

*Poinciana West
Community Development District*

Agenda Package

September 16, 2026

AGENDA

Poinciana West

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 9, 2026

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

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, September 16, 2026 at 9:30 AM at the Gator Room, 385 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 883 8064 3758

Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the July 15, 2026 Board of Supervisors Meeting
5. Consideration of Fiscal Year 2026 Audit Engagement Letter
6. Consideration of Engineering Work Authorization
7. Consideration of Fiscal Year 2027 Work Authorization for District Management and Field Management Services
8. Review of Revised Aquatics Scope of Services
9. Consideration of Proposals for Aquatic Services
 - A. Aquatic Weed Management
 - B. Solitude
 - C. Steadfast
10. Staff Reports
 - A. Attorney
 - i. Review of Recall Rule and Proposed Amendment Prohibiting Supervisor from Chairing Recall Committee
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Engineer's Report
 - C. District Manager
 - i. Check Register
 - ii. Financials
 - iii. Review of April & May Financials and Invoices
 - iv. Action Items List
 - D. Field Manager
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report

- iv. Customer Complaint Log
- 11. Supervisor's Requests
- 12. General Audience Comments
- 13. Other Business
- 14. Next Meeting Date- **November 18, 2026, 9:30 AM; The Gator Room**
- 15. Adjournment

Sincerely,

Tricia L. Adams

District Manager

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, **July 15, 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 <i>(via Zoom)</i>	District Counsel
Cole Landau <i>(via Zoom)</i>	District Engineer
Joel Blanco	GMS Field Staff
Cherrief Jackson	Clarke Midge Control
Alan Wilson <i>(via Zoom)</i>	Solitude
Taber Anderson <i>(via Zoom)</i>	Solitude
Residents	

The following is a summary of the discussions and actions taken at the July 15, 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 9:35 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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Poinciana West CDD

THIRD ORDER OF BUSINESS**Public Comment Period on Agenda Items**

Ms. Adams opened the public comment period. Ms. Susan Godlowski noted that the camera was turned off. Ms. Adams confirmed that there was only audio and not video. There being no further comments, Ms. Adams closed the public comment period.

- **Discussion with Solitude on Previous Fish Kills & Water Quality Tests** (*Item 7Div*)

By consensus, the Board considered Item 7.D.iv., Discussion with Solitude Regarding Previous Fish Kills and Water-Quality Testing, out of order. Mr. Alan Wilson, Regional Manager and Ms. Taber Anderson, Account Manager of Solitude, introduced themselves. They were attending at the Board's request. Solitude representatives discussed the recent fish kills, water-quality monitoring procedures, treatment protocols, and possible environmental and treatment-related causes. Board members requested enhanced monitoring before significant treatments, particularly during periods of high temperature, low dissolved oxygen, or forecasted rainfall. The Board also discussed the frequency of pond inspections and the potential use of resident volunteers. Solitude agreed to provide information concerning an enhanced monitoring program and procedures for volunteer pond observations. Ms. Adams noted that volunteer participation could create insurance considerations.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 20, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 20, 2026, Board of Supervisors Meeting, which were included in the agenda package. There were no corrections.

On MOTION by Ms. Gregory seconded by Ms. Stecher with all in favor the Minutes of the May 20, 2026, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Public Hearing**

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor the public hearing for the Fiscal Year 2027 budget was opened.

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A. Consideration of Resolution 2026-03 Adopting Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2026-03, Adopting the FY 2027 budget commencing on October 1, 2026, and ending on September 30, 2027. Adoption of the resolution appropriates funds as outlined in the budget and allows for amendments during FY 2027. The Proposed Budget for FY 2027 was attached as an exhibit to the resolution. No assessment increase was proposed. Ms. Gregory asked if the HOA was contacted regarding the 11 recreational units. Ms. Adams stated that information concerning the outstanding debt assessments on the 11 recreational units had been provided to the HOA and that the HOA had indicated its intention to pay the debt assessments in full. She further stated that the effect, if any, on future O&M assessments would be evaluated as part of a future budget and assessment process. There were no public comments.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the public hearing for the Fiscal Year 2027 budget was closed.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2026-04, imposing and collecting maintenance assessments and authorizing the collection of the debt service assessment imposed at the time that the bonds were issued. Attached to the resolution as an exhibit, was an Assessment Roll and the Adopted Budget for FY 2027. Ms. Gregory requested that the tax roll not be included in future agenda packages to save paper. Dr. Master questioned the principal remaining in the CDD bonds and whether surplus funds could be used, instead of investing the funds. Ms. Adams explained that total principal and interest and the retirement date were outlined in the Amortization Schedule. There were 10 years remaining on the bonds.

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On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the public hearing for the imposition of special assessments was opened.

There were no public comments.

On MOTION by Ms. Stecher seconded by Mr. Doorn with all in favor the public hearing for the imposition of special assessments was closed.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

SIXTH ORDER OF BUSINESS

Review of Stormwater Maintenance Scope of Services

Ms. Adams presented a scope of services for the stormwater maintenance. The neighboring Poinciana CDD had requested that stormwater services go out for bid, due to the current service provider not meeting performance expectations. The scope would be provided to the Poinciana CDD Board in August, in the hopes that both CDDs could utilize one scope. Discussion ensued by the Board Members and the following changes were made:

- Under *Service Frequency*, include one bullet for “*Minimum of (1) inspection visit of each pond every two weeks, year-round*” and a second bullet for “*Treatment as needed.*”
- Under the *Enhanced Frequency* section, eliminate (April – October) from scope, as it was impractical.
- Format it to align with the document and say, “*Treatment shall not be limited to the scheduled inspection frequency. The contractor shall perform treatments as often as reasonably necessary to achieve and maintain the desired condition of the ponds, including the elimination or effective control of algae, invasive or nuisance aquatic plants and other undesirable vegetation.*”
- Under *Littoral/Plant Management*, remove 3-foot buffer and 10-foot boat access requirements and include as separate bullet points with 3-foot listed first.

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Mr. Doorn requested a maintenance history of each pond. Ms. Gregory would contact Solitude to question their data management system, as there were errors. Mr. LaRue requested that Ponds 1 and 2 be corrected in Clarke's system to rename them as Ponds 5 and 6. Ms. Adams was asked to provide the amended scope to the Poinciana CDD Board for their review.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Proposed Rule on Supervisor Recall Process

District Counsel reported that the Governor vetoed the proposed increase in the sovereign immunity caps and provided an update regarding the newly enacted legislation establishing a proposed rule on the Supervisor recall process. District Counsel recommended that the Board include this rule in their Rules of Procedure, as well as adopt a neutrality policy. Board discussion ensued and Dr. Master requested that the proposed policy address whether a sitting Board member may serve as chair of a recall committee. District Counsel requested that the Board Members review the rule and discuss at the next meeting, whether to adopt this provision as a rule and provide any proposed changes.

B. Engineer

i. Presentation of Fiscal Year 2026 Engineer's Report

The District Engineer presented the Fiscal Year 2026 Engineer's Report, which was included in the agenda package. It reported on the parcels of land that were owned by the CDD, which were mostly ponds and was provided to the Field Services Manager to handle items that required maintenance. Mr. LaRue noted that the report identified drainage or grading concerns at Ponds 4, 5, and 6. He requested that staff evaluate the conditions and provide a recommended scope of work and estimated cost for any necessary grading or fill work. *The District Engineer left the meeting.*

C. District Manager

i. Approval of Check Register

Ms. Adams presented the Check Register for June 1, 2026, through June 30, 2026, totaling \$76,017.13.

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On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the June 1, 2026, through June 30, 2026, Check Register in the amount of \$76,017.13 was approved.

ii. Financials

Ms. Adams presented the Unaudited Financial Statements through June 30, 2026, which were included in the agenda package for informational purposes. All assessments were collected and administration and field expenses were running under budget. Bond payments due in May, were made in accordance with the Amortization Schedule. Ms. Gregory requested to review the renewal price for liability insurance.

iii. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Aligning the pond numbers with engineered pond numbers, would be included on the Action Items List for tracking purposes.

iv. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the Fiscal Year 2027 meeting schedule. Meetings were scheduled on the third Wednesday of every other month at 9:30 a.m. in the Gator Room.

On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the Fiscal Year 2027 meeting schedule as presented was approved.

v. Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams presented the proposed Fiscal Year 2027 goals, objectives, performance measures, and standards. She explained that they addressed ongoing District activities, including public communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability.

Mr. LaRue MOVED to adopt the Fiscal Year 2027 goals and objectives, and Ms. Gregory seconded the motion.

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On VOICE VOTE with all in favor the Fiscal Year 2027 goals and objectives were adopted.

b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Ms. Adams presented the District's Fiscal Year 2026 annual performance report, which evaluated the District's progress toward its adopted goals and objectives. She requested that the Board approve the report and authorize the Chair or Vice Chair to execute the final form for publication on the District's website.

On MOTION by Mr. LaRue seconded by Ms. Stecher with all in favor authorizing the Chair or Vice Chair to execute the completed 2026 goals and objectives was approved.

D. Field Manager's Report

i. Consideration of Proposal to Hydrorake Pond 15

This item was deferred, as the proposal was not provided to field staff in time for this meeting.

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ii. Consideration of Proposal to Address Engineer's Report Items

Mr. Blanco received the Engineer's Report. He would obtain proposals for leveling of the pond, repair of a skimmer station at Pond 5 and remove vegetation from drain boxes on the dry ponds and provide at the next meeting. A proposal to re-seed the bank on Pond 17, would be obtained from Floralawn.

iii. Review of Revised Aquatics RFP Scope

This item was discussed under new business.

iv. Discussion with Solitude on Previous Fish Kills & Water Quality Tests

By consensus, the Board considered Item 7.D.iv., Discussion with Solitude Regarding Previous Fish Kills and Water-Quality Testing, out of order.

v. Field Manager's Report

Mr. Blanco presented the Field Manager Report, which was included in the agenda package. The stump grinding of the Cypress tree was completed. A proposal was requested from Floralawn to sod the area. The Board Members requested seed instead of sod. Mr. Blanco reported that the littorals have been established in Pond 22 and the gambusia, clams and shrimp would be installed. The Board Members preferred to wait for installation until September.

vi. Pond Maintenance Report**vii. Midge Management Report****viii. Customer Complaint Log**

Mr. Blanco presented the Pond Maintenance, Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Solitude's service was improving from the prior month, as the amount of grass on Pond 15 diminished in size and Pond 8 looked better.

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

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**General Audience Comments**

Resident Henry Stuart, 153 Glendale Court, asked whether the District owned the pond near the end of Glendale Court and described its apparent overflow into the adjacent wooded or

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preserve area during heavy rainfall. Chair Gregory stated that she understood the pond to be owned by the homeowners' association.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Next Meeting Date – September 16, 2026,
9:30 a.m.; The Gator Room**

The next meeting was scheduled for September 16, 2026, at 9:30 a.m. in The Gator Room.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Dr. Master seconded by Mr. Doorn with all in favor the meeting was adjourned at 12:25 p.m.

 Secretary / Assistant Secretary

 Chair/Vice Chairman

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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July 29, 2026

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, 2026. 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, 2026. 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 2026 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.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

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 relaying 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@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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.

This agreement may be 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.

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 2025 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.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VI



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

Sent Via Email: tadams@gmscfl.com

August 21, 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 2027-1
Poinciana West Community Development District
District Engineering Services – FY 2027
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").

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 2027 only. We estimate a budget of \$15,000, 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 2027-1
August 21, 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 2027 District Engineering Services – 08-21-2026
Enclosures*

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Poinciana West Community Development District

Date: _____



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION VII



WORK AUTHORIZATION FOR FISCAL YEAR 2027 DISTRICT MANAGEMENT SERVICES

This Work Authorization is issued pursuant to the Management Agreement between Poinciana West Community Development District ("District") and Governmental Management Services-Central Florida, LLC ("Manager" or "GMS"), dated December 13, 2017, as amended. In accordance with Section 7 (Amendments and Changes) and the Agreement’s provisions regarding annual fee adjustments as approved in the District’s adopted budget, this Work Authorization expands the District Management Services to include Fiscal Year 2027 District Management Services as detailed below.

This Work Authorization shall become effective as of October 1st, 2026, and shall remain in effect until terminated or otherwise modified pursuant to the terms of the Management Agreement and all duly adopted budget adjustments.

EXHIBIT A – FEE SCHEDULE:

Services Descriptions	FY '26 Adopted Budget	FY '27 Adopted Budget	GMS Variance
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year	\$44,558	\$46,786	\$2,228 5.0%
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,250	\$5,513	\$263 5.0%
Information Technology Fees & Annual Website Maintenance Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$2,232	\$2,344	\$112 5.0%
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds)	\$3,785	\$3,975	\$190 5.0%
Field Operations Management - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$11,474	\$12,048	\$574 5.0%
Totals	\$67,299	\$70,666	\$3,367 5.0%

ORLANDO
219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE
475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA
4530 Eagle Falls Pl
Tampa, FL 33619
(813) 344-4844

PALM COAST
393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE
1001 Bradford Way
Kingston, TN 37763
(865) 717-7700



EXHIBIT B – MISCELLANEOUS FEES SCHEDULE:

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots - Prepaid Estoppel Letter – Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 17,500 \$ 17,500 \$ 20,000 \$ 3,500 \$ 100 \$ 250 \$ 299 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 100/Hour
Facility Maintenance and Repair Services GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager	\$55.00/Hour + Expenses
Additional Services: All other requested items not specifically denote in Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District.	As Defined

Governmental Management
Services-Central Florida, LLC.

Poinciana West Community
Development District

George Flint
Senior Vice-President

Chair/Vice-Chair, Board of Supervisors

Signature Date

Signature Date



GOVERNMENTAL MANAGEMENT SERVICES

COMPANY PROFILE

[30 PAGES TO FOLLOW]

Page 29

District Management Services Company Profile Prepared For The Poinciana West Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-CENTRAL FLORIDA, LLC



DISTRICT
MANAGEMENT
SERVICES

www.govmgtsvc.com

Submitted
September 16th, 2026

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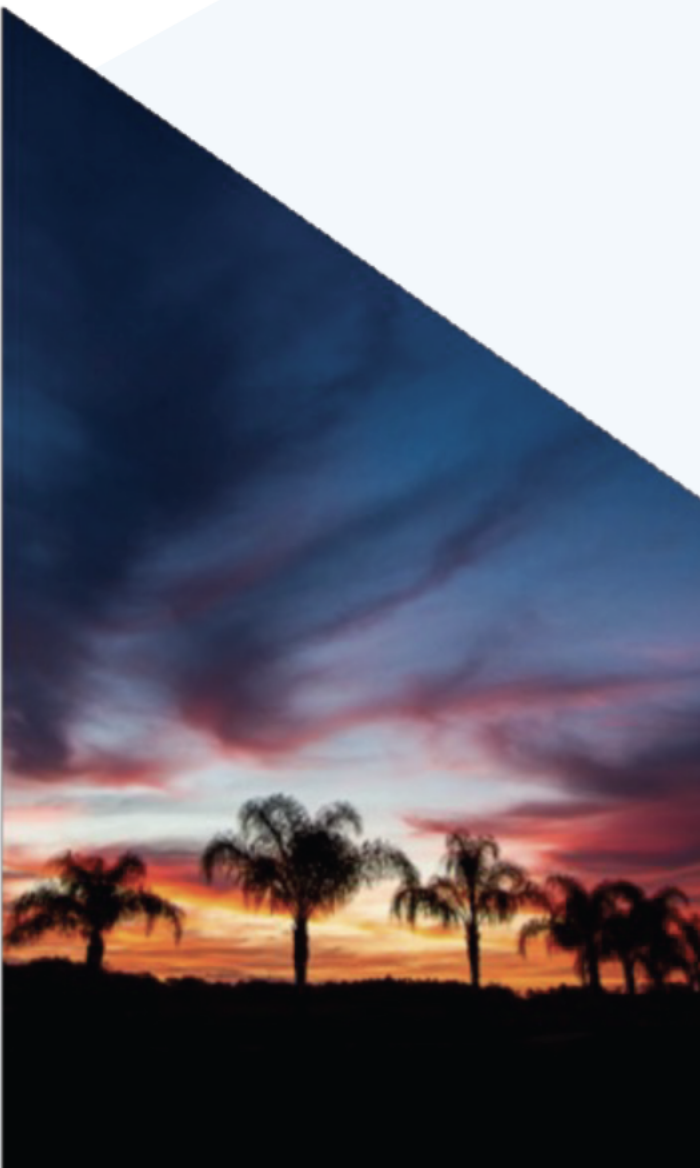
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COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 300 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 300 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 person years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 300 Community Development Districts across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard
Jacksonville, FL 32207

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

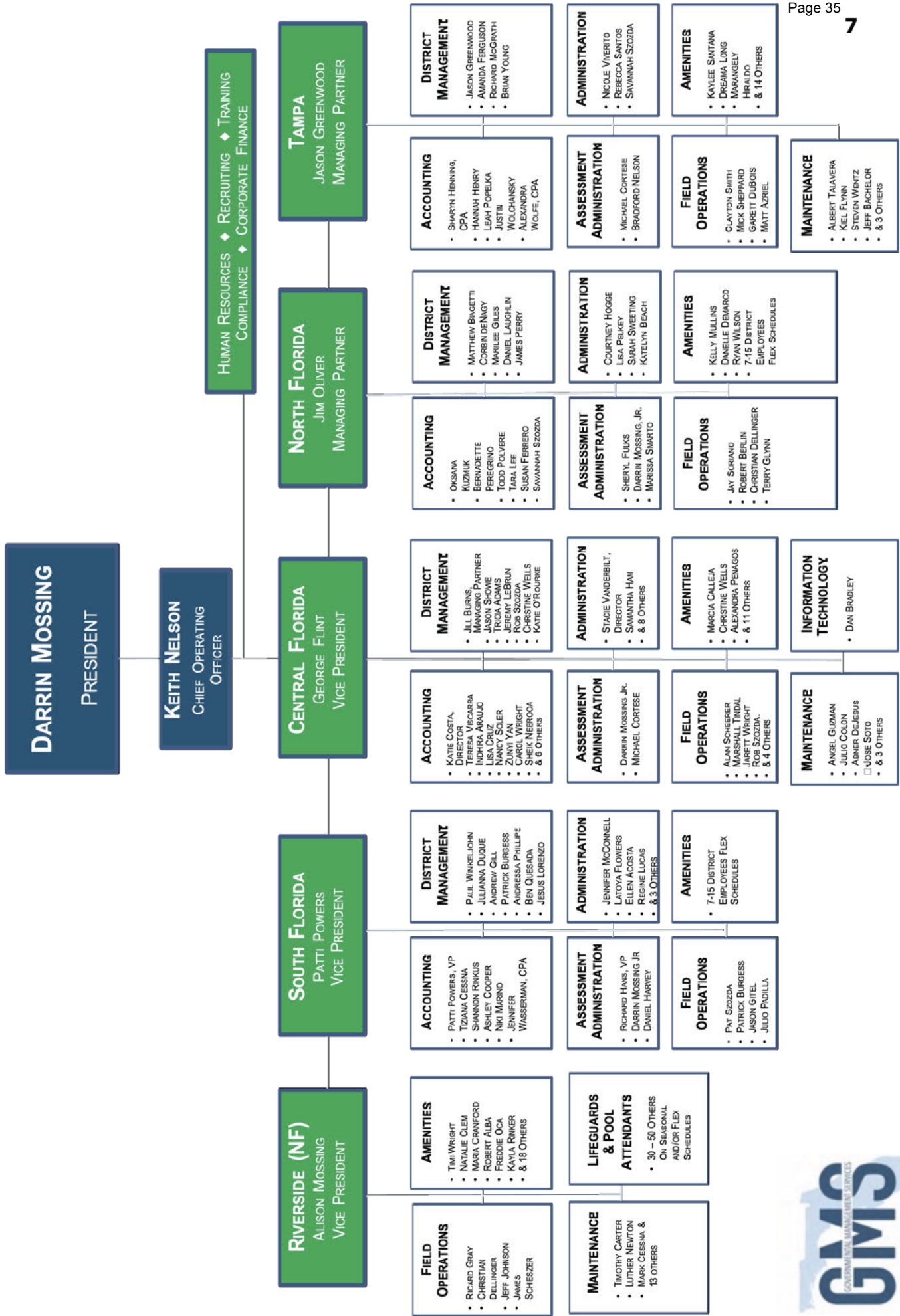
6200 Lee Vista Blvd
Ste. 300
Orlando, FL 32822

GMS - Tampa

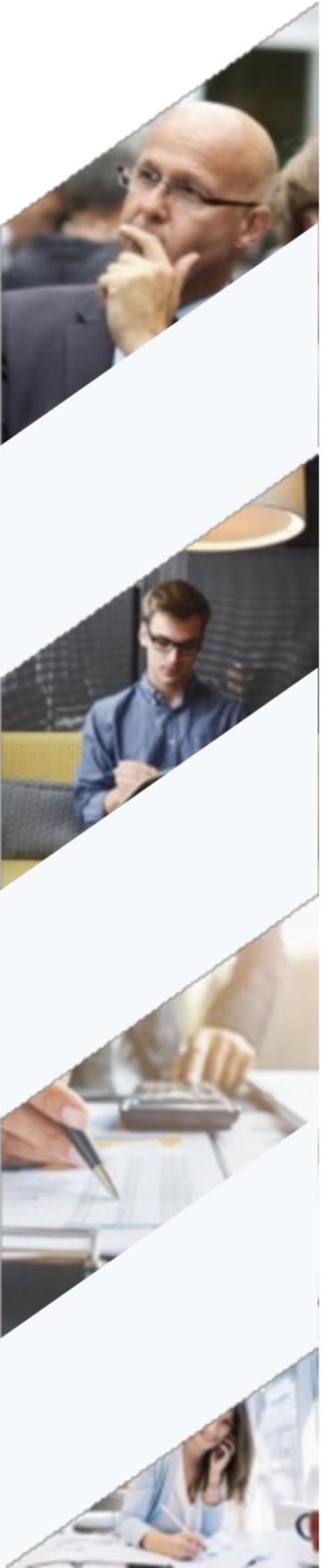
4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844



GOVERNMENTAL MANAGEMENT SERVICES



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

36+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 300 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

GEORGE FLINT

MANAGING PARTNER

Mr. Flint is a shareholder in GMS and oversees all aspects of the Central Florida office. Mr. Flint manages numerous special districts in the Central Florida region. George graduated from Princeton University with a Bachelor's Degree in Politics/Economics and holds a Master's in Public Administration from Florida State University with a focus of public budgeting and financial management. He has an extensive background in the public and private sectors. Prior to opening the GMS Central Florida office in 2005, he served as an Assistant County Administrator, Budget Officer, Water and Sewer Authority Executive Director, and Management Consultant/Regional Manager for an environmental engineering firm.

