them, to ensure that they were working correctly. There would also be notations on the status and if anything, urgent needed to be taken care of. Mr. LaRue recalled problems with one drawing that did not have a notation of where the control structure was and asked if they would be checking those. Ms. Adams clarified that Supervisor LaRue was inquiring about a bleeder drain, which may not be visible, especially if they were under water. Mr. Malavé confirmed that they did not go under water to review structures.

On MOTION by Ms. Gregory, seconded by Dr. Master, with all in favor General Work Authorization and Work Authorization for the Annual Stormwater Inspection were approved.

**Mr. Malavé left the meeting at this time.*

C. District Manager

In response to the Board’s questions regarding a postage charge, Ms. Adams reported that at the January 21st meeting, there was a postage charge in the GMS bill back. She sent an email to Board Members on January 23rd with a receipt for FedEx packages that were sent to Board Members and District Counsel. The District has an account with FedEx, but they used an account under Mr. George Flint. It was for Poinciana West CDD business and GMS paid the bill. Ms. Gregory was aware of the standard charges, but when she looked at who received agenda packages, it also included Taylor Morrison employees. Ms. Adams explained that the electronic agenda included Taylor Morrison employees, but not the one that was FedExed. The FedEx agenda package was sent to Board Members and District Counsel.

i. Approval of Check Register

Ms. Adams presented the Check Register for February 1, 2026, through February 28, 2026, totaling \$154,351.82, which was included in the agenda package, along with the detailed invoices and Check Run Summary. Ms. Gregory provided questions in advance of the meeting, which Ms. Adams answered. Mr. LaRue asked if it was done electronically, even though there were check numbers. Ms. Adams indicated that Polk County would not accept an electronic payment, but everything else was done by ACH. Dr. Master recalled that when he pays his property Tax Bill and sent them a physical check, they do a direct debit from his account. Ms. Adams pointed out that this was not the CDD payment, but an individual property tax payment.

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

ii. Financials

Ms. Adams reported that there were two sets of financials because the Board requested that the September 2025 Unaudited Financials are published in the agenda package. No action needed to be taken. The Unaudited Financials through February 28, 2026, were also included in the agenda package.

The meeting was recessed at 11:15 a.m.

The meeting was reconvened at 11:17 a.m.

The Board discussed current investment allocations and available interest-bearing options. After discussion, Board consensus was to maintain the current investment strategy.

iii. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. The selection of the District Engineer would be removed from the Action Items List, as it was completed and they would add anything that was a District management matter. Mr. Blanco was now tracking all the field items on a field management Action Items List. On this list he would track the clams, Gambusia fish, shrimp and littorals. Ms. Gregory questioned who was cutting down stuff on Bel Aire property. Ms. Adams believed that they were tracking this item, as letters were sent to residents, requesting that they not tamper with CDD littorals.

D. Field Manager’s Report

- i. Field Manager’s Report**
- ii. Pond Maintenance Report**
- iii. Midge Management Report**

Mr. Blanco presented the Field Manager Report, Pond Maintenance and Midge Management Reports, which were included in the agenda package. They refilled the trench by the skimmer and straightened out the alligator sign on Pond P-10. The stump grind and the Cypress trees, clam stocking and Gambusia/shrimp stocking were discussed. There was some maintenance on Ponds P-16, P-10, P-12, P-2 and P-15, as they were greener at this time and would reach out to the technician and the Account Manager, to get a higher rate of algicide applied to these ponds, as well as a better turnaround of the conditions of the edges of the ponds. As they go into the Spring rain, the algicide should be at a higher rate than before and the plants growing at the edges should be left alone now. He also wanted to point out the conditions of dry pond, P-5, as it was not level and was more like a detention pond, which were usually flat and dip into a sump. There was a side of that pond that was mowed gray and the left side of the pond was higher than before. This was because it was holding water far longer than the right side. Mowing conditions were trickier, as it holds water for far longer on the west side and recommended bringing this to the attention of the District Engineer, for his review, to see if it was done the right way, it was working functionally the way that it should be and it was a detention pond, to get a better understanding of what they were looking at and whether any work

was needed for this pond. Ms. Adams recalled from time to time, they get resident concerns about it not being properly mowed. Ms. Gregory questioned whether water was running underneath this pond that could have ruptured, to keep it sinking in. Mr. Blanco indicated that two residents who lived behind it, did not mention anything to him and offered to reach out to the HOA.

Ms. Adams opened a limited public comment period, at the Board's request. Mr. Stephen Wyborski of 844 Pacific Ridge Road, indicated that the water from this pond drains into swamp land. The dry side of pond has always been mowed with mowers, and the wet side was maintained with hand trimmers, but that wet side has not been mowed at all for a year and a half. There was a tree growing in the middle of it that was 6 feet high. Mr. LaRue questioned whether it was too wet to get in there to trim. Mr. Wyborski recalled in the past that mowers got stuck in there. Mr. LaRue asked whether the drain was not placed low enough. Ms. Adams would have the District Engineer look at it. Mr. Blanco requested a copy of the photo that Mr. Wyborski had taken of this pond, so that he could forward it to Mr. Malavé. Mr. Wyborski recalled that an engineer performed an assessment in the past but did not know what their conclusion was. Ms. Gregory believed that Ms. Kathy Leo performed one in 2024. Mr. LaRue asked if the wetlands were low enough to have it drain further. Mr. Wyborski believed that it would. Mr. LaRue questioned whether someone could physically walk in this area. Mr. Wyborski confirmed that they could, but the issue was that they had 33-gallon trash bags around their legs and they were almost up to their knees in muck. There was an issue with the vegetation getting stagnant in this pond. Ms. Adams confirmed that the District Engineer would look at it. There being no further comments, Ms. Adams closed the public comment period.

Mr. LaRue voiced concern with the treatment of the ponds for midges, as the contractor was contracted to treat Ponds P-5, P-8, P-9 and P-6 and instead they were treating P-1, P-2, P-6 and P-8. He questioned why Ponds P-5 and P-9 were not getting treated. Mr. Blanco would reach out to the Account Manager. Mr. LaRue recalled having an issue before where they were not getting the right ponds treated. Mr. Blanco reported that they have been receiving many reports from residents requesting closer treatments to their home. However, the agreement was only for the ponds themselves whether adulticide or larvicide. Clarke offered a package rate to residents, on an individual basis for \$80 for one treatment, \$320 for four treatments or \$640 for eight treatments of private lots. Mr. LaRue questioned whether the HOA did any mosquito treatments.

Ms. Adams confirmed that Polk County did mosquito treatments. Midges were a pest issue, but they were not a health hazard, versus mosquitos which carry diseases.

Ms. Gregory suggested placing a link on the CDD website for the form that residents needed to fill out to get this additional treatment on their private property. Dr. Master preferred that the link include contact information for Clarke and not include the form. Mr. LaRue understood that the CDD was paying for the treatment of Ponds P-5, P-8, P-9 and P-6 and if those were not being treated, staff would subtract the payments. In addition, he did not want the CDD to pay to treat Ponds P-1 and P-2. Mr. Blanco would inform Ms. Cherrief Jackson of Clarke.

iv. Customer Complaint Log

The Board discussed recurring issues with grass and algae growth in certain ponds and reviewed current treatment methods and limitations. Staff was directed to work with vendors on additional options for Pond 15 and to monitor algae conditions on Pond 16.

THIRTEENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

General Audience Comments

Mr. Barry Dombchik of 1320 Bonita Canyon Drive expressed appreciation to the Board for consideration and approval of a long-term problem that they had on Pond 22 and thanked Mr. Blanco for his understanding and for finding a solution. Ms. Hedy Lowenheim of 340 Monterey Street asked if the CDD treating her pond and placing fish in it, would be a one-time thing. Ms. Adams indicated that the fish keep eating the algae. Mr. LaRue confirmed that the fish do not migrate. They stay in the pond. Ms. Gregory confirmed that it was a one-time investment. Mr. Doorn pointed out that the fish would multiply. Ms. Lowenheim expected that it would take a while to establish. She had been dealing with midge issues for years and was happy that they were getting somewhere, as her house was inundated with midges. She would be leaving in a few months and questioned when she called the complaint line, whether Iman had to authority to send Clarke to her house to spray. Ms. Adams explained that Iman communicates with Mr. Blanco regarding field management issues and Mr. Blanco communicates with the contractor.

March 18, 2026

Ms. Lowenheim questioned why Ponds 1 and 2 were getting treated, instead of Ponds 5, 6, 8 and 9. Mr. LaRue pointed out that there were specific treatments for midges. Dr. Master explained that the Board selected a few ponds to see what the results were. Ms. Lowenheim pointed out that no one was bothered by midges in the front, but not in her area. Dr. Master assumed that many people had their own pest company treat the perimeter of their house. Ms. Lowenheim disagreed.

Ms. Lowenheim expressed ongoing concerns regarding midge activity near her property adjacent to Pond P-2 and requested additional larvicide treatment. Staff and the Board discussed contributing factors, including conditions at a neighboring abandoned private property, which is outside of the District’s jurisdiction. Staff noted that fogging treatments have been requested in response to prior complaints and that Pond P-2 is also being addressed through alternative treatments, including fish stocking and littoral plantings. The Board explained the limitations of the District’s authority with respect to private property and advised that the effectiveness of the current treatment measures would be monitored. Staff offered to evaluate conditions in the Fall and bring additional treatment options for Pond P-2 back to the Board for consideration if warranted. Staff was also directed to follow up with Ms. Lowenheim regarding her specific questions.

FIFTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Next Meeting Date – May 20, 2026; The Gator Room

The next meeting was scheduled for May 20, 2026, at 9:30 a.m. in The Gator Room.

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V

RESOLUTION 2026-02

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 1 currently held by Peggy Gregory, and Seat 2, currently held by Roy LaRue, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 20th day of May, 2026.

ATTEST:

**POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Poinciana West Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, Phone: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Poinciana West Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

SECTION VI

Stormwater Pond Aquatic Maintenance Scope of Services

Florida Communities CDDs

Purpose

The purpose of this scope is to establish a comprehensive aquatic maintenance program for stormwater ponds, lakes, wetlands, littoral shelves, control structures, and associated water management features located within Florida communities. The objective is to maintain proper aquatic health, preserve stormwater function, promote aesthetic appearance, control invasive vegetation and algae, minimize nuisance conditions, and assist the Owner in maintaining compliance with applicable permits and regulatory requirements.

1. GENERAL SERVICES

The Contractor shall provide all labor, supervision, equipment, boats, herbicides, algaecides, biological agents, tools, transportation, and incidentals necessary to perform routine aquatic maintenance services.

Services shall include, but are not limited to:

- Aquatic vegetation management
- Algae and nuisance weed control
- Littoral shelf management
- Invasive and exotic species control
- Trash and debris removal from pond surfaces
- Water quality observations
- Monthly inspections and reporting
- Treatment documentation
- Regulatory-compliant herbicide applications
- Emergency response services as requested

2. SERVICE FREQUENCY

The Contractor shall inspect and service all (21) water bodies on a regular recurring basis. Each pond should be treated and/or inspected each month.

Standard Frequency

- Minimum of (4) service visit per month year-round

Enhanced Frequency (Optional)

- Two (8) or more visits per month during high-growth seasons (typically April–October)

Frequency may be adjusted based on:

- Seasonal growth conditions
- Rainfall
- Nutrient loading
- Algae blooms
- Resident complaints
- Regulatory concerns
- Mosquito activity
- Water level fluctuations

3. AQUATIC VEGETATION MANAGEMENT

The Contractor shall monitor and control nuisance aquatic vegetation to maintain functional and aesthetically acceptable water bodies.

Target Vegetation Includes

- Duckweed
- Watermeal
- Hydrilla
- Torpedo grass
- Cattails
- Primrose willow
- Water lettuce
- Water hyacinth
- Alligator weed
- Pickerelweed (when invasive/spreading excessively)
- Filamentous algae
- Chara
- Lyngbya and cyanobacteria mats

- Floating vegetation
- Submerged vegetation
- Emergent vegetation
- Exotic and invasive species

Control Methods

- EPA and Florida-approved herbicides/algaecides
- Mechanical trimming when appropriate
- Biological control recommendations
- Selective spot treatments
- Preventative maintenance applications

The Contractor shall use best management practices to avoid:

- Fish kills
- Oxygen depletion
- Overspray
- Damage to desirable vegetation
- Erosion caused by vegetation removal

4. ALGAE CONTROL

The Contractor shall monitor and treat all forms of nuisance algae.

Includes

- Filamentous algae
- Planktonic algae
- Surface mats
- Cyanobacteria blooms

Treatments may include:

- Copper-based algaecides
- Peroxide-based treatments
- Biological enzymes
- Dye recommendations
- Nutrient reduction recommendations

Applications shall be performed in a manner that minimizes dissolved oxygen depletion and stress to aquatic life.

5. LITTORAL SHELF AND BENEFICIAL PLANT MANAGEMENT

Where littoral shelves or beneficial aquatic vegetation exist, the Contractor shall manage vegetation to maintain the intended design function while preserving appearance and access. Vegetation coverage shall not exceed 70% of the bank area, with approximately 30% remaining free of vegetation to provide open gaps between planted areas. Beneficial vegetation shall not extend continuously to the shoreline bank and shall maintain a minimum 2-foot buffer between the high-water bank mark and the edge of the vegetation.

Services Include

- Control of invasive vegetation in adherence to the 3 ft. allowable grass buffer
- Maintenance of beneficial native plantings
- Monitoring erosion concerns

6. WATER QUALITY OBSERVATIONS

The Contractor shall visually monitor pond conditions during each visit.

Observations Include

- Water clarity
- Odors
- Fish stress or mortality
- Excessive nutrient conditions
- Surface scum
- Erosion concerns visible from shoreline
- Abnormal water levels
- Evidence of illicit discharge
- Storm damage
- Mosquito breeding concerns

The Contractor shall notify management of significant issues requiring attention.

7. TRASH AND DEBRIS REMOVAL

The Contractor shall remove readily accessible floating trash and debris by the shoreline observed during routine service visits.

Includes

- Bottles
- Cans

- Small branches
- Surface litter
- Minor vegetative debris

Excludes

- Major tree removal
- Hazardous materials
- Shopping carts
- Large debris
- Construction debris
- Submerged objects requiring specialized equipment

The Contractor shall report excluded items to the CDD field manager.

