Poinciana West
Community Development District

Agenda Package

November 18, 2026

AGENDA

Poinciana West
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 11, 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, November 18, 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. Organizational Matters
    A. Administration of Oaths to Newly Elected Officers
    B. Election of Officers
    C. Consideration of Resolution 2027-01 Electing Officers
5. Approval of Minutes of the September 16, 2026 Board of Supervisors Meeting
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Review of Status of Aquatic Weed Management Onboarding
8. Consideration of License Agreement with Solivita Wildlife Advocates
9. Staff Reports
    A. Attorney
        i. Presentation of Memorandum on Stormwater Analysis
    B. Engineer
    C. District Manager
        i. Check Register
        ii. Financials
        iii. Action Items List
    D. Field Manager
        i. Field Manager's Report
        ii. Pond Maintenance Report
        iii. Midge Management Report
        iv. Customer Complaint Log
10. Supervisor's Requests
11. General Audience Comments
12. Other Business
13. Next Meeting Date- **January 20, 2027, 9:30 AM; The Gator Room**

13. Adjournment

Sincerely,

Tricia L. Adams

District Manager

SECTION IV

SECTION C

RESOLUTION 2027-01

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. George Flint is elected Secretary.

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

Section 5. Jill Burns is elected Treasurer.

Section 6. Patti Powers is elected Assistant Treasurer.

Section 7. Katie Costa is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 18th day of November, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
POINCIANA WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **September 16, 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 Chair
Dr. Maneck Master	Assistant Secretary
Irene Stecher	Assistant Secretary

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Also present were:

Tricia Adams	District Manager
Christine Wells	District Manager
Scott Clark *(via Zoom)*	District Counsel
Rey Malavé *(via Zoom)*	District Engineer
Cole Landau *(via Zoom)*	District Engineer
Chace Arrington *(via Zoom)*	District Engineer
Joey Duncan *(via Zoom)*	District Engineer
Joel Blanco	GMS Field Services Manager
Cherrief Jackson	Clarke Midge Control
Bill Snively	Aquatic Weed Management
Marlena Gloff-Straw	Solivita Wildlife Advocates
Kevin Riemenspenger	Steadfast
Residents	

The following is a summary of the discussions and actions taken at the September 16, 2026, Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order and called the roll at 9:30 a.m. A quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

No members of the public offered comments.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 15, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 15, 2026, Board of Supervisors meeting. Mr. LaRue requested that the references to Ponds 4, 5, and 6 on page 10 be corrected to Ponds P4, P5, and P6 to identify the dry ponds.

> On MOTION by Mr. LaRue seconded by Ms. Gregory with all in favor the Minutes of the July 15, 2026, Board of Supervisors Meeting were approved as amended.

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FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter**

Ms. Adams presented an audit engagement letter with Grau & Associates for Fiscal Year 2026. There was an existing five-year agreement for audit services and the cost for Fiscal Year 2026 was $3,600, which was accounted for in the budget.

> On MOTION by Ms. Stecher seconded by Dr. Master with all in favor the Audit Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit in the amount of $3,600 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Engineering Work Authorization**

Ms. Adams presented the Engineering Work Authorization for Fiscal Year 2027. The Board discussed the proposed billing rate increases, the timing of the rate increase notice, and their budget impact. Members requested additional explanation from Dewberry and advance submission of future rate schedules for budget review. Ms. Adams would request that proposed rate changes be submitted by June 1 for consideration during the annual budget process. *This*

item was deferred pending Dewberry's response to the Board regarding the justification for the proposed rate increase.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2027 Work Authorization for District Management and Field Management Services**

The Board discussed the proposed 5% fee increase and the frequency and documentation of field management services. Members requested clarification of the contracted service schedule and whether weekly service could be provided without an additional fee. Consideration was deferred while Ms. Adams consulted GMS leadership.

EIGHTH ORDER OF BUSINESS **Review of Revised Aquatics Scope of Services**

Ms. Adams presented a revised scope of services for the aquatic maintenance, which was included in the agenda package.