EDUCATION

University of Central
Florida, Bachelor of
Liberal Studies

EXPERIENCE

- 18+ Years
- \$300M+ Bond Issuance In The Last 5 Years
- Corporate Operations & District Management

EDUCATION

B.A., Politics/
Economics,
Princeton
University, 1990

MPA, Public
Budgeting and
Financial
Management,
Florida State
University, 1994

EXPERIENCE

- 30+ Years District Management

JILL BURNS

MANAGING PARTNER

Jill Burns has a Bachelor's Degree in Liberal Studies from the University of Central Florida. She has over sixteen years of experience in the establishing, financing, and managing of special districts across the state of Florida. Jill is dedicated to working with residents, developers, and the boards of supervisors in order to bring the highest level of service to each District she manages. Ms. Burns has been responsible for overseeing and managing over 30 CDDs across Florida including Districts in Manatee, Sarasota, Polk, St. Johns, Duval, Nassau, Flagler, Volusia, Alachua, and Orange Counties.

EDUCATION

Bachelor of Public
Administration, FIU

Master of Public
Administration, Univ.
of Central Florida

EXPERIENCE

25+ Years

- District Management
- Assessment
Administration

JASON SHOWE

SR. DISTRICT MANAGER

Mr. Showe has a Bachelor's Degree in Public Administration from Florida International University and a Master's Degree in Public Administration from the University of Central Florida. He has over twenty-five years of experience in customer service, budgeting, revenue coordination, training, and program analysis in government agencies throughout the state of Florida. Additionally, he obtained the Certified Public Manager Certification through Florida State University and is designated as a Competent Speaker and a Competent Leader through Toastmasters International. He is involved in all facets of District Management including Field Management, Budgeting, and the Assessment Administration. He provides the highest level of service to the clients of GMS.

TRICIA ADAMS

DISTRICT MANAGER

Ms. Adams has a Bachelor's Degree in Management and Marketing, as well as a graduate degree in Public Administration. During graduate coursework, she researched emerging issues related to Community Development Districts in Florida. For over 15 years, Ms. Adams has had the opportunity to work with Districts that own and operate exceptional aquatic facilities, clubhouses, restaurants, and wellness centers. She has recently assisted a District acquiring top-tier golf club facilities and on-boarded golf management services.

EDUCATION

B.A., Marketing and
Management
Graduate Degree in
Public Administration

EXPERIENCE

15+Years

- District Management
- Amenity
Management

EDUCATION

Bachelor of Arts, History
& Education,
Univ. of North Florida

Masters in Educational
Leadership,
Univ. of Central Florida

EXPERIENCE

- Public Education
Principal

JEREMY LEBRUN

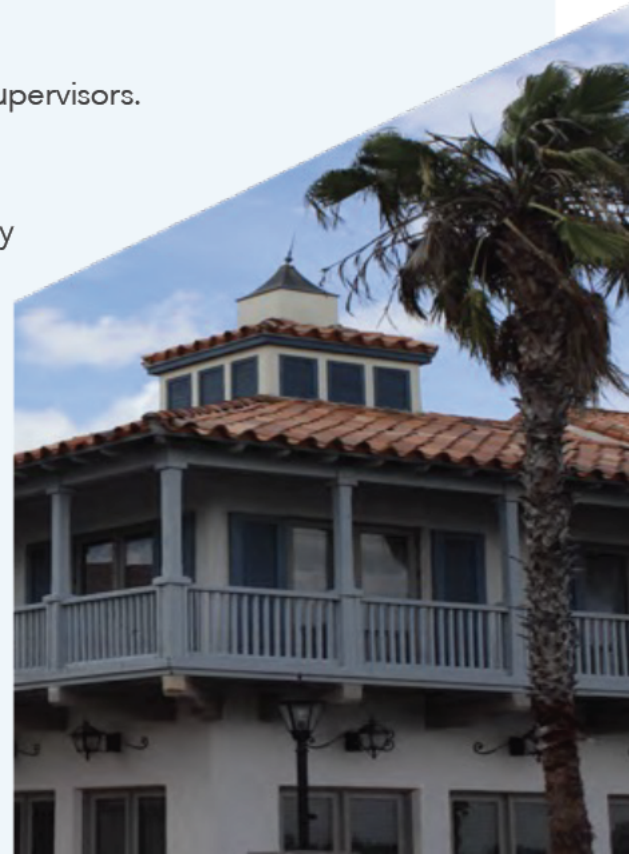
DISTRICT MANAGER

Mr. Lebrun joined the GMS organization in early 2022. He has a passion for customer service and consultancy. His background as a public-school principal for many years serves him well to offer excellent customer service to a varied constituency in the Community Development District business.

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record and conduct all regularly scheduled Board of Supervisors' Meetings including landowners meetings, continued meetings and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve annual budget, annual audit, and monthly disbursements.
- Review annual insurance policy to ensure District maintains proper insurance coverage.

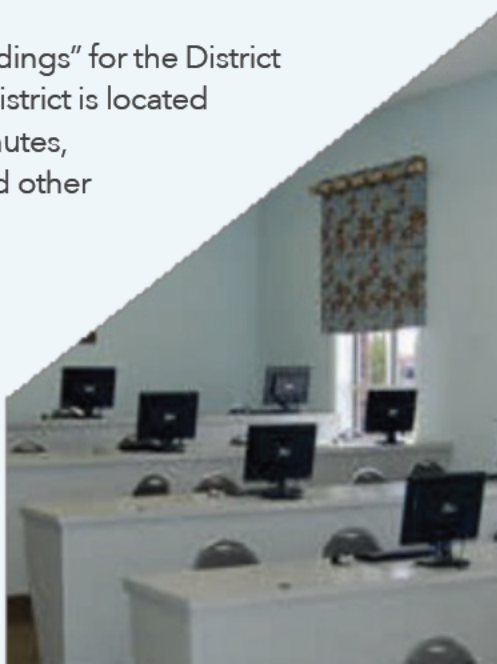


ADMINISTRATIVE SERVICES

Stacie Vanderbilt, Samantha Ham, and the rest of our GMS administration support team will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. Ms. Vanderbilt has 17+ years of GMS experience and has a Bachelor's of Science in Business Administration. Ms. Ham has a Bachelor's of Science in Animal Nutrition from the Ohio State University. Our GMS administrative services department has an excellent reputation in the industry for providing timely, accurate and professional administrative services to our Community Development District clients.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
 - Publish and circulate annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions and other required records.
 - Transmit Registered Agent information to DCA and local governing authorities.
 - File Ordinance or Rule establishing the District to DCA.



ACCOUNTING & FINANCIAL SERVICES

Katie Costa leads our accounting and financial reporting department. She has over 12 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Costa and her teams provide financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a dual major Bachelors of Science Degree in Accounting and Finance from the University Of Central Florida. Ms. Costa and her team currently provide services as District Accountants to 100+ Community Development Districts in the state of Florida.

EDUCATION

B.S. Dual Major
Accounting & Finance
University of Central
Florida

EXPERIENCE

12+ Years
• Accounting
• Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate government agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to over 30 Districts throughout Central Florida under the direction of **Clayton Smith** and **Alan Scheerer**. Our field/operations managers also oversee maintenance projects and the teams providing maintenance services. **Mr. Scheerer** currently provides operations/field management for 17 CDDs and has over 25 years of business experience including 15 years as a chief engineer for several resorts and hotels in the Central Florida Area. **Mr. Smith** has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested

PREVENTATIVE REPAIR & MAINTENANCE SERVICES

GMS has an in-house preventative repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr. and **Michael Cortese** perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the Tampa and Central Florida Divisions.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients and other CDD industry stakeholders have come to recognize and appreciate the quality of the services that we provide. GMS encourages its prospective clients to contact our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Mark Greenstein

Chair, Reunion East CDD
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Reunion, FL 34747
(407) 744-8344

gmark10@msn.com

G. Melvin Mills, Jr.

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Brian (Ken) Brown

Seat 4, Remington CDD
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Sara Hurst

Chair, Falcon Trace CDD
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Orlando, FL 32837
(407) 812-7304

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Graham Staley

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Greg Jones

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gjgardengrove@gmail.com

Woody Hutton

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GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astoria	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		✓
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Bellaviva	Osceola	✓	✓	✓		
27	Belmont	Hillsborough	✓	✓	✓		✓
28	Bent Creek	St. Lucie	✓	✓	✓		
29	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
30	Bonita Village	Lee	✓	✓	✓		
31	Bonnet Creek	Orange	✓	✓	✓		✓
32	Botaniko	Broward	✓	✓	✓		
33	Bradbury	Polk	✓	✓	✓		✓
34	Brandy Creek	St. Johns	✓	✓	✓		
35	Bridgewalk	Osceola	✓	✓	✓		✓
36	Bridgewater	Polk	✓	✓	✓		✓
37	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
38	Campo Bello	Miami-Dade	✓	✓	✓		
39	Candler Hills East	Marion	✓	✓	✓		
40	Canopy	Leon	✓	✓	✓		✓
41	Capital Region	Leon	✓	✓	✓		
42	Captiva Erosion Prevention Distric	Lee	✓				
43	Central Lake	Lake	✓	✓	✓	✓	
44	Centre Lake	Miami-Dade	✓	✓	✓		✓
45	ChampionsGate	Osceola	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
47	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
48	Chapel Creek	Pasco	✓	✓	✓		✓
49	City of Coral Gables**	Miami-Dade	✓	✓			
50	Coastal Ridge	Duval	✓	✓	✓		
51	Coconut Cay	Miami-Dade	✓	✓	✓		✓
52	Cocoplum Lights	Miami-Dade	✓	✓			
53	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
54	Copper Creek	St. Lucie	✓	✓	✓		✓
55	Copper Oaks	Lee	✓	✓	✓		
56	Coquina Shores	Flagler	✓	✓	✓		
57	Coral Bay	Broward	✓	✓	✓		✓
58	Coral Keys Homes	Miami-Dade	✓	✓	✓		
59	Cordova Palms	St. Johns	✓	✓	✓		✓
60	Cory Lakes	Hillsborough	✓	✓	✓		
61	Country Greens	Lake	✓	✓	✓		✓
62	County Road 33	Polk	✓	✓	✓		
63	Creekside	St. Lucie	✓	✓	✓		
64	Crossings	Osceola	✓	✓	✓		✓
65	Crossroads Village Center	Polk	✓	✓	✓		
66	Crosswinds East	Polk	✓	✓	✓		✓
67	Crosswinds West	Polk	✓	✓	✓		
68	Crystal Cay	Miami-Dade	✓	✓	✓		
69	Cypress Bluff	Duval	✓	✓	✓		
70	Cypress Cove	Broward	✓	✓	✓		✓
71	Cypress Park Estates	Polk	✓	✓	✓		✓
72	Cypress Ridge	Hillsborough	✓	✓	✓		✓
73	Darby	Duval	✓	✓	✓		✓
74	Davenport Road South	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		✓
79	Dowden Central	Orange	✓	✓	✓		✓
80	Dowden West	Orange	✓	✓	✓		✓
81	Downtown Doral	Miami-Dade	✓	✓	✓		
82	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
83	Dunes	Flagler	✓	✓	✓		
84	Dupree Lakes	Pasco	✓	✓	✓		✓
85	Durbin Crossings	St. Johns	✓	✓	✓		
86	Eagle Bend	St. Lucie	✓	✓	✓		
87	Eagle Hammock	Polk	✓	✓	✓		✓
88	Eagle Trace	Polk	✓	✓	✓		
89	East 547	Polk	✓	✓	✓		✓
90	Eden Hills	Polk	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Elevation Pointe	Orange	✓	✓	✓		
92	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
93	Epmore	Miami-Dade	✓	✓	✓		
94	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
95	Eureka Grove	Miami-Dade	✓	✓	✓		
96	Falcon Trace	Orange	✓	✓	✓		✓
97	Falls at Drake Pointe	Lake	✓	✓	✓		
98	Forest Brooke	Hillsborough	✓	✓	✓		✓
99	Founders Ridge	Lake	✓	✓	✓		
100	Fronterra	Collier	✓	✓	✓		
101	Gardens at Hammock Beach	Flagler	✓	✓	✓		
102	Golden Gem	Lake	✓	✓	✓		
103	Grand Oaks	St. Johns	✓	✓	✓		✓
104	Grande Pines	Orange	✓	✓	✓		✓
105	Green Corridor	Multiple	✓	✓			
106	Griffin Lakes	Broward	✓	✓	✓		✓
107	Hamilton Bluff	Polk	✓	✓	✓		
108	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
109	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
110	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
111	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
112	Hammock Reserve	Polk	✓	✓	✓		✓
113	Harbor Reserve	Osceola	✓	✓	✓		✓
114	Hartford Terrace	Polk	✓	✓	✓		✓
115	Hemingway Point	Broward	✓	✓	✓		✓
116	Heritage Park	St. Johns	✓	✓	✓		✓
117	Heron Isles	Nassau	✓	✓	✓		
118	Hickory Tree	Osceola	✓	✓	✓		
119	Hicks Ditch	Lake	✓	✓	✓		
120	Hidden Creek	Hillsborough	✓	✓	✓		✓
121	Highland Meadows	Polk	✓	✓	✓		✓
122	Highland Meadows West	Polk	✓	✓	✓		✓
123	Hilliard Isle	Osceola	✓	✓	✓		✓
124	Holly Hill Road East	Polk	✓	✓	✓		✓
125	Hollywood Beach 1	Broward	✓	✓	✓		
126	Horseshoe Creek	Polk	✓	✓	✓		
127	Hunt Club Grove	Polk	✓	✓	✓		✓
128	Indigo	Volusia	✓	✓	✓		
129	Indigo East	Marion	✓	✓	✓		
130	Islands of Doral III	Miami-Dade	✓	✓	✓		
131	Isle of Bartram Park	St. Johns	✓	✓	✓		
132	Jennings Farms HOA	Clay	✓				
133	Kepler Road	Volusia	✓	✓	✓		
134	Kingman Gate	Miami-Dade	✓	✓	✓		✓
135	Kings Bay Security Guard Station	Miami-Dade	✓	✓			

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Knightsbridge	Osceola	✓	✓	✓		✓
137	Lake Ashton	Polk	✓	✓	✓		
138	Lake Ashton II	Polk	✓	✓	✓		
139	Lake Deer	Polk	✓	✓	✓		✓
140	Lake Emma	Lake	✓	✓	✓		✓
141	Lake Harris	Lake	✓	✓	✓		✓
142	Lake Lizzie	Osceola	✓	✓	✓		✓
143	Lake Mattie Preserve	Polk	✓	✓	✓		
144	Lakehaven	Lake	✓	✓	✓		✓
145	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
146	LakeShore Ranch	Pasco	✓	✓	✓		✓
147	Lakeside Plantation	Sarasota	✓	✓	✓		
148	Landings	Flagler	✓	✓	✓		
149	Landings At Miami	Miami-Dade	✓	✓	✓		
150	Lawson Dunes	Polk	✓	✓	✓		✓
151	Live Oak Lake	Osceola	✓	✓	✓		✓
152	Lucaya	Lee	✓	✓	✓		
153	Lucerne Park	Polk	✓	✓	✓		✓
154	Mainstreet at Coconut Creek	Broward	✓	✓	✓		
155	Majorca Isles	Miami-Dade	✓	✓	✓		
156	Mayfair	Brevard	✓	✓	✓		
157	McCarty's Choice	St. Lucie	✓	✓	✓		
158	McJunkin At Parkland	Broward	✓	✓	✓		
159	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
160	Mediterranea	Palm Beach	✓	✓	✓		
161	Metropica	Broward	✓	✓	✓		
162	Middle Village	Clay	✓	✓	✓		
163	Mirada (Lee)	Lee	✓	✓	✓		
164	Mirada (Pasco)	Pasco	✓	✓	✓		✓
165	Narcoossee	Orange	✓	✓	✓		✓
166	New River	Pasco	✓	✓	✓		
167	Newton Road	Miami-Dade	✓	✓	✓		
168	Nokomis Groves	Sarasota	✓	✓	✓		
169	North Boulevard	Polk	✓	✓	✓		✓
170	North Dade	Miami-Dade	✓	✓	✓		
171	North Powerline Road	Polk	✓	✓	✓		✓
172	North Springs	Broward		✓	✓	✓	
173	Northern Riverwalk	Palm Beach	✓	✓	✓		
174	Oakridge	Broward	✓	✓	✓		
175	Old Cutler Bay Security Guard S	Miami-Dade	✓	✓			
176	Old Hickory	Osceola	✓	✓	✓		✓
177	Orchid Grove	Broward	✓	✓	✓		✓
178	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
179	OTC	Duval	✓	✓	✓		
180	Palm Coast Park	Flagler	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Palm Glades	Miami-Dade	✓	✓	✓		✓
182	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
183	Panama City North	Bay	✓	✓	✓		
184	Park Creek	Hillsborough	✓	✓	✓		✓
185	Parkside Trails	Lake	✓	✓	✓		
186	Paulucci Acres	Orange	✓	✓	✓		
187	Peace Creek	Polk	✓	✓	✓		✓
188	Peace Creek Village	Polk	✓	✓	✓		✓
189	Pine Air Lakes	Collier	✓	✓	✓		✓
190	Pine Bay Estates Security Roving	Miami-Dade	✓	✓			
191	Pine Isles	Miami-Dade	✓	✓	✓		
192	Pine Ridge Plantation	Clay	✓	✓	✓		
193	Poinciana	Polk	✓	✓	✓		✓
194	Poinciana West	Polk	✓	✓	✓		✓
195	Pollard Road	Polk	✓	✓	✓		
196	Portofino Isles	St. Lucie	✓	✓	✓		
197	Portofino Landings	St. Lucie	✓	✓	✓		✓
198	Portofino Shores	St. Lucie	✓	✓	✓		✓
199	Portofino Springs	Lee	✓	✓	✓		
200	Portofino Vineyards	Lee	✓	✓	✓		
201	Portofino Vista	Osceola	✓	✓	✓		
202	Post Oak Ranch	Pasco	✓	✓	✓		
203	Preston Cove	Osceola	✓	✓	✓		✓
204	Princeton Commons	Miami-Dade	✓	✓	✓		
205	Quail Roost	Miami-Dade	✓	✓	✓		✓
206	Radiance	Flagler	✓	✓	✓		
207	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
208	Rancho Grande	Miami-Dade	✓	✓	✓		
209	Randal Park	Orange	✓	✓	✓		✓
210	Randal Park POA *	Orange	✓	✓			
211	Randal Park THOA *	Orange	✓	✓			
212	Randal Walk HOA-	Orange	✓	✓			
213	Remington	Osceola	✓	✓	✓		✓
214	Renaissance	Lee	✓				
215	Reserve	St. Lucie	✓	✓	✓	✓	
216	Residences at Tohoqua Communit	Osceola	✓	✓			
217	Reunion East	Osceola	✓	✓	✓		✓
218	Reunion West	Osceola	✓	✓	✓		✓
219	Rhodine Road North	Hillsborough	✓	✓	✓		✓
220	Ridge at Apopka	Orange	✓	✓	✓		✓
221	Ridgecrest	Polk	✓	✓	✓		✓
222	Ridgewood Trails	Clay	✓	✓	✓		
223	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
224	Riverbend	Hillsborough	✓	✓	✓		
225	Rivercrest	Hillsborough	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Rivers Edge	St. Johns	✓	✓	✓		
227	Rivers Edge II	St. Johns	✓	✓	✓		
228	Rivers Edge III	St. Johns	✓	✓	✓		
229	Riverwalk	Orange	✓	✓	✓		✓
230	Rolling Hills	Clay	✓	✓	✓		
231	Rolling Oaks	Osceola	✓	✓	✓		✓
232	Sabal Palm	Broward	✓	✓	✓		✓
233	Sampson Creek	St. Johns	✓	✓	✓		
234	San Diego Villas	Miami-Dade	✓	✓	✓		
235	San Simeon	Miami-Dade	✓	✓	✓		✓
236	Sand and Silica	Polk	✓	✓	✓		✓
237	Sandmine Road	Polk	✓	✓	✓		✓
238	Sawyer's Landing	Miami-Dade	✓	✓	✓		
239	Scenic Highway	Polk	✓	✓	✓		✓
240	Scenic Terrace North	Polk	✓	✓	✓		✓
241	Scenic Terrace South	Polk	✓	✓	✓		✓
242	Schaller Preserve	Polk	✓	✓	✓		
243	Seaton Creek Reserve	Duval	✓	✓	✓		✓
244	Sedona Point	Miami-Dade	✓	✓	✓		
245	Seminole Palms	Flagler	✓	✓	✓		
246	Seminole Palms of Flagler*	Flagler	✓	✓			
247	Shingle Creek	Osceola	✓	✓	✓		✓
248	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
249	Shotgun Road	Broward	✓	✓	✓		
250	Siena North	Miami-Dade	✓	✓	✓		
251	Silver Palms West	Miami-Dade	✓	✓	✓		
252	Six Mile Creek	Clay	✓	✓	✓		✓
253	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
254	Solterra	Miami-Dade	✓	✓	✓		
255	South Bay	Hillsborough	✓	✓	✓		
256	South Village	Clay	✓	✓	✓		
257	South Village New Smyrna Beach	Volusia	✓	✓	✓		✓
258	South-Dade Venture	Miami-Dade	✓	✓	✓		
259	St. Augustine Lakes	St. Johns	✓	✓	✓		
260	Stillwater	St. Johns	✓	✓	✓		
261	Stoneybrook South	Osceola	✓	✓	✓		✓
262	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
263	Stoneybrook West	Orange	✓	✓	✓		✓
264	Storey Creek	Osceola	✓	✓	✓		✓
265	Storey Drive	Orange	✓	✓	✓		✓
266	Storey Park	Orange	✓	✓	✓		✓
267	Summit View	Pasco	✓	✓	✓		✓
268	Summit View II	Pasco	✓	✓	✓		
269	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
270	Talis Park	Collier	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tapestry	Osceola	✓	✓	✓		✓
272	Terra Bella	Pasco	✓	✓	✓		✓
273	Tesoro	St. Lucie	✓	✓	✓		✓
274	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
275	The Gardner Trails	Polk	✓	✓	✓		✓
276	TIFA	Brevard	✓	✓	✓		
277	Tison's Landing	Duval	✓	✓	✓		
278	Tohoqua	Osceola	✓	✓	✓		✓
279	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
280	Tohoqua Master Association *	Osceola	✓	✓			
281	Tohoqua Reserve *	Osceola	✓	✓			
282	Tolomato	St. Johns	✓	✓	✓		
283	Towne Park	Polk	✓	✓	✓		✓
284	Townhomes at Tohoqua *	Osceola	✓	✓			
285	Tranquility	Brevard	✓	✓	✓		
286	Turnbull Creek	St. Johns	✓	✓	✓		
287	Turtle Run	Broward	✓	✓	✓		✓
288	Valencia Water Control District	Orange	✓	✓	✓	✓	
289	Venice Grand Oaks	Sarasota	✓	✓	✓		
290	Ventana	Hillsborough	✓	✓	✓		✓
291	Veranda Landing	St. Lucie	✓	✓	✓		
292	Verano #1	St. Lucie	✓	✓	✓		
293	Verano #2	St. Lucie	✓	✓	✓		✓
294	Verano #3	St. Lucie	✓	✓	✓		✓
295	Verano #4	St. Lucie	✓	✓	✓		
296	Verano #5	St. Lucie	✓	✓	✓		
297	Verano Center	St. Lucie	✓	✓	✓		
298	Viera East	Brevard	✓	✓	✓		
299	Villa Portofino East	Miami-Dade	✓	✓	✓		
300	Villa Portofino West	Miami-Dade	✓	✓	✓		
301	Villages of Biscayne Park**	Miami-Dade	✓	✓			
302	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
303	Villamar	Polk	✓	✓	✓		✓
304	Water Tank Road	Polk	✓	✓	✓		
305	Water's Edge	Manatee	✓	✓	✓		✓
306	Waterford Estates	Charlotte	✓	✓	✓		
307	Waterleaf	Hillsborough	✓	✓	✓		
308	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
309	Waterstone	St. Lucie	✓	✓	✓		✓
310	Weiberg Road	Polk	✓	✓	✓		
311	Wellness Ridge	Lake	✓	✓	✓		✓
312	Westside	Osceola	✓	✓	✓		✓
313	Westside Haines City	Polk	✓	✓	✓		
314	Westview North	Miami-Dade	✓	✓	✓		✓
315	Westwood OCC	Orange	✓	✓	✓		