8. INSPECTION OF STORMWATER COMPONENTS

As part of routine observations, the Contractor shall visually inspect accessible stormwater structures adjacent to ponds.

Includes Visual Observation Of

- Inlets
- Outfalls
- Control structures
- Weirs
- Skimmers
- Erosion around structures
- Obvious blockages

This inspection is visual only and does not constitute engineering evaluation or structural certification.

9. REPORTING REQUIREMENTS

The Contractor shall provide regular service documentation.

Monthly Reports Shall Include

- Date of service
- Technician name
- (5) Highlighted ponds serviced
- Treatment locations

- Products applied
- Quantities applied
- Current pond conditions
- Recommendations
- Progress photos

Reports should identify:

- Areas requiring monitoring
- Significant algae outbreaks
- Erosion concerns observed
- Regulatory concerns observed
- Recommended corrective actions

10. HERBICIDE APPLICATION REQUIREMENTS

All applications shall comply with:

- EPA labeling requirements
- Florida Department of Agriculture regulations
- Florida Fish and Wildlife Conservation Commission guidance
- OSHA requirements
- Manufacturer recommendations

Applicator Requirements

- Licensed aquatic applicators
- Proper insurance coverage
- SDS documentation available upon request

Contractor shall maintain all required certifications during the contract term.

11. OWNER RESPONSIBILITIES

The Owner shall:

- Provide access to all ponds
- Maintain legal easements/access routes
- Notify residents of restrictions if required
- Provide pond inventory/maps if available

12. EXCLUSIONS

Unless specifically included in writing, the following are excluded:

- Dredging
- Sediment removal
- Bank reconstruction
- Fish stocking
- Wetland mitigation
- Permitting
- Large debris removal
- Hurricane cleanup
- Structural repairs
- Nutrient source correction
- Grading or earthwork
- Pipe cleaning
- Water testing/lab analysis

These services may be quoted separately.

13. EMERGENCY RESPONSE

The Contractor may provide emergency response services for:

- Fish kills
- Severe algae blooms
- Chemical spills
- Storm-related impacts
- Flooding concerns
- Vegetation overgrowth obstructing drainage before a major storm event

Emergency services are outside routine maintenance and may incur additional charges.

14. PERFORMANCE STANDARDS

The Contractor shall use commercially reasonable efforts to maintain ponds in a functional and aesthetically acceptable condition; however, aquatic systems are biological environments subject to weather, nutrient loading, wildlife activity, runoff, temperature fluctuations, and other factors outside Contractor control. The primary purpose of these ponds is stormwater management.

The Contractor does not guarantee:

- Completely algae-free water
- Elimination of all vegetation
- Water clarity

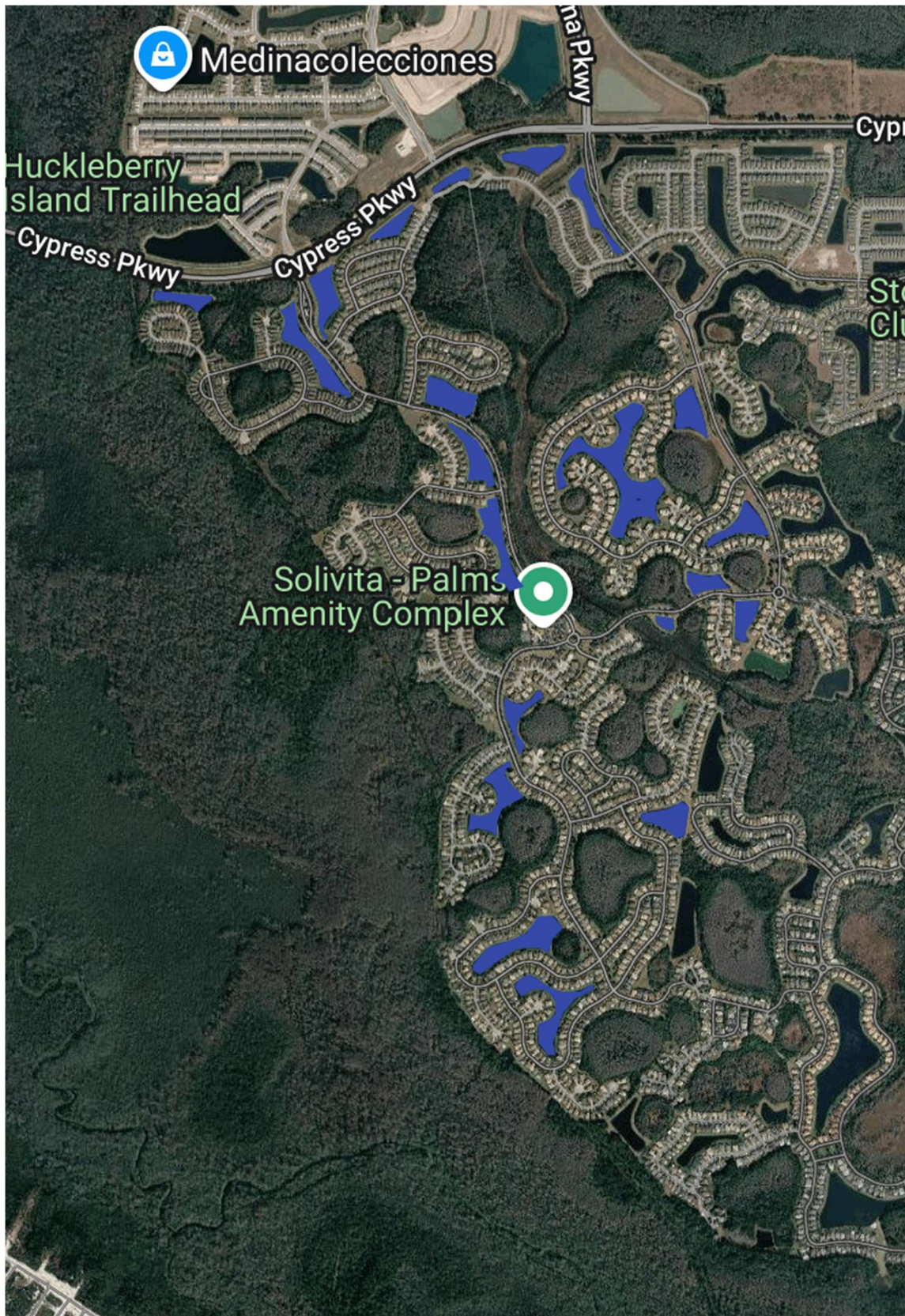
- Mosquito elimination
- Fish survival
- Regulatory compliance caused by offsite factors
- Prevention of future aquatic outbreaks

15. OPTIONAL ADDITIONAL SERVICES

Optional services may include:

- Water quality sampling
- Nutrient analysis
- Shoreline restoration
- Pond mapping
- Bathymetric surveys
- Wetland maintenance
- Biological augmentation programs
- Native planting enhancements
- Erosion repair coordination
- Storm preparation inspections

These Services may be quoted separately upon request.



SECTION VII

SECTION B

SECTION 1



MEMORANDUM

DATE: April 16, 2026

TO: Poinciana West Community Development District (CDD)

FROM: Rey Malave PE, Associate Vice President, Dewberry

SUBJECT: Poinciana West CDD 2026 Annual Goals Inspection Report

Introduction

This memorandum provides the finding of the annual inspection for the ponds owned by the Poinciana West CDD, conducted on April 9, 2026.