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NINTH ORDER OF BUSINESS **Consideration of Proposals for Aquatic Services**

A. Aquatic Weed Management
B. Solitude
C. Steadfast

Ms. Adams reported that, at the May meeting, the Board authorized staff to issue a Request for Proposals (RFP) for aquatic services. Mr. Blanco provided the Board with a summary sheet. The Board reviewed proposals from Aquatic Weed Management, Solitude, and Steadfast. Discussion addressed pricing, inspection and treatment frequency, service reporting, response times, aquatic weed conditions, and available midge management methods. Mr. Blanco discussed his experience with Aquatic Weed Management. Vendor representatives answered questions regarding staffing, service methods, and reporting. The Board discussed selecting Aquatic Weed Management and monitoring its performance during the first year.

- **Public Comment Period on Agenda Items** *(Item 3)*

Ms. Adams reopened public comment. Harold Barrett asked about fish based control methods. Brian Murphy supported consideration of shellcracker fish and expressed concerns about Solitude's performance. Karl Krell requested twice monthly pond inspections, proactive

maintenance, and trimming along the Cypress Parkway wall. Mr. Blanco would notify Floralawn regarding the trimming request. Public comment was then closed.

> On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the proposal with Aquatic Weed Management for aquatic services in the amount of $75,600 effective November 1, 2026, was approved.

> On MOTION by Ms. Gregory seconded by Dr. Master with all in favor the termination of the contract for aquatic services with Solitude was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Review of Recall Rule and Proposed Amendment Prohibiting Supervisor from Chairing Recall Committee

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District Counsel recalled that, at the July meeting, the Board requested language be added to the proposed Recall Rule, stating that no current Supervisor of the District may serve as Chair of the Recall Committee. District Counsel noted that a new section had been added and requested that the Board incorporate the rule into its Rules of Procedure and set a public hearing for the November meeting.

> Dr. Master MOVED to set a public hearing to amend the Rules of Procedure to include a Recall Rule and Ms. Stecher seconded the motion. Following discussion, the proposed hearing date was changed from November 18, 2026, to January 20, 2027, at 9:30 a.m.

Ms. Gregory requested that the public hearing be scheduled for January, if there was no urgency. District Counsel confirmed that there was no urgency.

> On VOICE VOTE with all in favor setting a public hearing for January 20, 2027, at 9:30 a.m. to amend the Rules of Procedure to include a Recall Rule was approved.

B. Engineer

i. Presentation of Fiscal Year 2026 Engineer's Report

Mr. Malavé presented the Fiscal Year 2026 Engineer's Report required by the District's trust indenture and summarized its findings and maintenance recommendations.

On MOTION by Dr. Master seconded by Ms. Gregory with all in favor the Fiscal Year 2026 Engineer's Report was approved.

Mr. Malavé confirmed that Dewberry would not be reducing its Fiscal Year 2027 rates due to the increased cost of living and its operating costs. Mr. Malavé advised that the District's next Stormwater Needs Analysis was due in 2027. Ms. Gregory recalled participating in the prior submission and would review those materials.

C. District Manager

DRAFT

Ms. Adams reported receipt of payment satisfying the outstanding debt assessments associated with the common area parcels conveyed by Taylor Morrison to the Solivita Homeowners Association. The treatment of O&M assessments for those parcels would be reviewed during preparation of the Fiscal Year 2028 budget.

Ms. Adams further reported that staff had been contacted by the Solivita Wildlife Advocates regarding a program addressing landscape maintenance and the preservation of bird nesting areas. Ms. Marlena Gloff-Straw was in attendance to present the program to the Board. The Chair requested that the presentation be made at the end of the meeting.

i. Approval of Check Register

Ms. Adams presented the Check Register for the period of July 1, 2026, through July 31, 2026, totaling $12,330.46. The Check Register for the period of April 1, 2026, through May 31, 2026, was also included for approval. It now included supporting invoices in response to the Board's prior request.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the July 1, 2026, through July 31, 2026, Check Register in the amount of $12,330.46 and the Check Register April 1, 2026, to May 31, 2026, was approved.

ii. Financials

Ms. Adams presented the unaudited financial statements through July 31, 2026, for informational purposes and discussed the transition from the State Board of Administration investment account to Florida CLASS.