CLIENT LISTING

www.govmgtsvc.com



GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	White Clay	Polk	✓	✓	✓		
317	Wilford Preserve	Clay	✓	✓	✓		✓
318	Willow Creek	Brevard	✓	✓	✓		✓
319	Willow Creek II	Brevard	✓	✓	✓		
320	Willowbrook	Polk	✓	✓	✓		
321	Wind Meadows South	Polk	✓	✓	✓		✓
322	Windsor at Westside	Osceola	✓	✓	✓		✓
323	Windsor Cay	Lake	✓	✓	✓		✓
324	Windward	Osceola	✓	✓	✓		✓
325	Woodland Crossing	Sumter	✓	✓	✓		
326	Woodland Ranch Estates	Polk	✓	✓	✓		
327	Woodlands Section 9	Broward	✓	✓	✓		
328	Wynnfield Lakes	Duval	✓	✓	✓		
329	Wynnmere West	Hillsborough	✓	✓	✓		✓
330	Yarborough Lane	Polk	✓	✓	✓		
331	Zephyr Ridge	Pasco	✓	✓	✓		✓
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CLIENT LISTING

RISK MANAGEMENT

REQUIREMENTS

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 08/27/2026		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220			CONTACT NAME: Holly Howe PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com			
INSURED Governmental Management Services-Central Florida, LLC 1001 Bradford Way Kingston TN 37763-3146			INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: Bridgefield Casualty Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES			CERTIFICATE NUMBER:			
REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	
LTR		INSR	WORD	(MM/DD/YYYY)	(MM/DD/YYYY)	
A	GENERAL LIABILITY		WS676398	09/02/2025	09/02/2026	
	☒ COMMERCIAL GENERAL LIABILITY					
	☐ CLAIMS-MADE ☒ OCCUR					
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	☒ POLICY ☐ PRO-JECT ☐ LOC					
	AUTOMOBILE LIABILITY					
	☐ ANY AUTO	☐ SCHEDULED AUTOS				
	☐ ALL OWNED AUTOS	☐ NON-OWNED AUTOS				
	☐ HIRED AUTOS					
	☐ UMBRELLA LIAB	☐ OCCUR				
☐ EXCESS LIAB	☐ CLAIMS-MADE					
☐ DED	☐ RETENTION \$					
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		0196-65580-000	01/01/2026	01/01/2027	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☒ Y ☒ N				
	If yes, describe under DESCRIPTION OF OPERATIONS below					
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.						
CERTIFICATE HOLDER			CANCELLATION			
Poinciana West CDD 219 E Livingston St Orlando, FL 32801			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: <i>Vicky M. Zelen</i>			
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RISK MANAGEMENT

REQUIREMENTS

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 08/27/2026		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082		CONTACT NAME: Angela Dietrich PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL: Angela@EdieWilliams.com ADDRESS:				
INSURED Governmental Management Services Central FL LLC 1001 Bradford Way Kingston, TN 37763		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 25178		
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X X	1220440-SFP-59	05/17/2026	11/17/2026	COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) The POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives are Additional Insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.						
CERTIFICATE HOLDER POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT 219 E. Livingston St. Orlando, FL 32801				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		
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COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

Services Descriptions	FY '26 Adopted Budget	FY '27 Adopted Budget	GMS Variance
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year	\$44,558	\$46,786	\$2,228 5.0%
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,250	\$5,513	\$263 5.0%
Information Technology Fees & Annual Website Maintenance Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$2,232	\$2,344	\$112 5.0%
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds)	\$3,785	\$3,975	\$190 5.0%
Field Operations Management - Annual Fee paid in equal monthly payments (plus reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$11,474	\$12,048	\$574 5.0%
The GMS Proposal Compared To The Adopted Fiscal Year '27 Budget For The Poinciana West Community Development District	\$67,299	\$70,666	\$3,367 5.0% Variance

EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance w/ Petition - Prepaid Estoppel Letter - One Lot - Prepaid Estoppel Letter - Multiple Lots - Prepaid Estoppel Letter - Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 17,500 \$ 17,500 \$ 20,000 \$ 3,500 \$ 100 \$ 250 \$ 299 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 100/Hour
Facility Maintenance and Repair Services. GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager	\$55.00/Hour + Expenses
Additional Services: All other requested items not specifically denote in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District.	As Defined

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE **Poinciana West CDD**



SERVING
FLORIDA'S
COMMUNITIES



Addresses:
219 East Livingston Street
Orlando, Florida 32801



Direct Phone Line:
(407) 841-5524 x 103



George Flint,
Senior Vice President
GFLINT@GMSFCL.COM



SECTION VIII

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 the Community Development District. 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 (85 Poinciana) (21 Poinciana West) water bodies as specified.

Frequency

- A minimum of one inspection shall be performed for each pond every two weeks, year-round.
- Service visits and treatment frequency shall not be limited to the scheduled inspection visits. The Contractor shall perform service visits and treatment as often as reasonably necessary to achieve and maintain the required pond conditions, including the effective control of algae, invasive or nuisance aquatic plants, and other undesirable vegetation.

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. The Contractor shall maintain the following conditions:

- A minimum 3-foot buffer between the high-water bank mark and the edge of the vegetation. Beneficial vegetation shall not extend continuously to the shoreline bank, and this buffer shall be maintained at all times.
- A vegetation-free access section at least 10 feet wide shall be maintained at each pond where boat access may be required for treatment.

Services Include

- Control of invasive vegetation while maintaining the required three-foot shoreline buffer.
- Maintenance and management of beneficial native plantings and littoral vegetation.
- 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

During each routine service visit, the Contractor shall remove readily accessible floating trash and debris located along or near the shoreline.

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. STORMWATER COMPONENT OBSERVATIONS

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 an engineering evaluation or structural certification.

9. REPORTING REQUIREMENTS

The Contractor shall provide regular service documentation.

Monthly Reports Shall Include

- Date of service
- Technician name
- Ponds Inspected
- 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 and Consumer Services requirements
- Florida Fish and Wildlife Conservation Commission guidance
- OSHA requirements
- Manufacturer recommendations

Applicator Requirements

- Licensed aquatic applicators
- Proper insurance coverage
- Current safety data sheets (such as SDS or MSDS documents) for all products shall be maintained and provided upon request.

The Contractor shall maintain all required licenses and certifications throughout 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 the Contractor's 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.

DRAFT

SECTION IX

SECTION A



Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919 – Bill

9/9/2026

Aquatic Vegetation Management RFP 2026-2027

Poinciana West CDD,

2026 marks 26 years in the pond and wetland maintenance business for Aquatic Weed Management (AWM). We are a family-owned business located in Haines City, FL. Our current pond maintenance portfolio covers a five-county region, while our conservation/mitigation division expands out to 10 or more counties. With our attention to detail and customer service, we have no doubt that we can meet, or likely exceed, your expectations at Poinciana West CDD.

Our scope of work and cost proposal will be as follows:

Our monthly maintenance team will target ALL vegetation (submersed, emerged and floating, including algae control) on 21 stormwater retention ponds. The cost for these services will be \$75,600 annually.

Licensing:

Our team holds certifications in aquatics, natural areas, and right of way through the Florida Department of Agriculture and Consumer Services.

We are proud to say that in 26 years we have not had any fines or penalties issued to our firm.

It is our opinion that it is not necessary for the CDD to request two site inspections per month. If the ponds are serviced correctly, one treatment per month is definitely sufficient. Our scope of work includes treatment for all vegetation. Should the CDD notice an issue, we will gladly send a technician out to rectify the problem at no charge to the CDD. With that in mind, our headquarters is located less than 10 miles (20 minutes) from your front gate.

At the board's request, we would appreciate the opportunity to provide cost estimates for larvicide services. We feel that we could save the CDD a considerable amount of money by completing pond maintenance and larvicide applications simultaneously while on site.

Any additional services, outside of routine pond maintenance, would be billed at \$100 per man hour. In the rare circumstance of a fish kill, this pricing would include disposal as well.

We highly encourage you to contact anyone on our list of references below. We work for numerous managers employed by GMS, and we feel that every one of them would consider us a preferred vendor when it comes to pond maintenance.

References:

Governmental Management Services – Central Florida

Clayton Smith

(407) 201-1514

csmith@gmscfl.com

We are proud to say that we maintain ponds in over 10 CDD's for GMS and have been doing so for nearly 20 years.

Garrison Property Services

Joe Garrison

(863) 557-0419

Joe@garrisonland.com

We are proud to say that we maintain ponds in over 20 HOA's for Garrison Property Management and have been for over 15 years.

Highland Community Management

Denise Abercrombie

(863) 412-6144

d.abercrombie@hcmanagement.org

We have been working with Denise for over 22 years and currently maintain ponds in over 20 HOA's.

Board of County Commissioners, Osceola County

Andrew Kohler

(407) 742-8653

Andrew.kohler@osceola.org

Vegetation management ranging from forestry mulching to aquatic herbicide application. We have enjoyed a great relationship with Osceola County for 17 years with jobs ranging from \$20,000 - \$200,000.

Should the board accept our terms, we will gladly supply all necessary licenses and insurance certificates as requested.

We are grateful for the opportunity to provide services for your community. We are just a phone call away should you have any questions or should clarification be necessary.

Sincerely,

Bill Snively

AQUATIC MAINTENANCE RFP FEE SUMMARY

12-Month Maintenance Services

PURPOSE

This summary provides the minimum service scope and fee schedule for competitive bidding of routine pond and aquatic plant maintenance.

SERVICE AREAS

Area	Quantity
Stormwater Retention Ponds	21

MINIMUM REQUIRED SERVICES

- 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

EMERGENCY SERVICES

(Note: The board is aware that pricing is based on acreage of the pond in need. Please provide pricing on hourly rate for bid purposes.)

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

BID FEE SCHEDULE

Service	Bid Amount
Monthly Pond & Aquatic Maintenance Fee	\$6,300
Additional / Optional Services (if applicable)	\$0
TOTAL MONTHLY FEE	\$6,300
TOTAL ANNUAL FEE (12 MONTHS)	\$75,600

PRICING REQUIREMENTS

Contract Term: Bid pricing shall be based on a 12-month service period.

Included Costs: Pricing shall include all labor, equipment, materials, treatment products, transportation, routine inspections, and applications necessary to perform the required services.

Exclusions / Additional Services: Any service not included in the monthly maintenance fee shall be clearly identified and priced separately by the bidder.

SECTION B

AQUATIC MAINTENANCE

RFP FEE SUMMARY

12-Month Maintenance Services

PURPOSE

This summary provides the minimum service scope and fee schedule for competitive bidding of routine pond and aquatic plant maintenance.

SERVICE AREAS

Area	Quantity
Stormwater Retention Ponds	21

MINIMUM REQUIRED SERVICES

- 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

EMERGENCY SERVICES

(Note: The board is aware that pricing is based on acreage of the pond in need. Please provide pricing on hourly rate for bid purposes.)

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

BID FEE SCHEDULE

Service	Bid Amount
Monthly Pond & Aquatic Maintenance Fee	\$ 5450.40
Additional / Optional Services (if applicable)	\$ 125.00/hr
TOTAL MONTHLY FEE	\$ 5450.40
TOTAL ANNUAL FEE (12 MONTHS)	\$ 65,404.80

PRICING REQUIREMENTS

Contract Term: Bid pricing shall be based on a 12-month service period.

Included Costs: Pricing shall include all labor, equipment, materials, treatment products, transportation, routine inspections, and applications necessary to perform the required services.

Exclusions / Additional Services: Any service not included in the monthly maintenance fee shall be clearly identified and priced separately by the bidder.

SECTION C



Poinciana West CDD

Inspection Date:

9/3/2026 10:59 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Nuisance grasses present around the perimeter. More herbicide treatment needed to continue decay.
No algae observed.

Some photos later in this report will be ground-level due to sporadic rain and nearby lightning.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 4

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving



Comments:

Patches of nuisance grasses and filamentous algae both present; heavy treatment needed to begin cutting back growth.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving



Comments:
Nuisance grasses and filamentous algae present in sections of the perimeter; treatment needed for both.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 8

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:
Nuisance grasses present around the entire edge; treatment needed. Further algaecide applications also needed to further decay existing algae.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	☒ Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 9

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:
Filamentous algae is clinging to nuisance grasses. Simultaneous treatments needed to clear grasses and prevent further growth like this.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 10

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:
Similar conditions to pond 9. Clearing the grasses will help prevent algae from nucleating like this. Algaecide and herbicide treatments needed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 15

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Large patches of nuisance grass present. Multiple rounds of herbicide treatments needed due to neglect. Follow ups with algaecides would help clear the alga around the grasses.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 16

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

More algae clinging to grasses. A treatment plan for should be created for all ponds given the rate at which this is occurring. Simultaneous treatments can be done, but one at a time will work fine.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 20

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Planktonic algae/cyanobacteria bloom present. I was downwind of this pond and knew it was there before taking photos. Immediate treatment needed. Nuisance grasses should also be addressed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☒ Planktonic	☒ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 22

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Another case of algae clinging to nuisance grasses. This pond should be added to the treatment plan if implemented. There are beneficial plants here so more care must be taken when treating.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☐ Subsurface Filamentous	☒ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

MANAGEMENT SUMMARY



Generally, ponds are starting to look rough even factoring in some leeway during one of the strongest growing seasons we've had in a while. I can excuse the planktonic algae bloom, these come and go quickly this time of year. The other ponds with persistent grasses and algae are the issue. Proper spray techniques and seasonal herbicide mixes are key in the summer for combating rapid growth. Targeted treatments are recommended in any pond with planted beneficials. Fortunately any ponds with heavier growth are free of these and can be hit hard with no ill effects.

Nutrient mitigation will also make a notable difference in quelling algal growth. We have added products designed for this as part of our base algaecide mixes and it has had a great impact on the health of ponds in our communities.

RECOMMENDATIONS

Treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Consider Steadfast Environmental for all your aquatics needs!

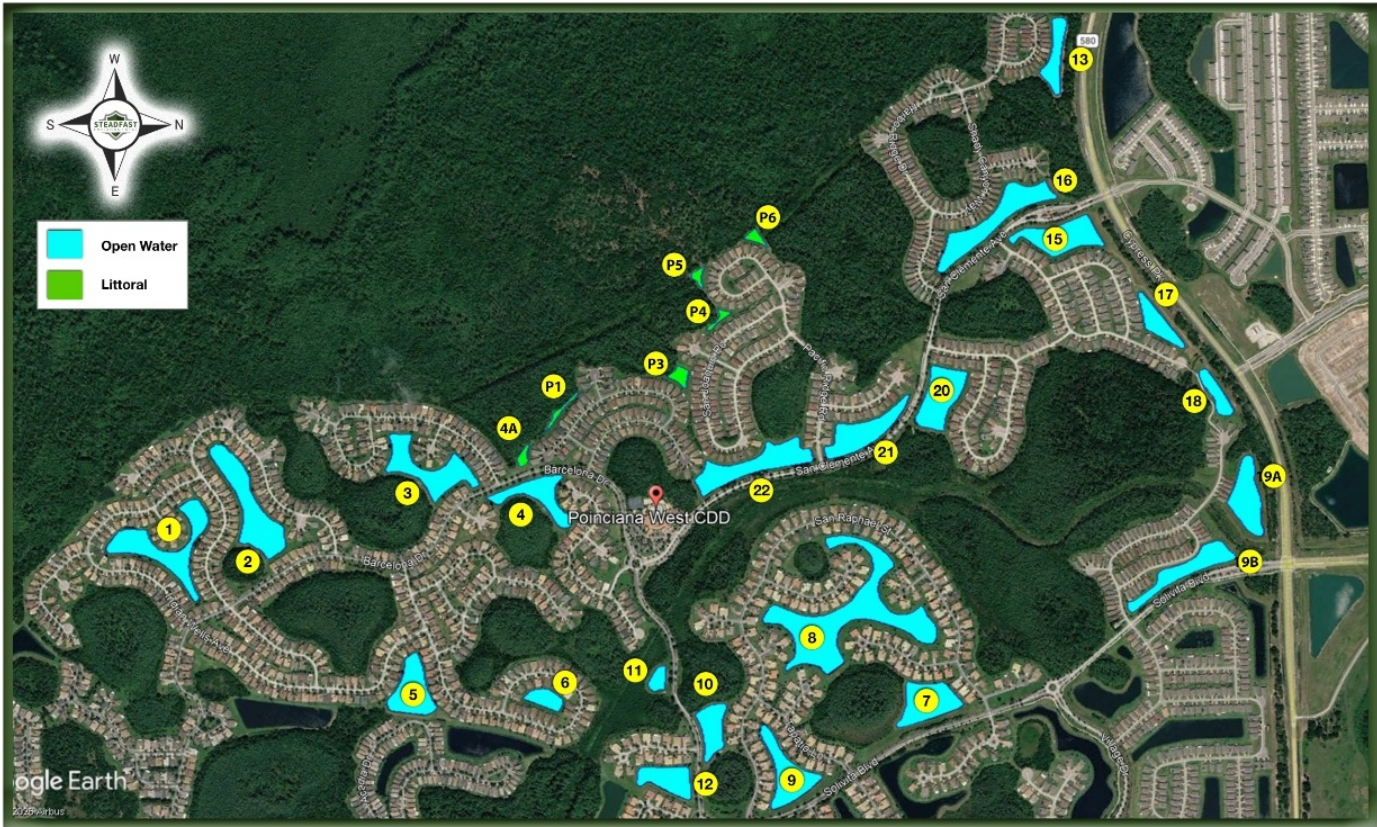
MAINTENANCE AREA



POINCIANA WEST CDD

1055 San Clemente Ave, Poinciana, FL 34759

Gate Code:



Steadfast Alliance Aquatics Reference Sheet

Contractor Qualifications

Steadfast Alliance provides a robust system of project scheduling, coordination, and communication hosted on our custom, industry-leading project management system and driven by a seasoned construction administration team. Our System is supported through scalable direct and indirect operational management that begins with relationship building and continues through lead generation, operational management, and project completion. Most importantly, Steadfast Alliance leverages the collective resources, knowledge, skills, and unparalleled industry experience of both our team and the Alliance itself.