The following is a summary of the inspection findings and includes recommendations for action items. In addition, we have included an Inspection Photo Log (Attachment 1) and corresponding Inspection Map (Attachment 2) of the ponds. The inspection includes only the pond area and does not include as-built review.

Inspection Results

The ponds were found to be in good condition. Recommended maintenance, if applicable, is listed below using the following rating system. The corrective measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Pond ID	Location	Condition	Comments	Recommendations
Pond 1	Monterey St.	3 – Satisfactory	N/A	N/A
Pond 2	Monterey St.	3 – Satisfactory	N/A	N/A
Pond P-1/P-2	Del Mar Dr.	3 – Satisfactory	N/A	N/A
Pond 3	Barcelona Dr.	3 – Satisfactory	N/A	N/A
Pond P-3	San Joaquin Rd.	3 – Satisfactory	N/A	N/A
Pond 4	Barcelona Dr.	3 – Satisfactory	N/A	N/A
Pond 4A	Barcelona Dr.	3 – Satisfactory	N/A	N/A
Pond P-4	Pacific Ridge Rd.	2 – Poor	Ensure water flows under skimmer	Repair soil/grass under intake if water cannot flow.
Pond 5	Indian Wells Ave.	2 – Poor	Chipped skimmer	Repair skimmer.
Pond P-5	Pacific Ridge Rd.	2 – Poor	Overgrown vegetaion	Trim grass under skimmer intake. Clear pvc drain pipe and vault of any grass clippings and/or debris.
Pond 6	Villa Park Rd.	3 – Satisfactory	N/A	N/A
Pond P-6	Pacific Ridge Rd.	2 – Poor	Ensure water flows under skimmer	Repair soil/grass under intake if water cannot flow.
Pond 7	San Raphael St.	3 – Satisfactory	N/A	N/A
Pond 8	San Raphael St.	3 – Satisfactory	N/A	N/A
Pond 9	San Raphael St.	3 – Satisfactory	N/A	N/A
Pond 10	Newport St.	3 – Satisfactory	N/A	N/A
Pond 11	Newport St.	3 – Satisfactory	N/A	N/A
Pond 12	Newport St.	3 – Satisfactory	N/A	N/A
Pond 13	Harbor Ridge Dr.	3 – Satisfactory	N/A	N/A
Pond 15	San Clemente Ave.	3 – Satisfactory	N/A	N/A
Pond 16	Shady Canyon Way	3 – Satisfactory	N/A	N/A
Pond 17	Jasmine Creek Rd.	2 – Poor	Bare bank	Re-seed bank.
Pond 18	Jasmine Creek Rd.	3 – Satisfactory	N/A	N/A
Pond 19A	Vestrella Dr.	3 – Satisfactory	N/A	N/A
Pond 19B	Vestrella Dr.	3 – Satisfactory	N/A	N/A
Pond 20	Irvine Ranch Rd.	3 – Satisfactory	N/A	N/A
Pond 21	Pacific Ridge Rd.	3 – Satisfactory	N/A	N/A
Pond 22	Pacific Ridge Rd.	3 – Satisfactory	N/A	N/A

Attachments

1. Inspection Photo Log
2. Poinciana West CDD Inspection Map

Attachment 1: Inspection Photo Log

<p><u>Pond 1</u> Location: Monterey Street Condition: 3 – Satisfactory</p>	
<p><u>Pond 2</u> Location: Monterey St. Condition: 3 – Satisfactory</p>	

Pond P-1/P-2

Location: Del Mar Dr.

Condition: 3 – Satisfactory



Pond P-1/P-2

Location: Del Mar Dr.

Condition: 3 – Satisfactory



Pond 3

Location: Barcelona Dr.

Condition: 3 – Satisfactory



Pond P-3

Location: San Joaquin Rd.

Condition: 3 – Satisfactory



Pond 4

Location: Barcelona Dr.

Condition: 3 – Satisfactory



Pond 4

Location: Barcelona Dr.

Condition: 3 – Satisfactory



Pond 4A

Location: Barcelona Dr.

Condition: 3 – Satisfactory



Pond P-4

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Ensure water flows under skimmer.

Recommendations: Repair soil/grass under intake if water cannot flow.



Pond P-4

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Ensure water flows under skimmer.

Recommendations: Repair soil/grass under intake if water cannot flow.



Pond 5

Location: Indian Wells Ave.

Condition: 2 – Poor

Comments: Chipped skimmer

Recommendations: Repair skimmer.



Pond 5

Location: Indian Wells Ave.

Condition: 2 – Poor

Comments: Chipped skimmer

Recommendations: Repair skimmer.



Pond 5

Location: Indian Wells Ave.

Condition: 2 – Poor

Comments: Chipped skimmer

Recommendations: Repair skimmer.



Pond P-5

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Overgrown vegetation

Recommendations: Trim grass under skimmer intake. Clear pvc drainpipe and vault of any grass clippings and/or debris.



Pond P-5

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Overgrown vegetation

Recommendations: Trim grass under skimmer intake. Clear pvc drainpipe and vault of any grass clippings and/or debris.



(photo from CDD 3-11-2026)

Pond 6

Location: Villa Park Rd.

Condition: 3 – Satisfactory



Pond P-6

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Ensure water flows under skimmer.

Recommendations: Repair soil/grass under intake if water cannot flow.



Pond P-6

Location: Pacific Ridge Rd.

Condition: 2 – Poor

Comments: Ensure water flows under skimmer.

Recommendations: Repair soil/grass under intake if water cannot flow.



Pond 7

Location: San Raphael St.

Condition: 3 – Satisfactory



Pond 8

Location: San Raphael St.

Condition: 3 – Satisfactory



Pond 8

Location: San Raphael St.

Condition: 3 – Satisfactory



Pond 9

Location: San Raphael St.

Condition: 3 – Satisfactory



Pond 10

Location: Newport St.

Condition: 3 – Satisfactory



Pond 10

Location: Newport St.

Condition: 3 – Satisfactory



Pond 11

Location: Newport St.

Condition: 3 – Satisfactory



Pond 11

Location: Newport St.

Condition: 3 – Satisfactory



Pond 12

Location: Newport St.

Condition: 3 – Satisfactory



Pond 13

Location: Harbor Ridge Dr.

Condition: 3 – Satisfactory



Pond 13

Location: Harbor Ridge Dr.

Condition: 3 – Satisfactory



Pond 15

Location: San Clemente Ave.

Condition: 3 – Satisfactory



Pond 16

Location: Shady Canyon Way

Condition: 3 – Satisfactory



Pond 16

Location: Shady Canyon Way

Condition: 3 – Satisfactory



Pond 17

Location: Jasmine Creek Rd.

Condition: 2 – Poor

Comments: Bare bank

Recommendations: Reseed bank.



Pond 18

Location: Jasmine Creek Rd.

Condition: 3 – Satisfactory



Pond 19A

Location: Vestrella Dr.

Condition: 3 – Satisfactory



Pond 19B

Location: Vestrella Dr.

Condition: 3 – Satisfactory



Pond 20

Location: Irvine Ranch Rd.

Condition: 3 – Satisfactory



Pond 21

Location: Pacific Ridge Rd.

Condition: 3 – Satisfactory



Pond 22

Location: Pacific Ridge Rd.

Condition: 3 – Satisfactory





1- Project No.: 50193005

2- Data Source -
ESRI

3- This map is intended to be
used for planning purposes only.
It is not a survey.

Author: LP
Date Saved: 4/10/2026

Legend

- Pond Number
- Photo Locations

Attachment 2 Poinciana West CDD 2026 Inspection Map Poinciana, FL

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>
3/1-3/31	AP	\$0.00
ACH	80038-80042	\$20,944.03
		\$20,944.03

AP300R
 *** CHECK DATES 03/01/2026 - 03/31/2026 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/10/26
 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	CHECK #
3/13/26	00033	3/02/26	19370	202602	310	51300	31500			*	390.00		
			FEB 26 -	GENERAL COUNSEL					CLARK & ALBAUGH, LLP			390.00	080038
3/13/26	00007	3/01/26	37829	202603	320	53800	46200			*	5,621.84		
			MAR 26 -	LANDSCAPE MAINT					FLORALAWN 2, LLC			5,621.84	080039
3/13/26	00001	3/01/26	228	202603	320	53800	12000			*	956.17		
			MAR 26 -	FIELD MGMT									
		3/01/26	229	202603	310	51300	34000			*	3,713.17		
			MAR 26 -	MGMT FEES									
		3/01/26	229	202603	310	51300	35200			*	74.42		
			MAR 26 -	WEBSITE ADMIN									
		3/01/26	229	202603	310	51300	35100			*	111.58		
			MAR 26 -	IT									
		3/01/26	229	202603	310	51300	31300			*	315.42		
			MAR 26 -	DISSEMINATION									
		3/01/26	229	202603	310	51300	51000			*	.03		
			MAR 26 -	OFFICE SUPPLIES									
		3/01/26	229	202603	310	51300	42000			*	205.40		
			MAR 26 -	POSTAGE									
				GOVERNMENTAL MANAGEMENT SERVICES-CF								5,376.19	080040
3/13/26	00045	3/02/26	28863	202603	310	51300	32200			*	3,500.00		
			AUDIT FYE 9/30/25						GRAU AND ASSOCIATES			3,500.00	080041
3/13/26	00041	3/01/26	PSI24043	202603	320	53800	47000			*	6,056.00		
			MAR 26 -	POND MAINTENANCE					SOLITUDE LAKE MANAGEMENT, LLC			6,056.00	080042
											TOTAL FOR BANK Z	20,944.03	
											TOTAL FOR REGISTER	20,944.03	

Payments List View | All Payments

GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

From Account	Beneficiary	Amount	Value Date	Status	Payment Type	Reject Reason
	Grau and Associates	3,500.00	03/13/2026	Approved	ACH - Cash Disbursement (CR)	
	Solitude Lake Manageme	6,056.00	03/13/2026	Approved	ACH - Cash Disbursement (CR)	
	GMS-CF, LLC	4,420.02	03/13/2026	Approved	ACH - Cash Disbursement (CR)	
	GMS-CF, LLC	956.17	03/13/2026	Approved	ACH - Cash Disbursement (CR)	
	Floralawn	5,621.84	03/13/2026	Approved	ACH - Cash Disbursement (CR)	
	Clark & Albaugh	390.00	03/13/2026	Approved	ACH - Cash Disbursement (CR)	

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH (USD to USD)			20,944.03 USD	6	6

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
 INV DATE INV# AMOUNT DISCOUNT NET
 20260302 19370 390.00 390.00 FEB 26 - GENERAL COUNSEL

Page 64 of 114 / 2026
 CHECK #: 080038

TOTAL \$390.00
FILE COPY

POINCIANA WEST - GENERAL FUND
 VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
 INV DATE INV# AMOUNT DISCOUNT NET
 20260302 19370 390.00 390.00 FEB 26 - GENERAL COUNSEL

3/13/2026
 CHECK #: 080038

TOTAL \$390.00

080038

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
 3/13/2026 \$390.00*

THREE HUNDRED NINETY DOLLARS & 00 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

March 02, 2026

Poinciana West Community Development District
219 E. Livingston Street
Orlando, FL 32801

Invoice Number: 19370

Invoice Period: 01-01-2026 - 02-27-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Scott D. Clark	correspondence with audit staff; perform due diligence on pending matters; preparation of audit response letter	1.20	325.00	390.00
			Total		390.00

Time Summary

Professional	Hours	Amount
Scott D. Clark	1.20	390.00
Total		390.00

Total for this Invoice 390.00

Poinciana West Community Development District
 219 E. Livingston Street
 Orlando, FL 32801

March 02, 2026

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

Invoice Number: 19370
 Invoice Period: 01-01-2026 - 02-27-2026

REMITTANCE COPY

RE: General matters - 7784-001

Fees	390.00
Total for this Invoice	390.00
Previous Balance	0.00

Matter	Invoices / Credits	Trust	Balance Due
General matters - 7784-001	390.00		390.00
	Total Amount to Pay		390.00

Open Invoices and Credits

Date	Transaction	Matter	Amount	Applied	Balance
03-02-2026	Invoice 19370	General matters - 7784-001	390.00		390.00
				Balance	390.00

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20260301 37829 5,621.84

Page 67 of 114 / 2026
CHECK #: 080039
5,621.84 NET MAR 26 - LANDSCAPE MAINT

TOTAL \$5,621.84
FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20260301 37829 5,621.84

3/13/2026
CHECK #: 080039
5,621.84 NET MAR 26 - LANDSCAPE MAINT

TOTAL \$5,621.84

080039

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
3/13/2026 \$5,621.84*

FIVE THOUSAND SIX HUNDRED TWENTY-ONE DOLLARS & 84 CENTS *****

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

AUTHORIZED SIGNATURE





P.O. Box 91597
Lakeland, FL 33804

Page 68 of 114
Invoice 37829

Date	Terms
03/01/26	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 March 2016	\$5,621.84

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

Total	<u>\$5,621.84</u>
Credits/Payments	<u>(\$0.00)</u>
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 presentation 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

Page 693 of 114 / 2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080040

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260301	228	956.17		956.17	MAR 26 - FIELD MGMT
20260301	229	4,420.02		4,420.02	MAR 26 - MGMT FEES

TOTAL \$5,376.19

FILE COPY

POINCIANA WEST - GENERAL FUND

3/13/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080040

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260301	228	956.17		956.17	MAR 26 - FIELD MGMT
20260301	229	4,420.02		4,420.02	MAR 26 - MGMT FEES

TOTAL \$5,376.19

080040

POINCIANA WEST CDD - AUTOPAY

DATE
3/13/2026

AMOUNT
\$5,376.19*

FIVE THOUSAND THREE HUNDRED SEVENTY-SIX DOLLARS & 19 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 #: 228

Invoice Date: 3/1/26

Due Date: 3/1/26

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, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 229**Invoice Date:** 3/1/26**Due Date:** 3/1/26**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
Office Supplies	510	0.03	0.03
Postage	420	205.40	205.40
Total			\$4,420.02
Payments/Credits			\$0.00
Balance Due			\$4,420.02