Company Profile

Steadfast Alliance is a full-spectrum green industry solution for commercial landscaping and environmental services, founded in 2019 by John Faulkner and Tony Canorro. Headquartered in San Antonio, Florida, with additional locations in Palmetto, Lecanto, and Land O' Lakes, Steadfast provides comprehensive landscape and aquatic maintenance services to HOAs, CDDs, and community associations throughout Florida. Our team is committed to delivering reliable, high-quality service backed by strong client relationships and a proven track record across a growing portfolio of accounts.

Our one-stop services include:

- Lake and Pond Maintenance
- Aquatic Weed Control
- Triploid Grass Carp Stocking
- Wetland Mitigation
- Native Beneficial Plantings
- Selective Vegetation Removal
- Emergency Storm Cleanup
- Forestry Mulching
- Drainage Ditch Mowing

Awards & Recognition



Tampa Bay Business Journal – 2025-2026 Book of Lists

Steadfast was named the second-largest commercial landscaping firm in the Tampa Bay Business Journal's 2025-2026 Book of Lists.



Landscape Management 150 – Ranked #69 Nationally

Landscape Management recognizes Steadfast as #69 nationally, the 5th fastest growing landscape company in the U.S. and the fastest growing landscape company in Florida.

Personnel Qualifications / Professional Licenses

Joseph Hamilton - 10+ years in Aquatic Management & Environmental Compliance Experience, FDEP Licensed Stormwater Inspector, Florida Green Industries Best Management Practice Certified.

Kevin Riemensperger - 5+ years in Aquatic Management & Environmental Compliance Experience, FMNP Certified Florida Master Naturalist, FDEP Licensed Stormwater Inspector, Florida Green Industries Best Management Practice Certified.

SePRO Certified Stewards of Water

Project Management

Joe Hamilton / Environmental Division Director

Joe earned a Bachelor of Science degree in Environmental Science from Saint Leo University and has more than 10 years of experience in the environmental field, including environmental laboratory testing. He is licensed by the Florida Department of Agriculture and Consumer Services as a Restricted Pesticide Applicator.

As Steadfast's Environmental Division Manager, Joe utilizes his Environmental Science background and experience in water testing and analysis to effectively manage clients' lakes and wetlands. His work contributes to the success of numerous lake and wetland restoration and nutrient reduction projects throughout North Hillsborough County, Pasco County, and surrounding areas.

Joe enjoys the new opportunities his role presents, takes pride in problem-solving, and values the collaboration involved in strategic lake management planning.

Kevin Riemensperger / Aquatic Division Manager

Kevin Riemensperger earned a Bachelor of Science degree in Biology from the University of South Florida and is a graduate member of the National Society of Leadership and Success. He is a certified Florida Master Naturalist through the University of Florida and a certified Stormwater Inspector.

As Steadfast's Aquatics Division Manager, Kevin oversees the company's aquatic maintenance operations, working to provide effective, environmentally responsible solutions for clients and the communities they serve. Since joining Steadfast Contractors Alliance, he has played an integral role in growing and developing the Aquatics Division and its client portfolio.

Kevin's goal is to continue expanding Steadfast's Aquatics Division while advancing innovative and biologically focused approaches to pond and aquatic management, and helping educate the communities he serves about the importance of healthy aquatic environments.

Relevant Experience

North AR-1 of Pasco CDD (Angeline CDD)

Work Performed: Routine Aquatic Maintenance, Shoreline Erosion Repair

Revenue for Account: \$120,690.00

Contact Name: David Wenck – Senior District Manager

Email: david@hikai.com

Phone Number: (813) 680-1940

Estancia at Wiregrass CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Aeration Install/Maintenance

Revenue for Account: \$117,084.00

Contact Name: Clayton Smith - Field Service Manager

Email: csmith@gmscfl.com

Phone Number: (813) 344-4844

Bridgewater of Wesley Chapel CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Fountain & Aeration Install/Maintenance, Native Fish Stocking

Revenue for Account: \$91,178.00

Contact Name: Heath Beckett – District Manager

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536

Epperson Ranch CDD

Work Performed: Routine Aquatic Maintenance, Monthly Midge Fly Treatment, Aeration Install/Maintenance

Revenue for Account: \$79,380.00

Contact Name: Heath Beckett – District Manager

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536

Mirada CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$62,000.00

Contact Name: Jason Greenwood – District Manager

Email: jgreenwood@gms-tampa.com

Phone Number: (813) 344-4844

Cory Lakes CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$57,600.00

Contact Name: Brian Young – District Manager

Email: byoung@gms-tampa.com

Phone Number: (813) 344-4844

Avalon Groves CDD

Work Performed: Routine Aquatic Maintenance, Native Aquatic Plantings, Invasive Vegetation Removals

Revenue for Account: \$52,980.00

Contact Name: Heath Beckett

Email: hbeckett@vestapropertyservices.com

Phone Number: (321) 263-0132 x536

Hidden Creek CDD

Work Performed: Routine Aquatic Maintenance, Fountain Install/Maintenance

Revenue for Account: \$34,740.00

Contact Name: Amanda Ferguson – District Manager

Email: aferguson@gms-tampa.com

Phone Number: (813) 344-4844 x102

Solterra Resort CDD

Work Performed: Routine Aquatic Maintenance

Revenue for Account: \$28,716.00

Contact Name: Brian Mendes

Email: bmendes@rizzetta.com

Phone Number: (407) 472-2471 x4404

SECTION X

SECTION A

SECTION 1

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

RULE OF PROCEDURE 4.0

RECALL PETITION PROCEEDINGS

Adopted pursuant to Section 190.0071, Florida Statutes

SECTION 1 PURPOSE AND SCOPE

1.1 Purpose. This Rule establishes uniform procedures for processing recall petitions filed against members of the Board of Supervisors of the Poinciana West Community Development District ("District") who are elected by the qualified electors of the District. These procedures are adopted pursuant to the authority granted under Section 190.0071, Florida Statutes, and shall govern all recall proceedings initiated on or after the effective date of this Rule.

1.2 Scope of Application. This Rule applies exclusively to recall proceedings against Board members who are elected by qualified electors of the District and who have served at least one-fourth of their term of office at the time a recall petition is filed. Board members who are not elected by qualified electors or who have not served the requisite portion of their term are not subject to recall under this Rule.

SECTION 2 DEFINITIONS

For purposes of this Rule, the following definitions shall apply:

2.1 "Board" means the Board of Supervisors of the District.

2.2 "Clerk," as the context requires, means the Clerk of Polk County, Florida.

2.3 "Qualified Elector" means a person who is registered to vote with the Supervisor of Elections and who resides within the boundaries of the District.

2.4 "Recall Committee" means the qualified electors of the District making charges contained in the statement of grounds for recall, as well as those signing the recall petition, as designated pursuant to Section 190.0071(4)(c), Florida Statutes.

2.5 "Recall Petition" means the initial petition containing the name of the Board member sought to be recalled, the statement of grounds for recall, and the requisite number of verified signatures, as prescribed by Section 190.0071(4), Florida Statutes.

2.6 "Recall Referendum Petition" means the petition circulated after preparation of the Record of Recall Proceedings seeking authorization to hold a referendum on whether the Board member should be recalled, as prescribed by Section 190.0071(6), Florida Statutes.

2.7 "Record of Recall Proceedings" means the document prepared by the Clerk that includes the recall petition, the determination of the Supervisor of Elections regarding verified and valid signatures, and the rebuttal statement (if any) of the Board member subject to recall.

2.8 "Supervisor of Elections" means the Supervisor of Elections for Polk County, Florida.

SECTION 3 GROUNDS FOR RECALL

3.1 Exclusive Statutory Grounds. The grounds for removal of elected Board members are limited exclusively to the following reasons and must be contained in the recall petition:

- (a) Malfeasance;
- (b) Misfeasance;
- (c) Neglect of duty;
- (d) Drunkenness;
- (e) Incompetence;
- (f) Permanent inability to perform official duties; or
- (g) Conviction of a felony involving moral turpitude.

3.2 Legal Sufficiency Standard. A recall petition must allege conduct constituting a valid ground for removal. The mere recital of a statutory ground, without supporting factual allegations describing conduct that fulfills that ground, is legally insufficient to require a recall election.

SECTION 4 RECALL PETITION REQUIREMENTS

4.1 Petition Content. A recall petition must contain:

- (a) The name of the Board member sought to be recalled;
- (b) A factual statement of grounds for recall, limited solely to those specified in Section 3.1.
- (c) Designation of the Recall Committee;
- (d) Designation of a specific person as chair of the Recall Committee, who shall act on behalf of the committee; and
- (e) If more than one Board member is sought to be recalled, a separate recall petition must be prepared for each Board member.

4.2 Requisite Number of Signatures. The recall petition must be signed by at least ten percent (10%) of the total number of qualified electors of the District.

4.3 Signature Requirements. Each qualified elector signing the recall petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;

- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the elector's social security number; and
- (h) Date signed.

4.4 Eligibility to Sign. Only qualified electors of the District are eligible to sign the recall petition.

4.5 Time Limit for Collecting Signatures. All signatures must be obtained and the signed petition must be filed with the Clerk no later than thirty-five (35) days after the date on which the first signature is obtained on the recall petition.

4.6 Prohibition on Amendment. The recall petition may not be amended after it is filed with the Clerk, except as provided in Section 5.7.

SECTION 5 FILING AND PROCESSING OF RECALL PETITION

5.1 Filing with Clerk. The recall petition and its accompanying signature pages must be filed by the chair of the Recall Committee with the Clerk within the time period specified in Section 4.5.

5.2 Clerk's Initial Notification. Within seven (7) days of receipt of the recall petition, the Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall petition has been filed, and shall provide a copy of such petition to each.

5.3 Submission to Supervisor of Elections. No more than sixty (60) days after the date on which the recall petition is filed, the Clerk shall submit the recall petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained.

5.4 Payment of Verification Costs. The Recall Committee must pay in advance to the Supervisor of Elections the actual cost of signature verification.

5.5 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall petition does not contain the requisite number of verified and valid signatures, the recall proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the Recall Committee without taking further action. Any recall petition deemed insufficient may not be used in any other proceeding.

5.6 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent and the Recall Committee of the recall petition sufficiency determination, and shall serve upon the Board member sought to be recalled, by certified mail, notice of such certification and a request that the Board member submit a rebuttal statement to the Clerk within thirty (30) days after receipt of the request.

5.7 Removal of Name from Petition. A qualified elector may have his or her name removed from the recall petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the Clerk determines that the number of current verified and valid signatures falls below the threshold required by Section 4.2, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the Recall Committee without taking further action.

SECTION 6 RECORD OF RECALL PROCEEDINGS

6.1 Preparation of Record. If the Supervisor of Elections determines that a recall petition has the requisite number of verified and valid signatures, and within thirty (30) days after the date of receipt of the rebuttal statement or after the last date a rebuttal statement could have been filed, the Clerk must prepare a document entitled "Record of Recall Proceedings."

6.2 Contents of Record. The Record of Recall Proceedings must include:

- (a) The recall petition;
- (b) The determination of the Supervisor of Elections regarding the number of verified and valid signatures; and
- (c) The rebuttal statement, if provided, or, if no rebuttal statement was received, an indication that none was received.

6.3 Distribution of Record. The Record of Recall Proceedings must be sent by certified mail to the District's registered agent, the Board member subject to recall, and the chair of the Recall Committee.

6.4 Public Posting. The District shall post the Record of Recall Proceedings on its website within fourteen (14) days after receipt. The District shall redact from such posting any personal information which is exempt under Fla. Stat. §119.071, including, without limitation, information which depicts an individual's social security number, driver's license number or Florida identification number.

SECTION 7 RECALL REFERENDUM PETITION

7.1 Authorization to Circulate. Upon receipt of the Record of Recall Proceedings, the Recall Committee may circulate a petition on whether a referendum to recall the Board member should be held.

7.2 Petition Content. A recall referendum petition must contain:

- (a) The name of the person sought to be recalled; and
- (b) A copy of the Record of Recall Proceedings.

7.3 Requisite Number of Signatures. The signed recall referendum petition must be signed by at least fifteen percent (15%) of the qualified electors of the District or subdistrict, as applicable.

7.4 Signature Requirements. Each qualified elector signing the recall referendum petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;
- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the qualified elector's social security number; and
- (h) Date signed.

7.5 Eligibility to Sign. All qualified electors of the District are eligible to sign the recall referendum petition.

7.6 Filing Deadline. The signed recall referendum petition and its accompanying signature pages must be filed with the Clerk no later than sixty (60) days after the chair of the Recall Committee's receipt of the Record of Recall Proceedings.

7.7 Clerk's Notification. The Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall referendum petition has been filed, and provide a copy of such petition, within seven (7) days after receipt of the recall referendum petition.

7.8 Verification of Signatures. No more than thirty (30) days after the date on which the recall referendum petition is filed, the Clerk shall submit the recall referendum petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained. The Recall Committee must pay in advance to the Supervisor of Elections the actual cost of such signature verification.

7.9 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition does not contain the requisite number of verified and valid signatures, the recall vote proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall vote proceedings to the registered agent of the District, the Board member subject to recall, and the Recall Committee without taking further action. Any recall referendum petition deemed insufficient may not be used in any other proceeding.

7.10 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent, the Board member sought to be recalled, and the Recall Committee of the recall referendum petition sufficiency determination and the date, time, and location of the recall referendum.

7.11 Removal of Name from Recall Referendum Petition. A qualified elector may have his or her name removed from the recall referendum petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall referendum petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the number of current verified and valid signatures falls below the threshold required by Section 7.3, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the Recall Committee without taking further action.

SECTION 8 RECALL REFERENDUM PROCEDURES

8.1 Fixing Date of Referendum. Upon confirmation that the recall referendum petition has the requisite number of verified and valid signatures, the Supervisor of Elections shall fix a day for holding the recall referendum. The Supervisor of Elections shall administer such referendum in accordance with Section 190.006(3)(d), Florida Statutes.

8.2 Timing of Referendum. Any recall election must be held not less than thirty (30) days or more than ninety (90) days after the certification, and at the same time as any other general or special election held within such period; but if no such election is to be held within that period, the referendum must be conducted at a special election to be held within the period aforesaid.

8.3 Payment of Referendum Costs. The Recall Committee must pay in advance to the Supervisor of Elections the actual cost of holding the recall referendum.

8.4 Notice by Publication. Notice of the recall referendum shall be published by the District in a newspaper of general circulation in the area of the District at least fourteen (14) days in advance of such referendum.

8.5 Notice by Mail. Notice of the recall referendum shall also be mailed to each qualified elector at his or her last known address at least fourteen (14) days in advance of such referendum. The Board shall use and rely upon the official records maintained by the Supervisor of Elections and property appraiser or tax collector in each county in determining such addresses.

8.6 Content of Notices. The notices required by Sections 8.4 and 8.5 shall contain:

- (a) The date, time, and location of the referendum; and
- (b) A statement that the Record of Recall Proceedings is available for review on the District's website.

8.7 Payment of Notice Costs. The Recall Committee must pay in advance to the District the actual cost of the recall referendum notices, including the publication and mailing thereof and the staff costs incurred by the District during the notification process.

8.8 Ballot Format. The ballots at the recall referendum must conform to the following:

With respect to each person whose removal is sought, the question must be submitted:

"Shall [NAME OF PERSON] be removed as a member of the board of supervisors of the POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT by recall?"

Immediately following each question there must be printed on the ballots the two propositions in the following order:

"[NAME OF PERSON] should be removed from office."

"[NAME OF PERSON] should not be removed from office."

8.9 Cancellation of Referendum for Resignation. A recall referendum authorized by this Rule must be canceled by the Supervisor of Elections if the Board member subject to the recall submits his or her resignation, which is irrevocable, within twenty (20) days after notice is sent via certified mail pursuant to Section 7.7. The District shall promptly provide the Clerk and the Supervisor of Elections with a copy of any such resignation, but no more than seven (7) days after receipt of such resignation. Such resignation shall become immediately effective without further action from the District's Board of Supervisors.

SECTION 9 RESULTS AND FILLING OF VACANCIES

9.1 Recall Approved. If a majority of the qualified electors of the District voting in the recall referendum approves the recall of the Board member in the recall referendum, as determined by the Supervisor of Elections, the Board member subject to the recall immediately ceases to hold office.

9.2 Filling Vacancy After Recall. The vacancy created by the recall must be filled by the Board of Supervisors pursuant to Section 190.006(4), Florida Statutes, except that, if three or more Board members are recalled at the same referendum, the Governor must fill the vacancy pursuant to Section 114.04, Florida Statutes.

9.3 Recall Not Approved. If a majority of the qualified electors of the District or subdistrict voting in the recall referendum do not approve the recall, the recall proceedings are terminated.

SECTION 10 RESTRICTIONS AND PROHIBITIONS

10.1 Restriction on Board Appointment. A person who is removed by a recall pursuant to this Rule, or who resigns after a petition has been filed against him or her, is not eligible to be appointed to the District's Board of Supervisors within a period of two (2) years after the date of such recall or resignation.

10.2 District Neutrality. The Board of Supervisors of the District shall not advocate for or against the recall of a Supervisor whose recall is sought under this Rule. Without limitation, the Board may not make or publish official statements regarding the merit of a recall petition or rebuttal statement and shall not provide funds for any of the activities which are part of the recall petition process, other than the required costs of notice which are reimbursed in advance pursuant to Section 8.7 and the cost, if any, of posting to the District's website. Nothing in this Section 10.2 shall prohibit an individual Supervisor of the District, acting in his/her individual capacity, from executing petitions or voting as described in this Rule; however, such Supervisor shall not utilize District funds to advocate a particular position, shall not communicate such position by official District email or other District communication methods and shall not utilize or reference that Supervisor's title or position while making any statement regarding the recall process. No current Supervisor of the District may serve as chair of the Recall Committee.

SECTION 11.0 EFFECTIVE DATE

11.1 Effective Date. This Rule shall be effective on this date of its adoption by the Board of Supervisors and shall apply to all recall petitions filed on or after such date.

11.2 Conflict with Statute. In the event this Rule conflicts with Fla. Stat. §190.0071 ("Statute"), the Statute shall control. In the event of a change in the Statute or the ruling of a court having jurisdiction over the District that a portion of this Rule is not controlling, such change in the Statute or the ruling of such court shall control.

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: isakalla@gmscfl.com

June 30, 2026

Ms. Iman Sakalla
Poinciana West Community Development District
c/o GMS Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Subject: **District Engineer's Report - 2026
Poinciana West Community Development District
Special Assessment Bonds, Series 2017
Section 9.21 of the Master Trust Indenture**

Dear Ms. Sakalla:

In accordance with the approved Goals and Objectives for the Poinciana West Community Development District (CDD), we have completed our annual review of the CDD-owned facilities as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the facilities by Poinciana West.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at 321.354.9656.

Sincerely,

A handwritten signature in blue ink, appearing to read "RM", with a long horizontal flourish extending to the right.