POINCIANA WEST - GENERAL FUND

Page 72 of 114 / 2026

VENDOR NUMBER/NAME: 45 GRAU AND ASSOCIATES

CHECK #: 080041

INV DATE INV# AMOUNT DISCOUNT NET

20260302 28863 3,500.00 3,500.00 AUDIT FYE 9/30/25

TOTAL \$3,500.00
FILE COPY

POINCIANA WEST - GENERAL FUND

3/13/2026

VENDOR NUMBER/NAME: 45 GRAU AND ASSOCIATES

CHECK #: 080041

INV DATE INV# AMOUNT DISCOUNT NET

20260302 28863 3,500.00 3,500.00 AUDIT FYE 9/30/25

TOTAL \$3,500.00

080041

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
3/13/2026 \$3,500.00*

THREE THOUSAND FIVE HUNDRED DOLLARS & 00 CENTS *****

PAY TO THE ORDER OF: GRAU AND ASSOCIATES
1001 W YAMATO ROAD
SUITE 301
BOCA RATON FL 33431

AUTHORIZED SIGNATURE



Grau and Associates

1001 W. Yamato Road, Suite 301
 Boca Raton, FL 33431
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Poinciana West Community Development District
 219 East Livingston Street
 Orlando, FL 32801

Invoice No. 28863
 Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,500.00</u>
Current Amount Due	\$ <u>3,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

POINCIANA WEST - GENERAL FUND

Page 74 of 113 / 2026

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080042

INV DATE INV# AMOUNT DISCOUNT NET

20260301 PSI24043 6,056.00 6,056.00 MAR 26 - POND MAINTENANCE

TOTAL \$6,056.00
FILE COPY

POINCIANA WEST - GENERAL FUND

3/13/2026

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080042

INV DATE INV# AMOUNT DISCOUNT NET

20260301 PSI24043 6,056.00 6,056.00 MAR 26 - POND MAINTENANCE

TOTAL \$6,056.00

080042

POINCIANA WEST CDD - AUTOPAY

DATE

AMOUNT

3/13/2026

\$6,056.00*

SIX THOUSAND FIFTY-SIX 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:	PSI240439
Invoice Date:	3/1/2026

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	3/01/2026	Customer ID	17634
Due Date	3/31/2026	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 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
		Total Sales Tax:	
		Total:	6,056.00

Tuesday, February 10, 2026 at 09:10:26 Eastern Standard Time

Subject: Fwd: Solitude Lake Management Statement - 17634 (02102026)
Date: Tuesday, February 10, 2026 at 8:25:13 AM Eastern Standard Time
From: Joel Blanco
To: Patti Powers
Attachments: Statement-17634(02102026).pdf

Good morning Patti,

See attached Poinciana West aquatics invoices for both Jan. & Feb.

Inv. #: PSI227285 - Aquatics Maintenance - \$6,056 - Approved
Inv. #: PSI233952 - Aquatics Maintenance - \$6,056 - Approved

Thank you,

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

From: SOLitude Lake <noreply@solitudelake.com>
Date: Tue, Feb 10, 2026 at 7:13AM
Subject: Solitude Lake Management Statement - 17634 (02102026)
To: <jblanco@gmscfl.com>

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

Just as a friendly reminder...

All annual contract payments are invoiced on the first of the month and due by the 30th of the month.
All other contracts specify that payment is due immediately upon completion of the work.
All non-contract work is billed Net 10 days with payment due within 10 days of completion of the work.

Please use the following address for all Payments:

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

You should use this address for invoice payments only. All other correspondence with us should continue to be mailed to the address you use currently.

This e-mail address is not monitored. If you have any questions, please do not hesitate to contact your Regional Administrator or call our office at 1-888-480-5253.

Thank you!

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

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

Poinciana West
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 24,535	\$ -	\$ 24,535
Due from General Fund	-	10,370	10,370
Investments:			
State Board of Administration (SBA)	6,998	-	6,998
Money Market Account	719,383	-	719,383
FLClass	252,750	-	252,750
Bank United CD 12MT	-	-	-
Series 2017R-1 & R-2			
Reserve R-1	-	397,211	397,211
Reserve R-2	-	123,339	123,339
Revenue	-	1,091,574	1,091,574
Prepayment R-1	-	8,584	8,584
Prepayment R-2	-	2,262	2,262
Total Assets	\$ 1,003,665	\$ 1,633,341	\$ 2,637,006
Liabilities:			
Accounts Payable	\$ 9,767	\$ -	\$ 9,767
Due to Debt Service	10,370	-	10,370
Total Liabilities	\$ 20,136	\$ -	\$ 20,136
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,633,341	\$ 1,633,341
Capital Project	-	-	-
Assigned for:			
Capital Reserve Fund	-	-	-
Capital Reserves	-	-	-
Unassigned	983,529	-	983,529
Total Fund Balances	\$ 983,529	\$ 1,633,341	\$ 2,616,870
Total Liabilities & Fund Balance	\$ 1,003,665	\$ 1,633,341	\$ 2,637,006

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 291,295	\$ 281,231	\$ 281,231	\$ -
Interest Income	15,000	1,250	15,779	14,529
Miscellaneous Revenue	-	-	26,158	26,158
Total Revenues	\$ 306,295	\$ 282,481	\$ 323,168	\$ 40,687
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 3,000	\$ 2,000	\$ 1,000
PR-FICA	459	230	153	77
Engineering	15,000	7,500	-	7,500
Engineering - Pond Damage	-	-	260	(260)
Attorney	25,000	12,500	5,330	7,170
Attorney - Pond Damage	-	-	-	-
Annual Audit	3,500	-	3,500	(3,500)
Assessment Administration	5,250	5,250	5,250	-
Arbitrage Rebate	450	225	450	(225)
Dissemination Agent	3,785	1,893	1,893	(0)
Trustee Fees	4,256	2,128	4,434	-
Management Fees	44,558	22,279	22,279	(0)
Information Technology	1,339	670	669	0
Website Maintenance	893	447	447	(0)
Telephone	-	-	-	-
Postage & Delivery	1,000	500	916	(416)
Insurance General Liability/Public Officials	5,500	5,500	5,512	(12)
Printing & Binding	500	250	3	247
Legal Advertising	2,500	1,250	-	1,250
Other Current Charges	2,400	1,200	1,450	(250)
Office Supplies	200	100	0	100
Property Appraiser	3,100	3,100	3,099	1
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 125,865	\$ 68,195	\$ 57,820	\$ 12,681

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Grounds Maintenance				
Field Services	\$ 11,474	\$ 5,737	\$ 5,737	\$ (0)
Landscape Maintenance	69,476	34,738	33,729	1,009
Aquatic Control Maintenance	72,677	36,339	36,337	2
Aquatic Midge Maintenance	28,946	14,473	14,473	-
R&M Plant Replacement	3,000	1,500	442	1,058
Storm Structure Repairs	10,000	5,000	-	5,000
Contingency	30,980	15,490	-	15,490
Capital Outlay	15,000	7,500	-	7,500
Subtotal Grounds Maintenance	\$ 241,553	\$ 120,777	\$ 90,718	\$ 30,058
Total Operations & Maintenance	\$ 241,553	\$ 120,777	\$ 90,718	\$ 30,058
Total Expenditures	\$ 367,418	\$ 188,972	\$ 148,538	\$ 42,740
Excess (Deficiency) of Revenues over Expenditures	\$ (61,123)	\$ 93,510	\$ 174,630	\$ 83,427
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (61,123)	\$ 93,510	\$ 174,630	\$ 83,427
Fund Balance - Beginning	\$ 61,123		\$ 808,899	
Fund Balance - Ending	\$ -		\$ 983,529	

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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,040,361	\$ 993,084	\$ 993,084	\$ -
Special Assessments - Prepayments	-	-	10,774	10,774
Interest Income	-	-	12,497	12,497
Total Revenues	\$ 1,040,361	\$ 993,084	\$ 1,016,355	\$ 23,271
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	\$ 794,625	\$ 781,842	\$ (12,783)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 42,243	\$ 794,625	\$ 781,842	\$ (12,783)
Fund Balance - Beginning	\$ 295,448		\$ 851,498	
Fund Balance - Ending	\$ 337,691		\$ 1,633,341	

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	397,211
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	123,339
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
Investment Summary

<i>Institution</i>	<i>Transfer Dates</i>	<i>Transfer Amounts</i>	<i>Current Balances as of 3/31/26</i>	<i>Investment Type</i>	<i>Maturity Dates</i>	<i>Current Interest Rates</i>
Florida Prime (SBA)			\$ 6,997.51	Florida Government Investment Pool	N/A	3.84%
FLClass			\$ 252,750.13	Florida Government Investment Pool	N/A	3.74%
Bank United			\$ 719,382.96	Money Market Account	N/A	3.93%
			\$ 979,130.60	Total Invested Balance		

SECTION 3

Poinciana Community Development District
Action Items December 2022

Meeting Assigned	Action Item	Assigned To	Status	Comments
09.17.2025	Review Investment Options	DM/Chair	Ongoing	To be reviewed 03.18.2026
01.26.2026	Review of HOA Improvements on CDD Tracts	DM/Counsel	Ongoing	Communicate with HOA regarding maintenance assignment/license agreement. Electronic Mail message sent 01.23.2026. A follow up message was sent 03.11.2026. BOS will also review costs to maintain.
03.18.2026	Annual Engineer's Inspection	District Engineer		Inspection of Stormwater Ponds + Concern at P5
03.18.2026	Website Update	District Manager		Link to form for midge treatment on private property

SECTION 4



April 15, 2026

Iman Sakalla – Recording Secretary
Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Poinciana West Community Development District Registered Voters

Dear Ms. Sakalla,

In response to your request, there are currently **2,489** voters within the Poinciana West Community Development District as of **April 15, 2026**.

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

Sincerely,

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

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION D

SECTION 1



Proposal

Date: 5/4/2026

Work Order #18444

PO #

Customer:

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

Property:

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

Stump, Root and Knee Grinding at the rear of 545 Indian Wells Avenue

Grind and remove debris from (3) stumps, existing roots, and knees of (3) Cypress trees previously removed

Stump Grinder

(1) Technician

(1) Laborer

(2) Cubic Yards Soil

(400) Sq. Ft. Bahia Sod

Breakdown

Tree Work

Items	Quantity	Unit
Machine Rental - Stump Grinder	1.00	Day
Bahia Grass - Furnish and Installation	300.00	sqft
Top Soil Bulk - Install	2.00	ea

PROJECT TOTAL: \$1,985.59

Terms & Conditions

By _____

Jaime Fierro

Date _____

5/4/2026

Floralawn

By _____

Date _____

Poinciana West CDD Residence

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

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>
Stump Grind (3) Cypress Trees at P-2	Floralawn	Discussion	\$1,986		Proposal has been revised to exclude root removal on the resident lot of 545 Indian Wells Ave.
Clam Stocking for P-21 & 22	GMS	Pending	\$5,427.54		Approved at the last meeting. Currently pending completion of the littoral plantings prior to clam stocking.
Gambusia Fish and Shrimp Stocking for P-21, 22, & 2	GMS	Pending	\$2,640.51		pending completion of the littoral plantings prior to fish and shrimp stocking.
Littoral Plantings for P-21	Solitude	Pending	\$4,680		Approved. Deposit was sent with scheduling pending.
Request for Aquatics Maintenance	Solitude	N/A	N/A		On April 24th, Field met with the account manager and operations manager to review ponds (P-16, P-15, P-8, P-19B, and P-6) that have been experiencing persistent issues (algae, alligator weeds, torpedo grass, and hydrilla), requesting improvement on maintenance.
Proposal to Hydrorake P-15	Solitude	Pending			Proposal has been requested.

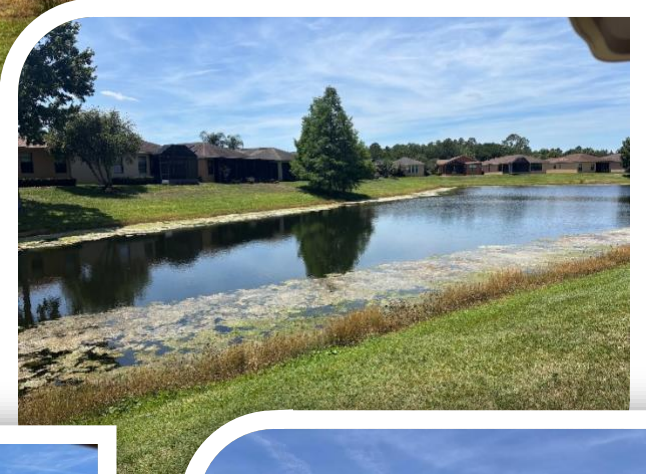
Poinciana West CDD

Field Management Report – Photo Supplement

Post Review of Reviewed Ponds



Photo Description:
Ponds reviewed: P-15, P16, P-8 and P-10



SECTION 4

Poinciana West CDD - April 2026 - Treatment Log								
Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments	Treatment Used	INSPECTED
1	4-22		X					
2	4-22		X					
3	4-22		X					
4	4-22		X					
4A		4-2	X			dry		
5		4-10	X					
6	4-22		X					
7		4-10 X	X					
8		4-10 X	X	X				
9		4-10 X	X					
10		4-10 X	X					
11		4-10	X					
12		4-10 X	X					
13	4-27		X					
14								
15	4-27		X					
16	4-27		X					
16A	4-27		X					
17	4-27		X					
18	4-27		X					
19	4-27		X					
20	4-27		X					
21	4-27		X					
22	4-27		X					
P1						dry		
P2						dry		
P3						dry		
P4						dry		
P5						dry		
P6						dry		
19A	4-27		X					
19B	4-27		X					



Aquatics Maintenance Report

Poinciana West CDD

May 2026

Inspection Report

Overall Aquatic Comments

Comments:

Pond: P-8



Comments: I have done 2 algae/hydrilla treatments in the last 21 days, it is still showing signs green. I will be there on May 18th-19th with the boat, as long as Peggy's yard doesn't get soggy. Grasses are brown and dead.

Inspection Report

Pond: P-15



Comments: Grasses are about 80-85 brown and dead, algae and hydrilla have been treated, I will spray the grasses during the week of May 11th-15th. I will monitor the algae and hydrilla and treat during the week of May 18th-22nd

Pond: P-16



Comments: Grasses are brown and dead, algae and hydrilla have been treated and will be treated again during the week of May 18th-22nd

Inspection Report

Pond: P-19B



Comments: Grasses and algae have been treated, still have a few green spots, will be treating again week of May 18th-22nd.