Rey Malave, P.E.
District Engineer
Poinciana West Community Development District

RM:ap
\\dewberry.dewberryroot.local\offices\Orlando\Projects\Poinciana West CDD - 50193005\Adm\Reports\April 2026 Annual
Inspection\Poinciana West 2026 - 06-30-2026

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>
7/1 - 7/31	AP	\$0.00
ACH	80067 - 80070	\$12,330.46
		\$12,330.46

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/07/26	00033	7/01/26 19467 JUN 26 -	202606 310-51300-31500 GENERAL COUNSEL	CLARK & ALBAUGH, LLP	*	877.50	877.50 080067
7/07/26	00007	6/01/26 39570 JUN 26 -	202606 320-53800-46200 LANDSCAPE MAINT		*	5,621.84	
		6/01/26 39570	202606 320-53800-46200 FUEL SURCHARGE APRIL		*	112.44-	
		6/01/26 39570	202606 320-53800-46200 FUEL SURCHARGE MAY		*	112.44-	
			FLORALAWN 2, LLC				5,396.96 080068
7/07/26	00013	7/07/26 TAX REC	202607 300-20700-10000 TRANSFER OF TAX RECEIPTS		*	9,803.08	
		7/07/26 TAX REC	202607 300-20700-10000 TRANSFER OF TAX RECEIPTS		V	9,803.08-	
			POINCIANA WEST CDD C/O US BANK				.00 080069
7/07/26	00041	7/01/26 PSI24775	202607 320-53800-47000 JUL 26 - LAKE MAINT		*	6,056.00	
		7/01/26 PSI27755	202607 320-53800-40000		*	.00	
			SOLITUDE LAKE MANAGEMENT, LLC				6,056.00 080070
TOTAL FOR BANK Z						12,330.46	
TOTAL FOR REGISTER						12,330.46	

POIW POIN WEST CDD SNEER00A

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Paid Invoices

07/01/26 - 07/31/26

7/07/2026

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080067

INV DATE INV# AMOUNT DISCOUNT NET

20260701 19467 877.50 877.50 JUN 26 - GENERAL COUNSEL

TOTAL \$877.50

FILE COPY

POINCIANA WEST - GENERAL FUND

7/07/2026

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080067

INV DATE INV# AMOUNT DISCOUNT NET

20260701 19467 877.50 877.50 JUN 26 - GENERAL COUNSEL

TOTAL \$877.50

080067

POINCIANA WEST CDD - AUTOPAY

DATE

AMOUNT

7/07/2026

\$877.50*

EIGHT HUNDRED SEVENTY-SEVEN 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

July 01, 2026

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

Invoice Number: 19467

Invoice Period: 06-01-2026 - 06-30-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

Date	Professional	Description	Hours	Rate	Amount
06-04-2026	Mitchell E. Albaugh	Review budget adoption timeline; assess required documents and creation of budget document tracking.	0.30	325.00	97.50
06-05-2026	Mitchell E. Albaugh	Drafting notices and resolutions regarding FY 2027 Budget.	1.60	325.00	520.00
06-12-2026	Scott D. Clark	review of and provide edits to draft notice for publication and resolutions for budget public hearings; correspondence with manager	0.80	325.00	260.00
Total					877.50

Time Summary

Professional	Hours	Amount
Mitchell E. Albaugh	1.90	617.50
Scott D. Clark	0.80	260.00
Total		877.50

Total for this Invoice 877.50

We appreciate your business

Page 1 of 2

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

July 01, 2026

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

Invoice Number: 19467

Invoice Period: 06-01-2026 - 06-30-2026

REMITTANCE COPY

RE: General matters - 7784-001

Fees	877.50
Total for this Invoice	877.50
Previous Balance	0.00

Matter	Invoices / Credits	Trust	Balance Due
General matters - 7784-001	877.50		877.50
	Total Amount to Pay		877.50

Open Invoices and Credits

Date	Transaction	Matter	Amount	Applied	Balance
07-01-2026	Invoice 19467	General matters - 7784-001	877.50		877.50
				Balance	877.50

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 272		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		07/07/2026 10:16:45 AM	PATTI40192730308590	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	07/07/2026 10:16:34 AM	PATTI40192730308590	3000339014
From Account ID				0	
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	07/08/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	Clark / Clark & Albaugh				
Trnum	15285096				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Clark & Albaugh		877.50			Checking	Entered	491761418	

Batch Totals		877.50	Credits - 1	Prenotes - 0
		0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			877.50 USD	1	1

7/07/2026

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC

CHECK #: 080068

INV DATE INV# AMOUNT DISCOUNT NET

20260601 39570 5,396.96 5,396.96 JUN 26 - LANDSCAPE MAINT

TOTAL \$5,396.96

FILE COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC

7/07/2026

CHECK #: 080068

INV DATE INV# AMOUNT DISCOUNT NET

20260601 39570 5,396.96 5,396.96 JUN 26 - LANDSCAPE MAINT

TOTAL \$5,396.96

080068

POINCIANA WEST CDD - AUTOPAY

DATE

7/07/2026

AMOUNT

\$5,396.96*

FIVE THOUSAND THREE HUNDRED NINETY-SIX DOLLARS & 96 CENTS *****

PAY

TO THE

ORDER

OF:

FLORALAWN 2, LLC
PO BOX 91597
LAKELAND FL 33804

 AUTHORIZED SIGNATURE



Invoice 39570

Date	Terms
06/01/26	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 June 2026	\$5,621.84
Fuel Surcharge	\$112.44

Less: Fuel Apr (112.44)
Fuel May (112.44)

5396.96

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

Total	\$5,734.28
Credits/Payments	(\$0.00)
Balance Due	\$5,734.28

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."

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 274
AUDIT INFORMATION

			Timestamp	User ID	Company
ACH Company	POINCIANA WEST C				
ACH Company ID	1030610585	APPROVED	07/07/2026 10:20:54 AM	PATTI40192730308590	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	07/07/2026 10:20:38 AM	0	3000339014
From Account ID					
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	07/08/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	Floralawn / Floralawn				
Tnum	15285164				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Floralawn		5,396.96			Checking	Entered	491774 730	

Batch Totals		5,396.96	Credits - 1	Prenotes - 0
		0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			5,396.96 USD	1	1

7/07/2026

POINCIANA WEST - GENERAL FUND

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

CHECK #: 080069

INV DATE INV# AMOUNT DISCOUNT NET

20260707 TAX REC 9,803.08 9,803.08 TRANSFER OF TAX RECEIPTS

TOTAL \$9,803.08

FILE COPY

POINCIANA WEST - GENERAL FUND

7/07/2026

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

CHECK #: 080069

INV DATE INV# AMOUNT DISCOUNT NET

20260707 TAX REC 9,803.08 9,803.08 TRANSFER OF TAX RECEIPTS

TOTAL

\$9,803.08

080069

POINCIANA WEST CDD - AUTOPAY

DATE

AMOUNT

7/07/2026

\$9,803.08*

NINE THOUSAND EIGHT HUNDRED THREE DOLLARS & 08 CENTS *****

PAY
TO THE
ORDER
OF:

POINCIANA WEST CDD C/O US BANK
SERIES 2017

AUTHORIZED SIGNATURE

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

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
01/09/26	12/16-12/31	\$ 8,720.90	\$ 266.06	\$ 169.09	\$ -	\$ 8,285.75	\$ 8,285.75
01/29/26	Interest	\$ -	\$ -	\$ -	\$ 2,237.35	\$ 2,237.35	\$ 2,237.35
02/12/26	1/1-1/31	\$ 6,392.82	\$ 129.63	\$ 125.27	\$ -	\$ 6,137.92	\$ 6,137.92
03/13/26	2/1-2/28	\$ 2,875.33	\$ -	\$ 57.51	\$ -	\$ 2,817.82	\$ 2,817.82
04/17/26	3/1-3/31	\$ 9,700.34	\$ -	\$ 194.01	\$ -	\$ 9,506.33	\$ 9,506.33
04/30/26	Interest	\$ -	\$ -	\$ -	\$ 46.83	\$ 46.83	\$ 46.83
05/13/26	4/1-4/30	\$ 1,369.48	\$ -	\$ 27.39	\$ -	\$ 1,342.09	\$ 1,342.09
6/15/26	5/1-5/31	\$ 1,107.28	\$ -	\$ 22.15	\$ -	\$ 1,085.13	\$ 1,085.13
06/24/26	6/1-6/30	\$ 1,610.95	\$ -	\$ 32.22	\$ -	\$ 1,578.73	\$ 1,578.73
Total Collected		\$ 310,018.54	\$ 11,543.00	\$ 5,969.53	\$ 2,284.18	\$ 294,790.19	\$ 294,790.19
Percentage Collected		102%					

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,104,707.22
Certified Net Assessments \$ 1,027,377.71
100%

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
1/9/26	12/16-12/31	\$ 32,092.99	\$ 978.68	\$ 622.29	\$ -	\$ 30,492.02	\$ 30,492.02
1/29/26	Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/26	1/1-1/31	\$ 22,839.08	\$ 463.47	\$ 447.51	\$ -	\$ 21,928.10	\$ 21,928.10
3/13/26	2/1-2/28	\$ 10,581.41	\$ -	\$ 211.63	\$ -	\$ 10,369.78	\$ 10,369.78
4/17/26	3/1-3/31	\$ 35,697.50	\$ -	\$ 713.95	\$ -	\$ 34,983.55	\$ 34,983.55
4/30/26	Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/13/26	4/1-4/30	\$ 5,039.76	\$ -	\$ 100.80	\$ -	\$ 4,938.96	\$ 4,938.96
6/15/26	5/1-5/31	\$ 4,074.77	\$ -	\$ 81.50	\$ -	\$ 3,993.27	\$ 3,993.27
06/24/26	6/1-6/30	\$ 5,928.38	\$ -	\$ 118.57	\$ -	\$ 5,809.81	\$ 5,809.81
Total Collected		\$ 1,105,170.55	\$ 41,078.89	\$ 21,281.84	\$ -	\$ 1,042,809.82	\$ 1,042,809.82
Percentage Collected		102%					

Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
---------------------	-----------------------	-------------------------	---------------------

Debt Service 2017 \$ 1,027,377.71 \$ 1,042,809.82 \$ (1,033,006.74) \$ 9,803.08
V# 13 001.300.20700.10000

TRANSFERS TO DEBT SERVICE		
10/16/25	\$	11,053.94
12/3/25	Wire	\$ 247,009.64
12/9/25	Wire	\$ 212,209.49
12/30/25	Wire	\$ 399,190.26
2/24/26	Wire	\$ 113,251.12
6/15/26	Wire	\$ 45,353.33
6/25/26	Wire	\$ 4,938.96
TOTAL	\$	1,033,006.74

DebtSvc 1% admin fee

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 276		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		07/07/2026 10:22:37 AM	PATTI40192730308590	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	07/07/2026 10:22:28 AM	PATTI40192730308590	3000339014
From Account ID				0	
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	07/08/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	PWUSBank / US Bank Tax Rec				
Tnum	15285217				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
US Bank		9,803.08			Checking	Entered	491778763	
Addenda:		Poinciana West CDD 2017 / 274037000 Rev Acct						

Batch Totals	9,803.08	Credits - 1	Prenotes - 0
	0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			9,803.08 USD	1	1

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080070

INV DATE INV# AMOUNT DISCOUNT NET

20260701 PSI24775 6,056.00 6,056.00 JUL 26 - LAKE MAINT

20260701 PSI27755

TOTAL \$6,056.00
FILE COPY

POINCIANA WEST - GENERAL FUND

7/07/2026

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

CHECK #: 080070

INV DATE INV# AMOUNT DISCOUNT NET

20260701 PSI24775 6,056.00 6,056.00 JUL 26 - LAKE MAINT

20260701 PSI27755

TOTAL \$6,056.00

080070

POINCIANA WEST CDD - AUTOPAY

DATE
7/07/2026

AMOUNT
\$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:	PSI277551
Invoice Date:	7/1/2026

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	7/1/2026	Customer ID	17634
Due Date	7/31/2026	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 7/31/2026 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
		<u>Total Sales Tax:</u>	
		Total:	6,056.00

Payment Details

GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 278		AUDIT INFORMATION				
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company	
ACH Company ID	1030610585		07/07/2026 10:24:05 AM	PATTI401927303085900	3000339014	
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	07/07/2026 10:23:56 AM	PATTI401927303085900	3000339014	
From Account ID						
Payment Type	ACH - Cash Disbursement (CR)					
Same Day	No					
Value Date	07/08/2026					
Batch Status	Approved					
Entry Method	Created from Template					
Template	PWSolitude / Solitude Poinciana West					
Trnum	15285253					

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Solitude Lake Manageme		6,056.00			Checking	Entered	491789624	

Batch Totals		6,056.00	Credits - 1	Prenotes - 0
		0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			6,056.00 USD	1	1

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
July 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>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 12,762	\$ -	\$ 12,762
Due from Debt Service	567	-	567
<u>Investments:</u>			
State Board of Administration (SBA)	7,088	-	7,088
Money Market Account	727,523	-	727,523
FLClass	185,589	-	185,589
<u>Series 2017R-1 & R-2</u>			
Reserve R-1	-	395,288	395,288
Reserve R-2	-	122,742	122,742
Revenue	-	366,843	366,843
Prepayment R-1	-	17,113	17,113
Prepayment R-2	-	4,508	4,508
Total Assets	\$ 933,528	\$ 906,493	\$ 1,840,022
Liabilities:			
Accounts Payable	\$ 20,287	\$ -	\$ 20,287
Due to General Fund	-	567	567
Total Liabilities	\$ 20,287	\$ 567	\$ 20,854
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 905,927	\$ 905,927
Unassigned	913,241	-	913,241
Total Fund Balances	\$ 913,241	\$ 905,927	\$ 1,819,168
Total Liabilities & Fund Balance	\$ 933,528	\$ 906,493	\$ 1,840,022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 291,295	\$ 291,295	\$ 294,821	\$ 3,526
Interest Income	15,000	1,250	26,877	25,627
Miscellaneous Revenue	-	-	26,158	26,158
Total Revenues	\$ 306,295	\$ 292,545	\$ 347,857	\$ 55,312

Expenditures:**General & Administrative:**

Supervisor Fees	\$ 6,000	\$ 5,000	\$ 3,600	\$ 1,400
PR-FICA	459	383	275	107
Engineering	15,000	12,500	4,680	7,820
Engineering - Pond Damage	-	-	260	(260)
Attorney	25,000	20,833	10,173	10,661
Annual Audit	3,500	3,500	3,500	-
Assessment Administration	5,250	5,250	5,250	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	3,785	3,154	3,154	(0)
Trustee Fees	4,256	3,547	4,434	(888)
Management Fees	44,558	37,132	37,132	(0)
Information Technology	1,339	1,116	1,116	0
Website Maintenance	893	744	744	(0)
Postage & Delivery	1,000	833	1,247	(414)
Insurance General Liability/Public Officials	5,500	5,500	5,512	(12)
Printing & Binding	500	417	32	384
Legal Advertising	2,500	2,083	939	1,145
Other Current Charges	2,400	2,000	2,281	(281)
Office Supplies	200	167	13	154
Property Appraiser	3,100	3,100	3,099	1
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 125,865	\$ 107,883	\$ 88,066	\$ 19,817

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Grounds Maintenance				
Field Services	\$ 11,474	\$ 9,562	\$ 9,562	\$ (0)
Landscape Maintenance	69,476	57,897	56,217	1,680
Aquatic Control Maintenance	72,677	60,564	60,561	3
Aquatic Midge Maintenance	28,946	24,122	24,121	-
R&M Plant Replacement	3,000	2,500	2,782	(282)
Storm Structure Repairs	10,000	8,333	-	8,333
Contingency	30,980	25,817	2,206	23,611
Capital Outlay	15,000	12,500	-	12,500
Total Operations & Maintenance	\$ 241,553	\$ 201,294	\$ 155,448	\$ 45,846
Total Expenditures	\$ 367,418	\$ 309,178	\$ 243,514	\$ 65,663
Excess (Deficiency) of Revenues over Expenditures	\$ (61,123)	\$ (16,633)	\$ 104,342	\$ 120,975
Net Change in Fund Balance	\$ (61,123)	\$ (16,633)	\$ 104,342	\$ 120,975
Fund Balance - Beginning	\$ 61,123		\$ 808,899	
Fund Balance - Ending	\$ -		\$ 913,241	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,040,361	\$ 1,040,361	\$ 1,042,810	\$ 2,449
Special Assessments - Prepayments	-	-	32,322	32,322
Interest Income	-	-	21,700	21,700
Total Revenues	\$ 1,040,361	\$ 1,040,361	\$ 1,096,832	\$ 56,471
<u>Expenditures:</u>				
<u>Series 2017R-1</u>				
Interest - 11/1	\$ 148,427	\$ 148,427	\$ 148,427	\$ 0
Special Call - 11/1	-	-	20,000	(20,000)
Principal - 5/1	480,000	480,000	480,000	-
Interest - 5/1	148,427	148,427	148,001	426
Special Call - 5/1	-	-	15,000	(15,000)
<u>Series 2017R-2</u>				
Interest - 11/1	50,032	50,032	50,032	0
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 5/1	110,000	110,000	110,000	-
Interest - 5/1	50,032	50,032	49,889	143
Special Call - 5/1	-	-	5,000	(5,000)
Property Appraiser	11,200	11,200	11,054	146
Total Expenditures	\$ 998,118	\$ 998,118	\$ 1,042,403	\$ (44,285)
Excess (Deficiency) of Revenues over Expenditures	\$ 42,243	\$ 42,243	\$ 54,428	\$ 12,185
Net Change in Fund Balance	\$ 42,243	\$ 42,243	\$ 54,428	\$ 12,185
Fund Balance - Beginning	\$ 295,448		\$ 851,498	
Fund Balance - Ending	\$ 337,691		\$ 905,927	

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	\$ -	\$ 75,041	\$ 186,711	\$ 10,523	\$ 6,138	\$ 2,818	\$ 9,553	\$ 1,342	\$ 2,664	\$ 31	\$ -	\$ -	\$ 294,821
Interest Income	2,545	2,179	2,412	3,052	2,705	2,886	2,832	2,887	2,699	2,680	-	-	26,877
Miscellaneous Revenue	3,558	-	22,600	-	-	-	-	-	-	-	-	-	26,158
Total Revenues	\$ 6,104	\$ 77,220	\$ 211,723	\$ 13,575	\$ 8,843	\$ 5,704	\$ 12,385	\$ 4,229	\$ 5,363	\$ 2,711	\$ -	\$ -	\$ 347,857
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ 3,600
PR-FICA	-	-	-	77	-	77	-	46	-	77	-	-	275
Engineering	-	-	-	-	-	-	4,260	420	-	-	-	-	4,680
Engineering - Pond Damage	-	260	-	-	-	-	-	-	-	-	-	-	260
Attorney	33	520	-	1,918	390	2,470	813	1,170	878	1,983	-	-	10,173
Attorney - Pond Damage	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	3,500	-	-	-	-	-	-	-	-	3,500
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Arbitrage Rebate	-	-	-	-	-	450	-	-	-	-	-	-	450
Dissemination Agent	315	315	315	315	315	315	315	315	315	315	-	-	3,154
Trustee Fees	-	-	-	-	-	4,434	-	-	-	-	-	-	4,434
Management Fees	3,713	3,713	3,713	3,713	3,713	3,713	3,713	3,713	3,713	3,713	-	-	37,132
Information Technology	112	112	112	112	112	112	112	112	112	112	-	-	1,116
Website Maintenance	74	74	74	74	74	74	74	74	74	74	-	-	744
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	167	327	-	217	-	205	1	242	88	-	-	-	1,247
Insurance General Liability/Public Officials	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	3	-	27	-	3	-	-	-	32
Legal Advertising	-	-	-	-	-	-	-	237	-	702	-	-	939
Other Current Charges	487	223	139	184	117	299	337	144	156	194	-	-	2,281
Office Supplies	-	-	-	-	-	0	-	13	-	-	-	-	13
Property Appraiser	3,099	-	-	-	-	-	-	-	-	-	-	-	3,099
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,937	\$ 5,545	\$ 4,354	\$ 11,110	\$ 4,725	\$ 13,150	\$ 9,652	\$ 7,086	\$ 5,338	\$ 8,170	\$ -	\$ -	\$ 88,066
Operations & Maintenance													
Grounds Maintenance													
Field Services	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ 9,562
Landscape Maintenance	5,621	5,621	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	-	-	56,217
Aquatic Control Maintenance	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	-	-	60,561
Aquatic Midge Maintenance	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	-	-	24,121
R&M Plant Replacement	-	-	-	442	-	-	2,340	-	-	-	-	-	2,782
Storm Structure Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	220	-	-	-	1,986	-	-	2,206
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 15,046	\$ 15,046	\$ 15,046	\$ 15,488	\$ 15,046	\$ 15,266	\$ 17,386	\$ 15,046	\$ 15,046	\$ 17,032	\$ -	\$ -	\$ 155,448
Total Expenditures	\$ 33,983	\$ 20,591	\$ 19,400	\$ 26,598	\$ 19,771	\$ 28,416	\$ 27,038	\$ 22,132	\$ 20,384	\$ 25,201	\$ -	\$ -	\$ 243,514
Excess (Deficiency) of Revenues over Ex	\$ (27,879)	\$ 56,629	\$ 192,323	\$ (13,023)	\$ (10,928)	\$ (22,712)	\$ (14,653)	\$ (17,903)	\$ (15,021)	\$ (22,490)	\$ -	\$ -	\$ 104,342
Net Change in Fund Balance	\$ (27,879)	\$ 56,629	\$ 192,323	\$ (13,023)	\$ (10,928)	\$ (22,712)	\$ (14,653)	\$ (17,903)	\$ (15,021)	\$ (22,490)	\$ -	\$ -	\$ 104,342

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	395,288
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)
Less: Principal Payment - 5/1/26	(\$480,000)
Less: Special Call - 5/1/26	(\$15,000)
Current Bonds Outstanding	\$6,710,000

Series 2017-2 Subordinate Special Assessment Refunding Bonds	
Interest Rate:	5.375% - 5.7%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$121,826
Reserve Fund Balance	122,742
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)
Less: Principal Payment - 5/1/26	(\$110,000)
Less: Special Call - 5/1/26	(\$5,000)
Current Bonds Outstanding	\$1,670,000
Total Bonds Outstanding	\$8,380,000

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discount / (Penalties)</i>	<i>Commissions</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>General Fund</i>
11/10/2025	10/20-10/21	\$ 4,622	\$ 231	\$ 88	\$ -	\$ 4,303	\$ 4,303
11/14/2025	10/1-10/31	3358	134	64	0	3160	3160
11/21/2025	11/1-11/07	39926	1596	767	0	37563	37563
11/26/25	11/8-11/15	31903	1276	613	0	30015	30015
12/08/25	11/16-11/25	62994	2539	1209	0	59246	59246
12/19/25	11/26-11/30	117539	4700	2257	0	110583	110583
12/31/25	12/1-12/15	17899	671	345	0	16883	16883
1/9/2026	12/16-12/31	8721	266	169	0	8286	8286
1/29/2026	Interest	0	0	0	2237	2237	2237
2/12/2026	1/1-1/31	6393	130	125	0	6138	6138
03/13/26	2/1-2/28	2875	0	58	0	2818	2818
04/17/26	3/1-3/31	9700	0	194	0	9506	9506
04/30/26	Interest	0	0	0	47	47	47
05/13/26	4/1-4/30	1369	0	27	0	1342	1342
6/15/2026	5/1-5/31	1107	0	22	0	1085	1085
06/24/26	6/1-6/30	1611	0	32	0	1579	1579
07/31/26	Interest	0	0	0	31	31	31
Total Collected		\$ 310,019	\$ 11,543	\$ 5,970	\$ 2,315	\$ 294,821	\$ 294,821
Percentage Collected		100%					