SECTION 5



All Services By Customer Summary

Run By: kissasst

Mond

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 03/01/2026 and 03/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity
P07800 - Poinciana West Community Dev. Dist.	Comfort Pack	KIS2911 - BP Barrier		03/12/2026	03/12/2026	0.13
P07800 - Poinciana West Community Dev. Dist.	Comfort Pack	KIS2911 - BP Barrier		03/19/2026	03/19/2026	0.13
P07800 - Poinciana West Community Dev. Dist.	Comfort Pack	KIS2911 - BP Barrier		03/26/2026	03/26/2026	0.06
						0.31
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1768 - Nat G30 10 lbs per acre		03/20/2026	03/20/2026	3.47
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		03/20/2026	03/20/2026	0.38
						3.85
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/05/2026	03/05/2026	4.40
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/12/2026	03/12/2026	4.40
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/19/2026	03/19/2026	4.70
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/19/2026	03/19/2026	7.90
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		03/26/2026	03/26/2026	4.40
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		03/26/2026	03/26/2026	6.20
						32.00

Page 1 of 1
ay, April 6, 2026
8:10:43 AM

nd 03/31/2026

Unit Of Measure	Ponds Treated
mi	
mi	
mi	
acr	1,2,8
acr	6
mi	
mi	
mi	
mi	
mi	
mi	



All Services By Customer Summary

Run By: kissasst

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Monday, May 4, 2026
8:21:24 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 04/01/2026 and 04/30/2026

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		04/23/2026	04/23/2026	3.47	acr	1,2,8
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		04/23/2026	04/23/2026	0.38	acr	6
						3.85		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/01/2026	04/01/2026	5.30	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/02/2026	04/02/2026	4.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/09/2026	04/09/2026	4.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/10/2026	04/10/2026	4.80	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/16/2026	04/16/2026	4.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/16/2026	04/16/2026	4.80	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		04/24/2026	04/24/2026	4.40	mi	
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		04/24/2026	04/24/2026	10.10	mi	
						42.60		

SECTION 6

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
3/11/2026	Roger Walker	606 Irvine Ranch Rd	P20		Midge outbreak	Joel	Requested fogging treatment with Clarke.	3/11/2026	03/11/26	03/13/26	
3/11/2026	Ron Quinn	444 Scripps Ranch Rd	P3		Midge outbreak	Joel	Requesting fogging treatment with Clarke.	3/11/2026	03/11/26	03/13/26	
3/13/2026	Nicholas Lombardo	312 La Jolla Lane	P3		Algae bloom creating unpleasant smell	Joel	Explained filamentous algae usually lets off an odor than is not harmful to humans. Requested treatment with Solitude.	3/13/2026	03/13/2026	03/16/26	
3/13/2026	Hedy Lowenheim	340 Monterey St.	P2		Midge activity worsening	Joel	Noted that conditions have worsen. Provided update that fish stocking has not occurred yet.	3/13/2026	N/A	N/A	
3/13/2026	Karen Schoffield	223 Scripps Ranch Rd.	P3		Bright green algae	Joel	Requested algae treatment with Solitude.	3/13/2026	03/13/26	03/16/26	
3/23/2026	Denise Hensley	104 Palazzo Lane	P19B		Bright green algae on pond surface	Joel	Requested algae treatment with Solitude.	3/23/2026	03/23/26	03/24/26	
3/24/2026	Cecilia Patterson	668 Tapatio Lane	P9		Requesting clean up of pond	Joel	Requested algae treatment with Solitude.	3/25/2026	03/25/26	03/27/26	
3/26/2026	Florence Mazzei	388 Scripps Ranch Rd	P3		Algae bloom present	Joel	Requested additional algae treatment with Solitude.	3/27/2026	03/27/26	03/30/26	
4/2/2026	Roger Walker	606 Irvine Ranch Rd	P20		Requesting update on midge treatment	Joel	Provided basic information on midge treatment and requested fogging treatment with Clarke.	4/2/2026	04/02/26	04/03/26	
4/2/2026	Florence Mazzei	388 Scripps Ranch Rd	P3		Requesting update on clean up of pond	Joel	Scheduled review of the pond and improvement on treatment with Solitude.	4/2/2026	04/08/26	04/09/26	
4/3/2026	Stephen Wyborski	844 Pacific Ridge Rd	P5		Requesting information on schedule of dry pond mowing	Joel	Provided information of dry pond mowing.	4/3/2026	N/A	N/A	
4/8/2026	Edward Pahalek	669 Villa Park	P5		Requesting clean up of weeds, plants in/around pond	Joel	Requested weed treatment with Solitude.	4/8/2026	04/08/26	04/10/26	
4/9/2026	Susan Johns	280 Monterey St.	P2		Midge activity/swarms	Joel	Request fogging treatment with Clarke.	4/9/2026	04/09/26	04/10/26	
4/14/2026	Hedy Lowenheim	340 Monterey St.	P2		Midge outbreak worsening	Joel	Noted that conditions have worsen. Provided update that fogging treatment was scheduled.	4/15/2026	N/A	N/A	
4/15/2026	Florence Mazzei	388 Scripps Ranch Rd	P3		Requesting update	Joel	Attempted call back but voicemail is not set up.	4/15/2026	N/A	N/A	
4/17/2026	Karen Sussman	289 Monterey st.	P1		Midge outbreak; requesting treatment	Joel	Requested fogging treatment with Clarke.	4/17/2026	04/17/26	04/23/26	
4/20/2026	Paul Wellens	624 Tapatio Lane	P9		Questions about low water levels of pond	Joel	Explained stormwater ponds and low water levels due to lack of rain.	4/20/2026	N/A	N/A	
4/23/26	Florence Mazzei	388 Scripps Ranch Rd	P3		Requesting update; pond still green; questions about cause and health concern	Joel	Provided update on additional treatment and addressing health concerns.	4/24/2026	N/A	N/A	
4/29/26	Florence Mazzei	388 Scripps Ranch Rd	P3		Complaint about dead grass behind home; large hole in the grass	Joel/HOA	Called back, no voicemail available	4/29/2026	N/A	N/A	
4/30/26	Florence Mazzei	388 Scripps Ranch Rd	P3		Requesting update	Joel/HOA	Informed resident of HOA responsibility; gave HOA	4/30/2026	N/A	N/A	
4/30/26	Nicholas Lombardo	312 La Jolla Lane	P3		Requesting pond treatment and update	Joel	Requested additional algae treatment with Solitude.	4/30/2026	05/01/26	05/01/26	
5/8/2026	Jannette Hamlett	739 Carmel Lane	P4		Fish Kill	Joel	Requested immediate fish kill clean up with Solitude.	5/8/2026	05/08/26	05/11/26	
5/8/2026	Maryann Walkowski		P4		Fish Kill	Joel					
5/8/2026	Donna Gilbert	142 Indian Wells Ave	P4		Fish Kill	Joel	Provided the same update as Mrs. Hamlett	5/8/2026	05/08/26	05/11/26	
5/9/2026	Cap Doorn		P4		Fish Kill	Joel					
5/13/2026	Jim Eubanks	799 Carmel Lane	P4		Fish Kill	Joel/Vendor	Provided update on cleanup and answered questions about aeration				