DEBT SERVICE ASSESSMENTS

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

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discount / (Penalties)</i>	<i>Commissions</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>Debt Service Fund</i>
11/10/2025	10/20-10/21	\$ 17,009	\$ 849	\$ 323	\$ -	\$ 15,836	\$ 15,836
11/14/2025	10/1-10/31	9612	384	185	0	9043	9043
11/21/2025	11/1-11/07	136629	5464	2623	0	128542	128542
11/26/2025	11/8-11/15	111226	4448	2136	0	104642	104642
12/8/2025	11/16-11/25	225640	9100	4331	0	212209	212209
12/19/2025	11/26-11/30	424306	16969	8147	0	399190	399190
12/31/2025	12/1-12/15	64494	2421	1241	0	60831	60831
01/09/26	12/16-12/31	32093	979	622	0	30492	30492
02/12/26	1/1-1/31	22839	463	448	0	21928	21928
1/29/2026	2/1-2/28	10581	0	212	0	10370	10370
4/30/2026	3/1-3/31	35698	0	714	0	34984	34984
5/13/2026	4/1-4/30	5040	0	101	0	4939	4939
6/15/2026	5/1-5/31	4075	0	82	0	3993	3993
06/24/26	6/1-6/30	5928	0	119	0	5810	5810
Total Collected		\$ 1,105,171	\$ 41,079	\$ 21,282	\$ -	\$ 1,042,810	\$ 1,042,810
Percentage Collected		100%					

Poinciana West
Community Development District
Investment Summary

<i>Institution</i>	<i>Current Balances as of: 7/31/2026</i>	<i>Investment Type</i>	<i>Current Interest Rates</i>
Florida Prime (SBA)	\$ 7,087.50	Florida Government Investment Pool	3.84%
FLClass	\$ 185,589.19	Florida Government Investment Pool	3.73%
Bank United	\$ 727,523.09	Money Market Account	3.41%
\$ 920,199.78 Total Invested Balance			

SECTION 3

Poinciana West
Community Development District

Unaudited Financial Reporting
May 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 20,038	\$ -	\$ 20,038
Due from General Fund	-	39,923	39,923
Investments:			
State Board of Administration (SBA)	7,042	-	7,042
Money Market Account	723,455	-	723,455
FLClass	254,323	-	254,323
Bank United CD 12MT	-	-	-
Series 2017R-1 & R-2			
Reserve R-1	-	393,819	393,819
Reserve R-2	-	122,286	122,286
Revenue	-	315,360	315,360
Prepayment R-1	-	8,560	8,560
Prepayment R-2	-	2,255	2,255
Total Assets	\$ 1,004,858	\$ 882,202	\$ 1,887,060
Liabilities:			
Accounts Payable	\$ 14,408	\$ -	\$ 14,408
Due to Debt Service	39,923	-	39,923
Total Liabilities	\$ 54,330	\$ -	\$ 54,330
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 882,202	\$ 882,202
Capital Project	-	-	-
Assigned for:			
Capital Reserve Fund	-	-	-
Capital Reserves	-	-	-
Unassigned	950,528	-	950,528
Total Fund Balances	\$ 950,528	\$ 882,202	\$ 1,832,730
Total Liabilities & Fund Balance	\$ 1,004,858	\$ 882,202	\$ 1,887,060

Poinciana West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 291,295	\$ 291,295	\$ 292,126	\$ 831
Interest Income	15,000	1,250	21,498	20,248
Miscellaneous Revenue	-	-	26,158	26,158
Total Revenues	\$ 306,295	\$ 292,545	\$ 339,782	\$ 47,237
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 4,000	\$ 2,600	\$ 1,400
PR-FICA	459	306	199	107
Engineering	15,000	10,000	4,680	5,320
Engineering - Pond Damage	-	-	260	(260)
Attorney	25,000	16,667	7,313	9,354
Annual Audit	3,500	-	3,500	(3,500)
Assessment Administration	5,250	5,250	5,250	-
Arbitrage Rebate	450	300	450	(150)
Dissemination Agent	3,785	2,523	2,523	(0)
Trustee Fees	4,256	2,837	4,434	-
Management Fees	44,558	29,705	29,705	(0)
Information Technology	1,339	893	893	0
Website Maintenance	893	595	595	(0)
Postage & Delivery	1,000	667	1,160	(493)
Insurance General Liability/Public Officials	5,500	5,500	5,512	(12)
Printing & Binding	500	333	29	304
Legal Advertising	2,500	1,667	237	1,430
Other Current Charges	2,400	1,600	1,931	(331)
Office Supplies	200	133	13	121
Property Appraiser	3,100	3,100	3,099	1
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 125,865	\$ 86,252	\$ 74,558	\$ 13,291

Poinciana West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Grounds Maintenance				
Field Services	\$ 11,474	\$ 7,649	\$ 7,649	\$ (0)
Landscape Maintenance	69,476	46,317	45,198	1,119
Aquatic Control Maintenance	72,677	48,451	48,449	2
Aquatic Midge Maintenance	28,946	19,297	19,297	-
R&M Plant Replacement	3,000	2,000	2,782	(782)
Storm Structure Repairs	10,000	6,667	-	6,667
Contingency	30,980	20,653	220	20,433
Capital Outlay	15,000	10,000	-	10,000
Subtotal Grounds Maintenance	\$ 241,553	\$ 161,035	\$ 123,595	\$ 37,440
Total Operations & Maintenance	\$ 241,553	\$ 161,035	\$ 123,595	\$ 37,440
Total Expenditures	\$ 367,418	\$ 247,287	\$ 198,153	\$ 50,731
Excess (Deficiency) of Revenues over Expenditures	\$ (61,123)	\$ 45,258	\$ 141,629	\$ 97,968
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (61,123)	\$ 45,258	\$ 141,629	\$ 97,968
Fund Balance - Beginning	\$ 61,123		\$ 808,899	
Fund Balance - Ending	\$ -		\$ 950,528	

Poinciana West
Community Development District
Debt Service Fund Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,040,361	\$ 1,040,361	\$ 1,033,007	\$ (7,354)
Special Assessments - Prepayments	-	-	21,548	21,548
Interest Income	-	-	18,552	18,552
Total Revenues	\$ 1,040,361	\$ 1,040,361	\$ 1,073,106	\$ 32,745
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	480,000	480,000	-
Interest - 5/1	148,427	148,427	148,001	426
Special Call - 5/1	-	-	15,000	(15,000)
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	110,000	110,000	-
Interest - 5/1	50,032	50,032	49,889	143
Special Call - 5/1	-	-	5,000	(5,000)
Property Appraiser	11,200	11,200	11,054	146
Total Expenditures	\$ 998,118	\$ 998,118	\$ 1,042,403	\$ (44,285)
Excess (Deficiency) of Revenues over Expenditures	\$ 42,243	\$ 42,243	\$ 30,703	\$ (11,540)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 42,243	\$ 42,243	\$ 30,703	\$ (11,540)
Fund Balance - Beginning	\$ 295,448		\$ 851,498	
Fund Balance - Ending	\$ 337,691		\$ 882,202	

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 75,041	\$ 186,711	\$ 10,523	\$ 6,138	\$ 2,818	\$ 9,553	\$ 1,342	\$ -	\$ -	\$ -	\$ -	\$ 292,126
Interest Income	2,545	2,179	2,412	3,052	2,705	2,886	2,832	2,887	-	-	-	-	21,498
Property Conveyance Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenue	3,558	-	22,600	-	-	-	-	-	-	-	-	-	26,158
Total Revenues	\$ 6,104	\$ 77,220	\$ 211,723	\$ 13,575	\$ 8,843	\$ 5,704	\$ 12,385	\$ 4,229	\$ -	\$ -	\$ -	\$ -	\$ 339,782
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 2,600
PR-FICA	-	-	-	77	-	77	-	46	-	-	-	-	199
Engineering	-	-	-	-	-	-	4,260	420	-	-	-	-	4,680
Engineering - Pond Damage	-	260	-	-	-	-	-	-	-	-	-	-	260
Attorney	33	520	-	1,918	390	2,470	813	1,170	-	-	-	-	7,313
Attorney - Pond Damage	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	3,500	-	-	-	-	-	-	-	-	3,500
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Arbitrage Rebate	-	-	-	-	-	450	-	-	-	-	-	-	450
Dissemination Agent	315	315	315	315	315	315	315	315	-	-	-	-	2,523
Trustee Fees	-	-	-	-	-	4,434	-	-	-	-	-	-	4,434
Management Fees	3,713	3,713	3,713	3,713	3,713	3,713	3,713	3,713	-	-	-	-	29,705
Information Technology	112	112	112	112	112	112	112	112	-	-	-	-	893
Website Maintenance	74	74	74	74	74	74	74	74	-	-	-	-	595
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	167	327	-	217	-	205	1	242	-	-	-	-	1,160
Insurance General Liability/Public Officials	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	3	-	27	-	-	-	-	-	29
Legal Advertising	-	-	-	-	-	-	-	237	-	-	-	-	237
Other Current Charges	487	223	139	184	117	299	337	144	-	-	-	-	1,931
Office Supplies	-	-	-	-	-	0	-	13	-	-	-	-	13
Property Appraiser	3,099	-	-	-	-	-	-	-	-	-	-	-	3,099
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,937	\$ 5,545	\$ 4,354	\$ 11,110	\$ 4,725	\$ 13,150	\$ 9,652	\$ 7,086	\$ -	\$ -	\$ -	\$ -	\$ 74,558

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Grounds Maintenance													
Field Services	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ 956	\$ -	\$ -	\$ -	\$ -	\$ 7,649
Landscape Maintenance	5,621	5,621	5,622	5,622	5,622	5,622	5,734	5,734	-	-	-	-	45,198
Aquatic Control Maintenance	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	-	-	-	-	48,449
Aquatic Midge Maintenance	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	-	-	-	-	19,297
R&M Plant Replacement	-	-	-	442	-	-	2,340	-	-	-	-	-	2,782
Storm Structure Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	220	-	-	-	-	-	-	220
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 15,046	\$ 15,046	\$ 15,046	\$ 15,488	\$ 15,046	\$ 15,266	\$ 17,499	\$ 15,159	\$ -	\$ -	\$ -	\$ -	\$ 123,595
Total Operations & Maintenance	\$ 15,046	\$ 15,046	\$ 15,046	\$ 15,488	\$ 15,046	\$ 15,266	\$ 17,499	\$ 15,159	\$ -	\$ -	\$ -	\$ -	\$ 123,595
Total Expenditures	\$ 15,046	\$ 20,591	\$ 19,400	\$ 26,598	\$ 19,771	\$ 28,416	\$ 27,151	\$ 22,244	\$ -	\$ -	\$ -	\$ -	\$ 198,153
Excess (Deficiency) of Revenues over Expenditures	\$ (8,942)	\$ 56,629	\$ 192,323	\$ (13,023)	\$ (10,928)	\$ (22,712)	\$ (14,766)	\$ (18,015)	\$ -	\$ -	\$ -	\$ -	\$ 141,629
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (8,942)	\$ 56,629	\$ 192,323	\$ (13,023)	\$ (10,928)	\$ (22,712)	\$ (14,766)	\$ (18,015)	\$ -	\$ -	\$ -	\$ -	\$ 141,629

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	393,819
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)
Less: Principal Payment - 5/1/26	(\$480,000)
Less: Special Call - 5/1/26	(\$15,000)
Current Bonds Outstanding	\$6,710,000

Series 2017-2 Subordinate Special Assessment Refunding Bonds	
Interest Rate:	5.375% - 5.7%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$121,826
Reserve Fund Balance	122,286
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)
Less: Principal Payment - 5/1/26	(\$110,000)
Less: Special Call - 11/1/26	(\$5,000)
Current Bonds Outstanding	\$1,670,000
Total Bonds Outstanding	\$8,380,000

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			Commissions Paid	Interest Income	Net Assessments		General Fund
		Received	Discounts/Penalties				Received		
							\$ -	\$ -	
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	
03/13/26	2/1-2/28	\$2,875.33			57.51		\$ 2,817.82	\$ 2,817.82	
04/17/26	3/1-3/31	\$9,700.34	\$ -	\$	194.01	\$ -	\$ 9,506.33	\$ 9,506.33	
04/30/26	Interest	\$0.00	\$ -	\$	-	\$ 46.83	\$ 46.83	\$ 46.83	
05/13/26	4/1-4/30	\$1,369.48		\$	27.39		\$ 1,342.09	\$ 1,342.09	
							\$ -	\$ -	
							\$ -	\$ -	
Total Collected		\$ 307,300.31	\$ 11,543.00	\$	5,915.16	\$ 2,284.18	\$ 292,126.33	\$ 292,126.33	
Percentage Collected		101%							

DEBT SERVICE ASSESSMENTS

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

Date	Distribution	Gross Assessments			Commissions Paid	Interest Income	Net Assessments		Debt Service Fund
		Received	Discounts/Penalties				Received		
							\$ -	\$ -	
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	
1/29/26	2/1-2/28	\$10,581.41			211.63		\$ 10,369.78	\$ 10,369.78	
4/30/26	Interest	\$35,697.50	\$ -	\$	713.95	\$ -	\$ 34,983.55	\$ 34,983.55	
5/13/26	4/1-4/30	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	
1/0/00	0	\$5,039.76		\$	100.80		\$ 4,938.96	\$ 4,938.96	
							\$ -	\$ -	
Total Collected		\$ 1,095,167.40	\$ 41,078.89	\$	21,081.77	\$ -	\$ 1,033,006.74	\$ 1,033,006.74	
Percentage Collected		101%							

Poinciana West
Community Development District
Investment Summary

Institution	Transfer Dates	Transfer Amounts	Current Balances as of 5/31/26	Investment Type	Maturity Dates	Current Interest Rates
Florida Prime (SBA)			\$ 7,042.31	Florida Government Investment Pool	N/A	3.83%
FLClass			\$ 254,323.30	Florida Government Investment Pool	N/A	3.71%
Bank United			\$ 723,454.95	Money Market Account	N/A	3.93%
			\$ 984,820.56 Total Invested Balance			

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check/ACH Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1-4/30	AP	\$0.00
ACH	80043-80050	\$31,520.16
5/1-5/31	AP	\$0.00
ACH	50051-50056	\$27,330.96
		\$58,851.12

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
4/17/26	00018	2/24/26 5517-02- ARBITRAGE	202602 310-51300-31200 S17-1 & 17-2	AMTEC	*	450.00	450.00	080043
4/17/26	00005	3/16/26 1038777 MAR 26 -	202603 320-53800-47100 MOSQUITO MGMT		*	2,412.14		
		4/15/26 1038881 APR 26 -	202604 320-53800-47100 MOSQUITO MGMT	CLARKE ENVIRONMENTAL MOSQUITO	*	2,412.14	4,824.28	080044
4/17/26	00033	4/01/26 19393 MAR 26 -	202603 310-51300-31500 GENERAL COUNSEL	CLARK & ALBAUGH, LLP	*	2,470.00	2,470.00	080045
4/17/26	00007	4/01/26 38346 APR 26 -	202604 320-53800-46200 LANDSCAPE MAINT	FLORALAWN 2, LLC	*	5,734.28	5,734.28	080046
4/17/26	00001	4/01/26 230 APR 26 -	202604 320-53800-12000 FIELD MGMT		*	956.17		
		4/01/26 231 APR 26 -	202604 310-51300-34000 MGMT FEES		*	3,713.17		
		4/01/26 231 APR 26 -	202604 310-51300-35200 WEBSITE ADMIN		*	74.42		
		4/01/26 231 APR 26 -	202604 310-51300-35100 IT		*	111.58		
		4/01/26 231 APR 26 -	202604 310-51300-31300 DISSEMINATION		*	315.42		
		4/01/26 231 APR 26 -	202604 310-51300-51000 OFFICE SUPPLIES		*	12.65		
		4/01/26 231 APR 26 -	202604 310-51300-42000 POSTAGE		*	1.26		
		4/01/26 231 APR 26 -	202604 310-51300-42500 COPIES	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	26.55	5,211.22	080047
4/17/26	00041	4/01/26 PSI24741 APR 26 -	202604 320-53800-47000 POND MAINTENANCE	SOLITUDE LAKE MANAGEMENT, LLC	*	6,056.00	6,056.00	080048
4/17/26	00017	2/25/26 8090531 TRUSTEE	202602 310-51300-32300 FEES SR17-1&17A-2	U.S. BANK	*	4,434.38	4,434.38	080049
4/24/26	00041	4/23/26 973975 DEPOSIT	202604 320-53800-48200 POND 22 PLNT'G	SOLITUDE LAKE MANAGEMENT, LLC	*	2,340.00	2,340.00	080050
POIW POIN WEST CDD PPOWERS								

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/20/26	00033	5/01/26 19419 APR 26 -	202604 310-51300-31500 GENERAL COUNSEL	CLARK & ALBAUGH, LLP	*	812.50	812.50 080051
5/20/26	00028	4/14/26 13 REVISED	202604 310-51300-49000 AMORT - 2017	DISCLOSURE SERVICES, LLC	*	200.00	200.00 080052
5/20/26	00001	3/31/26 232 REFILLING TRENCH P-10	202603 320-53800-49000		*	220.00	
		5/01/26 233 MAY 26 -	202605 320-53800-12000 FIELD MGMT		*	956.17	
		5/01/26 234 MAY 26 -	202605 310-51300-34000 MGMT FEES		*	3,713.17	
		5/01/26 234 MAY 26 -	202605 310-51300-35200 WEBSITE ADMIN		*	74.42	
		5/01/26 234 MAY 26 -	202605 310-51300-35100 IT		*	111.58	
		5/01/26 234 MAY 26 -	202605 310-51300-31300 DISSEMINATION		*	315.42	
		5/01/26 234 MAY 26 -	202605 310-51300-42000 POSTAGE		*	241.92	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,632.68 080053
5/20/26	00013	5/19/26 TAX REC TRANSFER OF TAX RECEIPTS	202605 300-20700-10000	POINCIANA WEST CDD C/O US BANK	*	10,369.78	10,369.78 080054
5/20/26	00041	5/01/26 PSI25993 MAY 26 -	202605 320-53800-47000 POND MAINTENANCE	SOLITUDE LAKE MANAGEMENT, LLC	*	6,056.00	6,056.00 080055
5/20/26	00048	5/15/26 22489305 APR 26 -	202604 310-51300-31100 ENGINEERING SVCS		*	2,375.00	
		5/15/26 22489306 APR 26 -	202604 310-51300-31100 2026 ANNUAL RPT	DEWBERRY ENGINEERS INC.	*	1,885.00	4,260.00 080056
TOTAL FOR BANK Z						58,851.12	
TOTAL FOR REGISTER						58,851.12	

POIW POIN WEST CDD PPOWERS

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 18 AMTEC
INV DATE INV# AMOUNT DISCOUNT
20260224 5517-02- 450.00

Page 153/2026
CHECK #: 080043
NET
450.00 ARBITRAGE S17-1 & 17-2

TOTAL
FILE

\$450.00
COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 18 AMTEC
INV DATE INV# AMOUNT DISCOUNT
20260224 5517-02- 450.00

4/17/2026
CHECK #: 080043
NET
450.00 ARBITRAGE S17-1 & 17-2

TOTAL \$450.00

080043

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
4/17/2026 \$450.00*

FOUR HUNDRED FIFTY DOLLARS & 00 CENTS *****

PAY
TO THE ORDER OF: AMTEC
90 AVON MEADOW LANE, 2ND FLOOR
AVON CT 06001

AUTHORIZED SIGNATURE





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Poinciana West Community Development District
c/o Ms. Katie Costa
Director of Operations - Accounting Division
Government Management Services - CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice No. 5517-02-26

Date: February 24, 2026

For Professional Services:

Issue	Service	Fee
Poinciana West Community Development District (Polk County, Florida) \$11,215,000 Senior Special Assessment Refunding Bonds, Series 2017-1 & \$2,945,000 Subordinate Special Assessment Refunding Bonds, Series 2017-2	Rebate Report & Opinion	\$450
Total		\$450

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

Institution : Bank of America, N.A.
ABA # (Wires) : 026009593
ABA # (ACH Only) : 011900254
AMTEC Account Number : 385033805188

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 205
COMMENTS

ACH Company POINCIANA WEST C
ACH Company ID 1030610585
From Account POINCIANA WEST
COMMUNITY
DEVELOPMEN
From Account ID 1000048837396
Payment Type ACH - Cash Disbursement
(CR)
Same Day No
Value Date 04/20/2026
Batch Status Approved
Entry Method Created from Template
Template AMTEC / PW AMTEC
Trnum 14302518

INV 5517-02-26

AUDIT INFORMATION

	Timestamp	User ID	Company
APPROVED	04/17/2026 12:01:28 PM	PATTI40192730308590 0	3000339014
ENTERED	04/17/2026 12:01:13 PM	PATTI40192730308590 0	3000339014

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
AMTEC		450.00	011900254	385033805188	Checking	Entered	461293 203	

Batch Totals	450.00	Credits - 1	Prenotes - 0
	0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			450.00 USD	1	1

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 205
COMMENTS

ACH Company POINCIANA WEST C
ACH Company ID 1030610585
From Account POINCIANA WEST
COMMUNITY
DEVELOPMEN
From Account ID 1000048837396
Payment Type ACH - Cash Disbursement
(CR)
Same Day No
Value Date 04/20/2026
Batch Status Approved
Entry Method Created from Template
Template AMTEC / PW AMTEC
Tnum 14302518

INV 5517-02-26

AUDIT INFORMATION

	Timestamp	User ID	Company
APPROVED	04/17/2026 12:01:28 PM	PATTI40192730308590 0	3000339014
ENTERED	04/17/2026 12:01:13 PM	PATTI40192730308590 0	3000339014

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
AMTEC		450.00	011900254	385033805188	Checking	Entered	461293 203	

Batch Totals

450.00 Credits - 1 Prenotes - 0
0.00 (Debits) - 0

Continued

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH (USD to USD)			450.00 USD	1	1

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME:

5 CLARKE ENVIRONMENTAL MOSQUITO

Page 159
4/17/2026
CHECK #: 080044

INV DATE INV#

AMOUNT DISCOUNT

NET

20260316 1038777

2,412.14

2,412.14

MAR 26 - MOSQUITO MGMT

20260415 1038881

2,412.14

2,412.14

APR 26 - MOSQUITO MGMT

TOTAL \$4,824.28
FILE COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME:

5 CLARKE ENVIRONMENTAL MOSQUITO

4/17/2026
CHECK #: 080044

INV DATE INV#

AMOUNT DISCOUNT

NET

20260316 1038777

2,412.14

2,412.14

MAR 26 - MOSQUITO MGMT

20260415 1038881

2,412.14

2,412.14

APR 26 - MOSQUITO MGMT

TOTAL

\$4,824.28

080044

POINCIANA WEST CDD - AUTOPAY

DATE
4/17/2026

AMOUNT
\$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
001038777	3/16/26	4/15/26
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	Cherrie Jackson
Order number	Agreement
0000172674	1000002502
Customer PO#	
N/A	

Payment terms
 Net 30 Days

Text	Inv dt	Inv amount - local
	3/16/26	2,412.14
Service March 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



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

INVOICE

Invoice no	Invoice date	Due date
001038881	4/15/26	5/15/26
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	Cherrief Jackson
Order number	Agreement
0000172674	1000002502
Customer PO#	
N/A	

Payment terms	
Net 30 Days	

Text	Inv dt	Inv amount - local
	4/15/26	2,412.14
Service April 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



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

STATEMENT OF ACCOUNT

Payer	Statement no	Date
P07800	8028051	4/2/26
Credit dept ref		Telephone no 1

Payer address

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

Invoice no	Inv dt	Due dt	Cur	Stp	Customer	Name	Invoice amount	Remaining amt
001038777	3/16/26	4/15/26	USD	0	P07800	Poinciana West Community Dev. Dist.	2,412.14	2,412.14
			Total	USD	P07800		2,412.14	2,412.14

Total	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>
Check: 16300 Collections Center Drive, Chicago, IL 60693
Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6

NOTICE THIS IS NOT A BILL

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

Age Distribution				
Overdue payments by invoice date aged from				
0 - 30 Days	31 - 60 Days	> 60 Days	Total overdue	
2,412.14	0.00	0.00	USD 2,412.14	

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

PAYMENT ID: 211		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		04/17/2026 12:07:55 PM	PATTI401927303085900	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	04/17/2026 12:07:47 PM	PATTI401927303085900	3000339014
From Account ID	1000048837396				
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	Clarke / Clarke Environmental				
Tnum	14302655				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Clarke Environmental M		2,412.14	071000039	8666607231	Checking	Entered	461293934	

Batch Totals	2,412.14	Credits - 1	Prenotes - 0	
	0.00	(Debits) - 0		

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			2,412.14 USD	1	1

POINCIANA WEST - GENERAL FUND

Page 167/2026

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080045

INV DATE INV# AMOUNT DISCOUNT NET

20260401 19393 2,470.00 2,470.00 MAR 26 - GENERAL COUNSEL

TOTAL \$2,470.00
FILE COPY

POINCIANA WEST - GENERAL FUND

4/17/2026

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080045

INV DATE INV# AMOUNT DISCOUNT NET

20260401 19393 2,470.00 2,470.00 MAR 26 - GENERAL COUNSEL

TOTAL \$2,470.00

080045

POINCIANA WEST CDD - AUTOPAY

DATE
4/17/2026

AMOUNT
\$2,470.00*

TWO THOUSAND FOUR HUNDRED SEVENTY 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

April 01, 2026

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

Invoice Number: 19393

Invoice Period: 01-01-2026 - 04-01-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

Date	Professional	Description	Hours	Rate	Amount
03-09-2026	Scott D. Clark	review of tentative agenda and related correspondence; review of action items list; additional correspondence with regarding budget recommendations and review of fee expense	0.60	325.00	195.00
03-12-2026	Scott D. Clark	review of March meeting materials and agenda, including proposed budget documents	0.70	325.00	227.50
03-17-2026	Scott D. Clark	review of updated agenda package and included reports; meeting preparation	0.60	325.00	195.00
03-18-2026	Scott D. Clark	attendance at board meeting (Zoom)	2.70	325.00	877.50
03-20-2026	Mitchell E. Albaugh	Drafting proposed resolution as to 2026 General Election	1.10	325.00	357.50
03-20-2026	Scott D. Clark	correspondence with manager regarding general election compliance; review of draft of resolution for May meeting and review of legal requirements and dates	0.60	325.00	195.00
03-23-2026	Scott D. Clark	correspondence with manager and initial review of purchase agreement	0.60	325.00	195.00
03-25-2026	Scott D. Clark	conference call with manager and chair; review of proposed notice letter to HOA regarding outstanding assessments and related correspondence with	0.70	325.00	227.50

We appreciate your business

Page 1 of 3

Date	Professional	Description	Hours	Rate	Page 167	Amount
			Total			2,470.00

Time Summary

Professional	Hours	Amount
Mitchell E. Albaugh	1.10	357.50
Scott D. Clark	6.50	2,112.50
Total		2,470.00

Total for this Invoice 2,470.00

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

April 01, 2026

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

Invoice Number: 19393

Invoice Period: 01-01-2026 - 04-01-2026

REMITTANCE COPY

RE: General matters - 7784-001

Fees	2,470.00
Total for this Invoice	2,470.00
Previous Balance	0.00

Matter	Invoices / Credits	Trust	Balance Due
General matters - 7784-001	2,470.00		2,470.00
	Total Amount to Pay		2,470.00

Open Invoices and Credits

Date	Transaction	Matter	Amount	Applied	Balance
04-01-2026	Invoice 19393	General matters - 7784-001	2,470.00		2,470.00
				Balance	2,470.00

We appreciate your business

Page 3 of 3

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

PAYMENT ID: 209		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		04/17/2026 12:05:50 PM	PATTI401927303085900	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	04/17/2026 12:05:39 PM	PATTI401927303085900	3000339014
From Account ID	1000048837396				
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	Clark / Clark & Albaugh				
Tnum	14302607				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Clark & Albaugh		2,470.00	063292855	4011309028	Checking	Entered	461293457	
Batch Totals		2,470.00	Credits - 1	Prenotes - 0				
		0.00	(Debits) - 0					

Continued

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH (USD to USD)			2,470.00 USD	1	1

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20260401 38346 5,734.28

Page 4/17/2026
CHECK #: 080046
NET
5,734.28 APR 26 - LANDSCAPE MAINT

TOTAL \$5,734.28
FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT
20260401 38346 5,734.28

4/17/2026
CHECK #: 080046
NET
5,734.28 APR 26 - LANDSCAPE MAINT

TOTAL \$5,734.28

080046

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
4/17/2026 \$5,734.28*

FIVE THOUSAND SEVEN HUNDRED THIRTY-FOUR DOLLARS & 28 CENTS *****

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

AUTHORIZED SIGNATURE

Invoice 38346



P.O. Box 91597
Lakeland, FL 33804

Date	Terms
04/01/26	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 April 2023	\$5,621.84
Fuel Surcharge	\$112.44

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

Total	\$5,734.28
Credits/Payments	(\$0.00)
Balance Due	\$5,734.28

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."

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 213
AUDIT INFORMATION

			Timestamp	User ID	Company
ACH Company	POINCIANA WEST C				
ACH Company ID	1030610585	APPROVED	04/17/2026 12:09:03 PM	PATTI40192730308590	3000339014
From Account	POINCIANA WEST			0	
	COMMUNITY	ENTERED	04/17/2026 12:08:55 PM	PATTI40192730308590	3000339014
	DEVELOPMEN			0	
From Account ID	1000048837396				
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	Floralawn / Floralawn				
Tnum	14302681				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Floralawn		5,734.28	063116261	1500039659	Checking	Entered	461293947	

Batch Totals	5,734.28	Credits - 1	Prenotes - 0
	0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH (USD to USD)			5,734.28 USD	1	1

POINCIANA WEST - GENERAL FUND

Page 17/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080047

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260401	230	956.17		956.17	APR 26 - FIELD MGMT
20260401	231	4,255.05		4,255.05	APR 26 - MGMT FEES

TOTAL \$5,211.22

FILE COPY

POINCIANA WEST - GENERAL FUND

4/17/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080047

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260401	230	956.17		956.17	APR 26 - FIELD MGMT
20260401	231	4,255.05		4,255.05	APR 26 - MGMT FEES

TOTAL \$5,211.22

080047

POINCIANA WEST CDD - AUTOPAY

DATE
4/17/2026

AMOUNT
\$5,211.22*

FIVE THOUSAND TWO HUNDRED ELEVEN DOLLARS & 22 CENTS *****

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

AUTHORIZED SIGNATURE

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

Invoice #: 230

Invoice Date: 4/1/26

Due Date: 4/1/26

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management 300 S38 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 #: 231

Invoice Date: 4/1/26

Due Date: 4/1/26

Case:

P.O. Number:

Bill To:

Poliniana 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	12.65	12.65
Postage	420	1.26	1.26
Copies	475	26.55	26.55
Total			\$4,255.05
Payments/Credits			\$0.00
Balance Due			\$4,255.05

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

PAYMENT ID: 215		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		04/17/2026 12:10:59 PM	PATTI401927303085900	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	04/17/2026 12:10:50 PM	PATTI401927303085900	3000339014
From Account ID	1000048837396				
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	GMSCF / GMS-CF, LLC				
Tnum	14302730				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
GMS-CF, LLC		956.17	063104668	0125331205	Checking	Entered	461304318	

Batch Totals		956.17	Credits - 1	Prenotes - 0				
		0.00	(Debits) - 0					

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			956.17 USD	1	1

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 217
AUDIT INFORMATION

			Timestamp	User ID	Company
ACH Company	POINCIANA WEST C	APPROVED	04/17/2026 12:12:09 PM	PATTI40192730308590	3000339014
ACH Company ID	1030610585			0	
From Account	POINCIANA WEST	ENTERED	04/17/2026 12:12:01 PM	PATTI40192730308590	3000339014
	COMMUNITY			0	
	DEVELOPMEN				
From Account ID	1000048837396				
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	GMSCF / GMS-CF, LLC				
Tnum	14302754				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
GMS-CF, LLC		4,255.05	063104668	0125331205	Checking	Entered	461304351	

Batch Totals	4,255.05	Credits - 1	Prenotes - 0
	0.00	(Debits) - 0	

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			4,255.05 USD	1	1

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC
INV DATE INV# AMOUNT DISCOUNT NET
20260401 PSI24741 6,056.00 6,056.00 APR 26 - POND MAINTENANCE

Page 1 of 1
4/17/2026

CHECK #: 080048

TOTAL \$6,056.00
FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC
INV DATE INV# AMOUNT DISCOUNT NET
20260401 PSI24741 6,056.00 6,056.00 APR 26 - POND MAINTENANCE

4/17/2026

CHECK #: 080048

TOTAL \$6,056.00

080048

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
4/17/2026 \$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:	PSI247416
Invoice Date:	4/1/2026

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	4/01/2026	Customer ID	17634
Due Date	5/01/2026	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April 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

Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014

PAYMENT ID: 219		AUDIT INFORMATION					
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company		
ACH Company ID	1030610585		04/17/2026 12:14:42 PM	PATTI40192730308590	3000339014		
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	04/17/2026 12:14:31 PM	PATTI40192730308590	3000339014		
From Account ID	1000048837396			0			
Payment Type	ACH - Cash Disbursement (CR)						
Same Day	No						
Value Date	04/20/2026						
Batch Status	Approved						
Entry Method	Created from Template						
Template	PWSolitude / Solitude Poinciana West						
Tnum	14302839						

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Solitude Lake Manageme		6,056.00	064008637	5965334	Checking	Entered	461305149	

Batch Totals	6,056.00	Credits - 1	Prenotes - 0	
	0.00	(Debits) - 0		

Continued

REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			6,056.00 USD	1	1

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 17 U.S. BANK
INV DATE INV# AMOUNT DISCOUNT
20260225 8090531 4,434.38

Page 187
4/17/2026
CHECK #: 080049
NET
4,434.38 TRUSTEE FEES SR17-1&17A-2

TOTAL \$4,434.38
FILE COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 17 U.S. BANK
INV DATE INV# AMOUNT DISCOUNT
20260225 8090531 4,434.38

4/17/2026
CHECK #: 080049
NET
4,434.38 TRUSTEE FEES SR17-1&17A-2

TOTAL \$4,434.38

080049

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
4/17/2026 \$4,434.38*

FOUR THOUSAND FOUR HUNDRED THIRTY-FOUR DOLLARS & 38 CENTS *****

PAY
TO THE
ORDER
OF:
U.S. BANK
CM-9690
PO BOX 70870
ST. PAUL MN 55170-9690

AUTHORIZED SIGNATURE



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8090531
Account Number: 274037000
Invoice Date: 02/25/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Poinciana West CDD
c/o GMS - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801
United States

Poinciana West Community Development District Special Assessment Refunding Bonds, Senior Series 2017-1 and Subordinate Series 2017-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,434.38

All Invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Poinciana West Community Development District
Special Assessment Refunding Bonds, Senior Series
2017-1 and Subordinate Series 2017-2**

Invoice Number: 8090531
Account Number: 274037000
Current Due: \$4,434.38

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 274037000
Invoice # 8090531
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8090531
Invoice Date: 02/25/2026
Account Number: 274037000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Poinciana West Community Development District
Special Assessment Refunding Bonds, Senior Series
2017-1 and Subordinate Series 2017-2

Accounts Included	274037000	274037001	274037002	274037003	274037004	274037005
In This Relationship:	274037006	274037007	274037008			

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027				\$4,125.00
Incidental Expenses 02/01/2026 to 01/31/2027	4,125.00	0.075		\$309.38
Subtotal Incidental Expenses				\$309.38
TOTAL AMOUNT DUE				\$4,434.38



Payment Details



GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

PAYMENT ID: 221		AUDIT INFORMATION			
ACH Company	POINCIANA WEST C	APPROVED	Timestamp	User ID	Company
ACH Company ID	1030610585		04/17/2026 12:15:44 PM	PATTI40192730308590	3000339014
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	04/17/2026 12:15:37 PM	PATTI40192730308590	3000339014
From Account ID	1000048837396			0	
Payment Type	ACH - Cash Disbursement (CR)				
Same Day	No				
Value Date	04/20/2026				
Batch Status	Approved				
Entry Method	Created from Template				
Template	USBANKTRUSTEEFEES / US BANK TRUSTEE FEES-PW				
Tnum	14302905				

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
U.S. BANK		4,434.38	091000022	274037000	Checking	Entered	461315867	

Batch Totals	4,434.38	Credits - 1	Prenotes - 0					
	0.00	(Debits) - 0						

Continued

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH (USD to USD)			4,434.38 USD	1	1

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080051

INV DATE INV# AMOUNT DISCOUNT NET

20260501 19419 812.50 812.50 APR 26 - GENERAL COUNSEL

TOTAL \$812.50
FILE COPY

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP

CHECK #: 080051

INV DATE INV# AMOUNT DISCOUNT NET

20260501 19419 812.50 812.50 APR 26 - GENERAL COUNSEL

TOTAL \$812.50

080051

POINCIANA WEST CDD - AUTOPAY

DATE

AMOUNT

5/20/2026

\$812.50*

EIGHT HUNDRED TWELVE 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

May 01, 2026

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

Invoice Number: 19419

Invoice Period: 04-01-2026 - 04-30-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

Date	Professional	Description	Hours	Rate	Amount
04-06-2026	Scott D. Clark	review of correspondence and materials regarding proposed littoral plantings; review of property information regarding proposed stump removal; review of and exchange correspondence with manager and chair including case law discussion	0.70	325.00	227.50
04-07-2026	Scott D. Clark	multiple correspondence with regarding resident encroachment on district property and review of second notice	0.20	325.00	65.00
04-16-2026	Scott D. Clark	review of littoral planting proposal and correspondence with manager (2); office conference regarding contract terms and structure; review of and edits to final agreement form and correspondence with DM	0.80	325.00	260.00
04-16-2026	Mitchell E. Albaugh	Drafting agreement with Solitude Lake Management, LLC, for 3600 plantings at Pond 22.	0.80	325.00	260.00
Total					812.50

Time Summary

Professional	Hours	Amount
Mitchell E. Albaugh	0.80	260.00
Scott D. Clark	1.70	552.50
Total		812.50

We appreciate your business

Page 1 of 3

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

May 01, 2026

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

Invoice Number: 19419

Invoice Period: 04-01-2026 - 04-30-2026

REMITTANCE COPY

RE: General matters - 7784-001

Fees	812.50
Total for this Invoice	812.50
Previous Balance	0.00

Matter	Invoices / Credits	Trust	Balance Due
General matters - 7784-001	812.50		812.50
	Total Amount to Pay		812.50

Open Invoices and Credits

Date	Transaction	Matter	Amount	Applied	Balance
05-01-2026	Invoice 19419	General matters - 7784-001	812.50		812.50
				Balance	812.50

We appreciate your business

Page 3 of 3

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 28 DISCLOSURE SERVICES, LLC
 INV DATE INV# AMOUNT DISCOUNT NET
 20260414 13 200.00 200.00

5/20/2026
 CHECK #: 080052
 REVISED AMORT - 2017

TOTAL \$200.00
FILE COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 28 DISCLOSURE SERVICES, LLC
 INV DATE INV# AMOUNT DISCOUNT NET
 20260414 13 200.00 200.00

5/20/2026
 CHECK #: 080052
 REVISED AMORT - 2017

TOTAL \$200.00

080052

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
 5/20/2026 \$200.00*

TWO HUNDRED DOLLARS & 00 CENTS *****

PAY
 TO THE ORDER OF: DISCLOSURE SERVICES, LLC
 1005 BRADFORD WAY
 KINGSTON TN 37763

 AUTHORIZED SIGNATURE



1005 Bradford Way
Kingston, TN 37763

Page 196
Invoice

Date	Invoice #
4/14/2026	13

Bill To
Poinciana West CDD c/o GMS

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2017-1 5-1-26 Prepay \$15,000	100.00
Amortization Schedule Series 2017-2 5-1-26 Prepay \$5,000	100.00

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080053

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260331	232	220.00		220.00	REFILLING TRENCH P-10
20260501	233	956.17		956.17	MAY 26 - FIELD MGMT
20260501	234	4,456.51		4,456.51	MAY 26 - MGMT FEES

TOTAL \$5,632.68

FILE COPY

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 080053

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260331	232	220.00		220.00	REFILLING TRENCH P-10
20260501	233	956.17		956.17	MAY 26 - FIELD MGMT
20260501	234	4,456.51		4,456.51	MAY 26 - MGMT FEES

TOTAL \$5,632.68

080053

POINCIANA WEST CDD - AUTOPAY

DATE

5/20/2026

AMOUNT

\$5,632.68*

FIVE THOUSAND SIX HUNDRED THIRTY-TWO DOLLARS & 68 CENTS *****

PAY

TO THE
ORDER

OF:

GOVERNMENTAL MANAGEMENT SERVICES-CF
219 E. LIVINGSTON STREET
ORLANDO FL 32801

 AUTHORIZED SIGNATURE

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

Invoice #: 233

Invoice Date: 5/1/26

Due Date: 5/1/26

Case:

P.O. Number:

Bill To:Polnciana 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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 234

Invoice Date: 5/1/26

Due Date: 5/1/26

Case:

P.O. Number:

Bill To:

Polinciana 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
Postage		241.92	241.92
Total			\$4,456.51
Payments/Credits			\$0.00
Balance Due			\$4,456.51

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Page 200
Invoice

Invoice #: 232**Invoice Date:** 3/31/26**Due Date:** 3/31/26**Case:****P.O. Number:** WA 5798**Bill To:**

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

Description	Hours/Qty	Rate	Amount
(PWCDD) Refilling Trench by P-10 & Straighten Alligator Sign			
Labor	2	55.00	110.00
Mobilization/ Equipment		110.00	110.00
Total			\$220.00
Payments/Credits			\$0.00
Balance Due			\$220.00

POINCIANA WEST - GENERAL FUND

5/20/2026

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

CHECK #: 080054

INV DATE INV# AMOUNT DISCOUNT NET

20260519 TAX REC 10,369.78 10,369.78 TRANSFER OF TAX RECEIPTS

TOTAL \$10,369.78

FILE COPY

POINCIANA WEST - GENERAL FUND

5/20/2026

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

CHECK #: 080054

INV DATE INV# AMOUNT DISCOUNT NET

20260519 TAX REC 10,369.78 10,369.78 TRANSFER OF TAX RECEIPTS

TOTAL \$10,369.78

080054

POINCIANA WEST CDD - AUTOPAY

DATE

5/20/2026

AMOUNT

\$10,369.78*

TEN THOUSAND THREE HUNDRED SIXTY-NINE DOLLARS & 78 CENTS *****

PAY

TO THE
ORDER

OF:

POINCIANA WEST CDD C/O US BANK
SERIES 2017

AUTHORIZED SIGNATURE

Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

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

Date	Distribution	Gross Assessments			Interest Income	Net Assessments	
		Received	Discounts/Penalties	Commissions Paid		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
01/09/26	12/16-12/31	\$ 8,720.90	\$ 266.06	\$ 169.09		\$ 8,285.75	\$ 8,285.75
01/29/26	Interest				\$ 2,237.35	\$ 2,237.35	\$ 2,237.35
02/12/26	1/1-1/31	\$ 6,392.82	\$ 129.63	\$ 125.27		\$ 6,137.92	\$ 6,137.92
03/13/26		\$ 2,875.33		\$ 57.51		\$ 2,817.82	\$ 2,817.82
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
Total Collected		\$ 296,230.49	\$ 11,543.00	\$ 5,693.76	\$ 2,237.35	\$ 281,231.08	\$ 281,231.08
Percentage Collected							98%

DEBT SERVICE ASSESSMENTS

Gross Assessments \$ 1,104,707.22
Certified Net Assessments \$ 1,027,377.71
100%

Date	Distribution	Gross Assessments			Interest Income	Net Assessments	
		Received	Discounts/Penalties	Commissions Paid		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
1/9/26	12/16-12/31	\$ 32,092.99	\$ 978.68	\$ 622.29		\$ 30,492.02	\$ 30,492.02
1/29/26	Interest					\$ -	\$ -
2/12/26	1/1-1/31	\$ 22,839.08	\$ 463.47	\$ 447.51		\$ 21,928.10	\$ 21,928.10
3/13/26	0	\$ 10,581.41		\$ 211.63		\$ 10,369.78	\$ 10,369.78
1/0/00	0					\$ -	\$ -
1/0/00	0					\$ -	\$ -
1/0/00	0					\$ -	\$ -
1/0/00	0					\$ -	\$ -
1/0/00	0					\$ -	\$ -
						\$ -	\$ -
Total Collected		\$ 1,054,430.14	\$ 41,078.89	\$ 20,267.02	\$ -	\$ 993,084.23	\$ 993,084.23
Percentage Collected							97%

Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
---------------------	-----------------------	-------------------------	---------------------

Debt Service 2017 \$ 1,027,377.71 \$ 993,084.23 \$ (982,714.45) \$ 10,369.78
V# 13 001.300.20700.10000

TRANSFERS TO DEBT SERVICE			
10/16/25		\$ 11,053.94	
12/3/25	Wire	\$ 247,009.64	
12/9/25	Wire	\$ 212,209.49	
12/30/25	Wire	\$ 399,190.26	
2/24/26	Wire	\$ 113,251.12	
TOTAL		\$ 982,714.45	

Debt Svc 1% admin fee

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

5/20/2026

CHECK #: 080055

INV DATE INV# AMOUNT DISCOUNT NET

20260501 PSI25993 6,056.00 6,056.00 MAY 26 - POND MAINTENANCE

TOTAL \$6,056.00

FILE COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC

5/20/2026

CHECK #: 080055

INV DATE INV# AMOUNT DISCOUNT NET

20260501 PSI25993 6,056.00 6,056.00 MAY 26 - POND MAINTENANCE

TOTAL \$6,056.00

080055

POINCIANA WEST CDD - AUTOPAY

DATE

5/20/2026

AMOUNT

\$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:	PSI259931
Invoice Date:	5/1/2026

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
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Ship Date	5/01/2026	Customer ID	17634
Due Date	5/31/2026	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 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

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 48 DEWBERRY ENGINEERS INC.

CHECK #: 080056

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260515	22489305	2,375.00		2,375.00	APR 26 - ENGINEERING SVCS
20260515	22489306	1,885.00		1,885.00	APR 26 - 2026 ANNUAL RPT

TOTAL \$4,260.00

FILE COPY

POINCIANA WEST - GENERAL FUND

5/20/2026

VENDOR NUMBER/NAME: 48 DEWBERRY ENGINEERS INC.

CHECK #: 080056

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260515	22489305	2,375.00		2,375.00	APR 26 - ENGINEERING SVCS
20260515	22489306	1,885.00		1,885.00	APR 26 - 2026 ANNUAL RPT

TOTAL \$4,260.00

080056

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
5/20/2026	\$4,260.00*

FOUR THOUSAND TWO HUNDRED SIXTY DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF:

DEWBERRY ENGINEERS INC.
PO BOX 821824
PHILADELPHIA PA 19182-1824

AUTHORIZED SIGNATURE



Invoice

Please remit to:
Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510



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

May 15, 2026
 Project No: 50193007.000
 Invoice No: 22489306
 Due Date: June 14, 2026
 Project Manager Cole Landau

Project 50193007.000 Poinciana West CDD 2026 Annual Report

Professional Services from March 28, 2026 to April 24, 2026

Phase 0001 1. Annual Report

Professional Personnel

	Hours	Rate	Amount	
CONSTRUCTION PROFESSIONAL V	2.00	255.00	510.00	
PRINCIPAL	1.00	375.00	375.00	
ENGINEER I	4.50	125.00	562.50	
ADMIN PROFESSIONAL III	3.50	125.00	437.50	
Totals	11.00		1,885.00	
Total Labor				1,885.00
		Total this Phase		1,885.00

Billings to Date

	Current	Prior	Total
Labor	1,885.00	0.00	1,885.00
Totals	1,885.00	0.00	1,885.00
		Total Invoice Amount Due	1,885.00

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Project	50193007.000	Poinciana West CDD 2026 Annual Report	Invoice	22489306
---------	--------------	---------------------------------------	---------	----------

Billing Backup

Tuesday, May 12, 2026

002 - Dewberry Engineers Inc.

Invoice 22489306 Dated 05/15/2026

10:00:03 AM

Project	50193007.000	Poinciana West CDD 2026 Annual Report		
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Phase	0001	1. Annual Report		
-------	------	------------------	--	--

Professional Personnel

		Hours	Rate	Amount	
PRINCIPAL					
Malave Davila, Reinardo	04/15/2026	1.00	375.00	375.00	
Review report- final stormwater					
CONSTRUCTION PROFESSIONAL V					
Landau, Cole	03/23/2026	2.00	255.00	510.00	
Review Pond #5 photos, FDEP ERP documentation					
submittals on file					
ENGINEER I					
Pigg, Louisa	04/13/2026	2.00	125.00	250.00	
annual report					
Pigg, Louisa	04/15/2026	2.00	125.00	250.00	
annual report edits					
Pigg, Louisa	04/16/2026	.50	125.00	62.50	
ADMIN PROFESSIONAL III					
Powell, Aimee	03/19/2026	1.00	125.00	125.00	
Project Coordination					
Powell, Aimee	04/13/2026	.50	125.00	62.50	
Annual Inspection Report Review					
Powell, Aimee	04/16/2026	1.00	125.00	125.00	
Annual Inspection Report Review					
Powell, Aimee	04/17/2026	1.00	125.00	125.00	
Annual Inspection Report Review					
Totals		11.00		1,885.00	
Total Labor					1,885.00
				Total this Phase	1,885.00
				Total this Project	1,885.00
				Total this Report	1,885.00

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Invoice

Please remit to:
Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510



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

May 15, 2026
 Project No: 50193005.000
 Invoice No: 22489305
 Due Date: June 14, 2026
 Project Manager Cole Landau

Project 50193005.000 Poinciana West CDD 2026 Gen. Eng.

Professional Services from March 28, 2026 to April 24, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER I	12.00	125.00	1,500.00	
ENGINEER I	6.00	125.00	750.00	
ADMIN PROFESSIONAL III	1.00	125.00	125.00	
Totals	19.00		2,375.00	
Total Labor				2,375.00
		Total this Phase		2,375.00

Billings to Date

	Current	Prior	Total
Labor	2,375.00	0.00	2,375.00
Totals	2,375.00	0.00	2,375.00
		Total Invoice Amount Due	2,375.00

Need ACH
 Send email 5/18

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Project	50193005.000	Poinciana West CDD 2026 Gen. Eng.	Invoice	22489305
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Billing Backup

Tuesday, May 12, 2026

002 - Dewberry Engineers Inc.

Invoice 22489305 Dated 05/15/2026

9:59:34 AM

Project	50193005.000	Poinciana West CDD 2026 Gen. Eng.
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Phase	0001	1. General Engineering
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Professional Personnel

		Hours	Rate	Amount	
ENGINEER I					
Pigg, Louisa	04/08/2026	3.00	125.00	375.00	
prep for Pond inspection(annual goals inspection)					
Pigg, Louisa	04/09/2026	6.00	125.00	750.00	
annual inspection					
Pigg, Louisa	04/10/2026	3.00	125.00	375.00	
Annual report					
Pirani, Hiba	04/09/2026	6.00	125.00	750.00	
pond inspection					
ADMIN PROFESSIONAL III					
Powell, Aimee	03/19/2026	1.00	125.00	125.00	
Project Coordination					
Totals		19.00		2,375.00	
Total Labor					2,375.00
				Total this Phase	2,375.00
				Total this Project	2,375.00
				Total this Report	2,375.00

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SECTION 4

Poinciana West Community Development
District Action Items September 2026

Meeting Assigned	Action Item	Assigned To	Status	Comments
09.17.2025	Review Investment Options	DM/Chair	Ongoing	Reviewed at each BOS meeting or if market conditions change.
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.
05.20.2028	Presentation of Stormwater Plans/As Builts	District Engineer	In Process	DE to provide work authorization to compile stormwater plans in case of blockage or other maintenance needs
05.20.2028	Consideration of RFP/Proposals for Pond Maintenance		In Process	Draft scope presented 05.20.2026. Revised scope considered 07.15.1016. Final scope sent out to bid. Proposals to be considered 09.16.2026.

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>
Stump Grind (3) Cypress Trees at P-2	Floralawn	Completed	\$1,986	August 2026	Stump grind and fill dirt installation was completed with bahia sod installed over the area where stumps were.
Clam Stocking for P-21 & 22	GMS	Pending	\$5,427.54	Est. Late Sept. 2026	Stocking to be scheduled for late Sept. per board.
Gambusia Fish and Shrimp Stocking for P-21, 22, & 2	GMS	Pending	\$2,640.51	Est. Late Sept. 2026	Stocking to be scheduled for late Sept. per board.
Request for Aquatics Maintenance	Aquatic Weed Management, Solitude, & Steadfast	Discussion	Summary Sheet to be Provided		Staff had requested (2) proposals from outside aquatics vendors and requested current vendor to submit proposal for board discussion.
Proposal to Level Dry Ponds (P2, P3, P4, P5, & P6) (Addressing Engineer's Report Part 1)	All Terrain & Core X	Pending	Pending		Both vendors requested a copy of the as-builts of the ponds and requested ponds to be mowed for accurate pricing. Floralawn is current mowing all ponds.
Proposal to Replaced Chipped Skimmer Station (P5) and Remove Vegetation from the Drain Vault (P5 - Dry Pond) (Address Items on 2026 Engineer's Report Part 2)	GMS	Discussion	Proposal to be Provided.		GMS proposal reflects requested work from the annual engineer's report for board review.
Proposal to Reseed Bank (P17) (Addressing Items on 2026 Engineer's Report Part 3)	Floralawn	Pending	N/A		Requested proposal from Floralawn.

Poinciana West CDD

Field Management Report – Photo Supplement

Pond Review



Photo Description:

✚ Ponds reviewed: P-1, P-2, P-4 and P-5

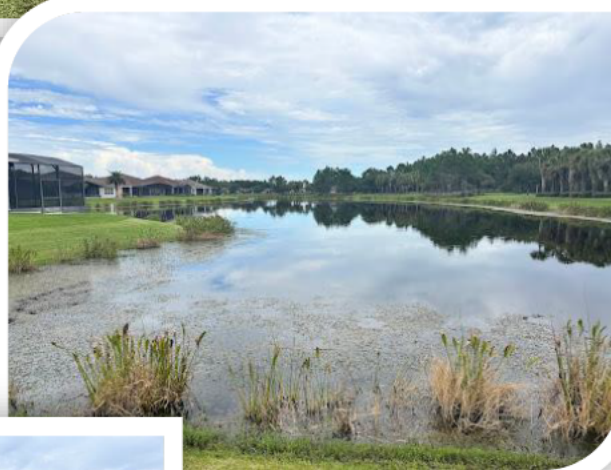


Pond Review



Photo Description:

+ Ponds reviewed: P-17, P-22, & P-9



Stump Grinding Cypress Trees By P-2



Photo Description:

- ✚ Area that was stump grind prior to sod installation.
- ✚ Area after sod installation.



Dry Ponds



Dry Ponds (Cont'd)



Photo Description:

- + Areas holding water are being string trimmed down.



SECTION 2



Aquatics Maintenance Report
Poinciana West CDD
September 2026

Inspection Report

Overall Aquatic Comments

Comments: I have been seeing that the landscaping crew is leaving quite a bit of grasses down by the pond, some places are a foot above the water. They are hindering grass sprays, so that I kill good grass or the banks.

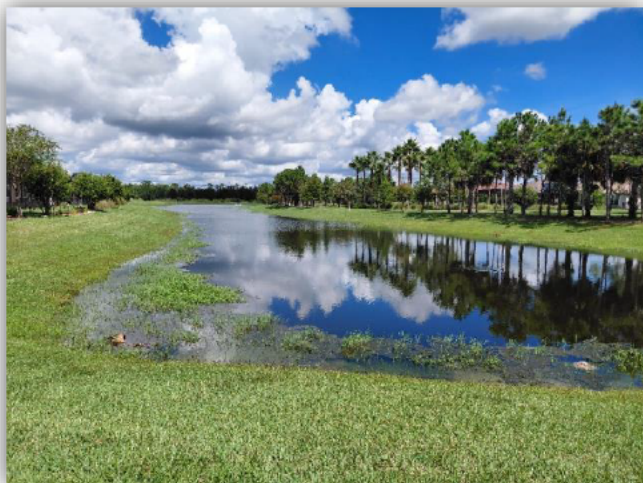
Pond: P-8



Comments: Hydrilla and grasses are still present in spots, both will be treated this month, boat launch area Peggy and George house is very saturated from the rains, pond is full and will be treated by gator.

Inspection Report

Pond: P-19A



Comments: Small ring of grasses, pond is full from recent rains, will be treated this month.

Pond: P-15



Comments: Grasses are present in small clumps, only about 6-8 inches out of water, algae and hydrilla have been knocked back for now. I will treat the grasses this month with the boat, because the house side of pond is EXTREMELY wet 15 feet above pond.

Inspection Report

Pond: P-16



Comments: Grasses, algae and hydrilla have been reduced by 85-90%, just a very small ring hydrilla is present and will be treated this month, banks are extremely saturated.

SECTION 3



Run By: kissasst

All Services By Customer Summary

Page 1 of 1
Monday, August 3, 2026
9:42:39 AM

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 07/01/2026 and 07/31/2026

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. Municipal Back Pack		KIS1818 - Strike Pellets 10lbs/acre		07/24/2026	07/24/2026	0.38	acr	Prius Site ID	Customer Site ID
								001-0006	6
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2715 - Biomist 4+4 ATV/ULV		07/09/2026	07/09/2026	7.20	mi		
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2827 - Biomist 4+4 Truck ULV		07/10/2026	07/10/2026	4.50	mi		
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2715 - Biomist 4+4 ATV/ULV		07/15/2026	07/15/2026	6.10	mi		
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2827 - Biomist 4+4 Truck ULV		07/16/2026	07/16/2026	4.50	mi		
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2827 - Biomist 4+4 Truck ULV		07/23/2026	07/23/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist. Night Truck		KIS2715 - Biomist 4+4 ATV/ULV		07/23/2026	07/23/2026	6.50	mi		
						33.20			



All Services By Customer Summary

Run By: kissasst

Page 1 of 1
Thursday, September 10, 2026

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 08/01/2026 and 08/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Prius Site ID	Customer Site ID
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		08/20/2026	08/20/2026	0.41	acr	001-0006	6
						0.41			
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/06/2026	08/06/2026	4.30	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/07/2026	08/07/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/14/2026	08/14/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/14/2026	08/14/2026	4.30	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		08/20/2026	08/20/2026	3.50	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/21/2026	08/21/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		08/28/2026	08/28/2026	4.40	mi		
						29.70			

SECTION 4

Polindana 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
7/20/2026	Edward Goldberg	328 Monterey St.	P2		Midge outbreak	Joel	Requested adulticide treatment with Clarke.	7/23/2026	07/20/26	07/23/26	
7/21/2026	Joan Suarez	682 Torrey Pines W	P3		Weeds & trees overgrown in tract behind home	Joel	Informed resident of board's long term plan to level the pond floor for consistent mowing.	Ongoing	07/21/26	N/A	
7/23/2026	Deborah Connell	464 Bel Air Way	P21		Requesting maintenance of pond; overgrown weeds, grass clippings	Joel	Reviewed pond (hydrilla found on the surface with treated algae.) Requested additional	7/31/2026	07/24/26	07/27/26	
7/22/2026	Emily Kelly	681 Villa Park Rd	P5		Requesting clean up of pond; swampy appearance	Joel	Reviewed pond (minor hydrilla and alligator weed.) Requested treatment with Solitude.	7/29/2026	07/22/26	07/23/26	
7/23/2026	Michelle Franks	1818 Pelican Hill W	P16		Requesting follow up/update	Joel	Provided update (Floralawn is scheduling their crew to string trim areas that are holding	Ongoing	07/24/26	N/A	
7/29/2026	Maude Lightfoot	670 San Raphael St	P8		Midge outbreak, requesting treatment	Joel	Requested adulticide treatment with Clarke.	7/30/2026	07/29/26	07/30/26	
8/3/2026	Alice Marks	545 Indian Wells A	P1		High edge grasses	Joel	Reviewed pond grasses and requested string trimming with Floralawn	8/5/2026	08/03/26	N/A	
8/6/2026	Jose Pantoja	1422 Del Mar Dr	P4		Grass behind home not being mowed	Joel	Reviewed area in question (skimmer station pond, driveway, etc.) Requested maintenance	8/10/2026	08/07/26	N/A	
8/10/2026	Deborah Connell	464 Bel Air Way	P21		Requesting maintenance of pond; overgrown weeds/plants in pond	Joel	Provided update (Additional hydrilla treatment requested.)	8/14/2026	08/10/26	08/12/26	
8/14/2026	Maude Lightfoot	670 San Raphael St	P8		Bank of pond has high grass/weed growth; odor	Joel	Requested weed treatment and additional hydrilla treatment with Solitude.	8/19/2026	08/14/26	08/17/26	
8/17/2026	Barry Dombchik	1320 Bonita Canyon	P22		Inquiring about status of littoral plantings, clams and fish on P22		Provide update on fish and shrimp stocking (board requested to wait until after the Sept	N/A	08/17/26	N/A	
8/17/2026	Karl Krell	967 Ladera Ranch P	P17		Vines growing over wall	Joel	Requested string trimming of the fence line bordering the pond and removal of the vines	8/18/2026	08/17/26	N/A	
8/18/2026	Hedy Lowenheim	340 Monterey St.	P2		Midges improving; requesting update on fish and pond treatment	Joel	Provided the same update as Mr. Dombchik.	N/A	08/18/26	N/A	
8/18/2026	Joe Trueblood	598 Villa Park Rd	P6		Requesting cleaning of pond	Joel	Reviewed the pond (torpedo grass on the corners of the pond) and requested weed	8/21/2026	08/19/26	08/21/26	
8/19/2026	Cindy	Pacific Ridge Rd			Question about maintaining trees on nature preserve	Joel	Advised that CDD isn't allowed to trim or perform maintenance on trees in nature	N/A	08/19/26	N/A	
8/19/2026	Rochelle Quinn	586 Villa Park Rd	P6		Requesting spraying for midges	Joel	Requested adulticide treatment with Clarke.	8/20/2026	08/19/26	08/20/26	
8/20/2026	Hedy Lowenheim	340 Monterey St.	P2		More questions about fogging of ponds, plants behind home	Joel	Provided follow up answers about adulticide	N/A	08/20/26	N/A	
8/21/2026	Joyce Ardillo	452 Bel Air Way	P21		Algae bloom in pond	Joel	Requested algicide treatment with Solitude.	8/24/2026	08/21/26	08/26/26	
8/24/2026	Hedy Lowenheim	340 Monterey St.	P2		More questions about littoral plantings, stocking of fish and shrimp	Joel	Provided follow up answers on fish and shrimp	N/A	08/24/26	N/A	
8/24/2026	Tim Clark	130 Indian Wells A	P5		Trees with loose limbs; requesting mowing/weed eating around pond	Joel	Reviewed tree behind the home and pond. Limbs were OK and requested weed treatment	8/28/2026	08/24/26	08/25/26	
8/25/2026	Joseph Kretz	624 San Raphael St	P7		Requesting mowing around trees	Joel	Requested string trimming around the trees	8/26/2026	08/25/26	N/A	
8/27/2026	Dolores Carlucci	1318 Del Mar Dr.	Tract P3		Requesting mowing/maintenance of dry pond	Joel	Provided update, Floralawn is string trimming areas that are holding water.	Ongoing	08/27/26	N/A	
8/27/2026	Peggy Gregory		P8		Provided screenshots of social media posts pertaining to CDD ponds.	Joel	Reviewed screenshots with only (1) pond (P5) mentioned (e.g. midges)	N/A	08/27/26	N/A	
8/31/2026	Gary Flusgold	860 Pacific Ridge	Tract C2A		Overgrown grass in dry pond	Joel	Provided the same update as Ms. Carlucci	Ongoing	08/31/26	N/A	