Ms. Gregory requested an update on insurance renewal. Ms. Adams reported that the public officials' liability and general liability proposal remained pending. Ms. Adams would provide the insurance policy to Ms. Gregory.

iii. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Ms. Gregory recalled that the District Engineer had been asked to provide a proposal for the stormwater plans and as-builts. Ms. Adams would follow up with the District Engineer regarding the requested proposal for stormwater plans and as-built information.

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D. Field Manager's Report

i. Field Manager's Report

Mr. Blanco reported completion of stump grinding at Pond P2 and reseeding by Floralawn at no cost to the District. By consensus, the Board removed the clam, Gambusia fish, and shrimp stocking items from the Action Items List.

Mr. LaRue requested that Aquatic Weed Management treat the midges in Ponds 21, 22, and P2, which were not currently being treated by Clarke, on a trial basis. Ms. Gregory requested that field staff monitor these ponds and provide a report to the Board at the January meeting.

On MOTION by Mr. LaRue seconded by Ms. Stecher with all in favor delegating authority to the Chair to approve a midge treatment on a trial basis in Ponds 21, 22, and P2 in a not-to-exceed amount of $20,000 was approved.

Mr. Blanco presented proposals to level the dry ponds, as recommended in the Engineer's Report. He was currently obtaining as-builts for the ponds from the District Engineer, as requested by both companies submitting proposals. The Board discussed delays in obtaining as-built information and requested that staff coordinate with the District Engineer to advance the repair proposals.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor approving a not-to-exceed amount of $20,000 to level the dry ponds and delegate authority to the Vice Chair to execute the final form of the proposal was approved.

Mr. Blanco presented a proposal number 429 with GMS to replace the chip skimmer station and remove vegetation from a drain bowl at Pond P5 in the amount of $850.

On MOTION by Dr. Master seconded by Ms. Stecher with all in favor the proposal with GMS to replace the chip skimmer station and remove vegetation from a drain bowl at Pond P5 in the amount of $850 was approved.

ii. Pond Maintenance Report
iii. Midge Management Report
iv. Customer Complaint Log

DRAFT

Mr. Blanco reviewed the pond maintenance and midge management reports and the customer complaint log. The Board requested clearer reporting identifying the ponds serviced, service dates, and work performed. Mr. Blanco would provide correct pond numbering in the field action items. Mr. Blanco would coordinate a simple monthly treatment-report format with Aquatic Weed Management. Mr. Blanco also discussed landscape-maintenance deficiencies and follow-up with Floralawn.

Legible formatting would be provided for the complaint log spreadsheet.

Consideration of Fiscal Year Work Authorization for District Management and Field Management Services - Resumed *(Item 7)*

Ms. Adams reported that the proposed fee covered the existing twice monthly onsite service schedule and that GMS would not expand that schedule without an additional charge. The Board discussed the proposal and proceeded to a vote.

On MOTION by Dr. Master seconded by Ms. Stecher with Ms. Gregory, Dr. Master and Ms. Stecher in favor and Mr. LaRue dissenting, the Work Authorization for District management and

field management services for Fiscal Year 2027 was approved. (Motion Passed 3-1)

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS General Audience Comments

Marlena Gloff-Straw, representing Solivita Wildlife Advocates, presented a program to identify and temporarily mark bird nesting areas and coordinate mowing restrictions with landscape crews. The Board discussed access to District property, signage, and coordination with staff. District Counsel recommended an access agreement.

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the request from the Solivita Wildlife Advocates Club for a bird nesting program on CDD property, subject to entering into an access agreement was approved.

DRAFT

- **Consideration of Engineering Work Authorization - Resumed** *(Item 6)*

Ms. Adams asked whether the Board wished to consider the Engineering Work Authorization based on Mr. Malave's confirmation of the current pricing structure. The Board expressed support for continuing with Dewberry, but voiced disappointment regarding the rate increase and the firm's response, particularly given that the firm had been engaged for less than one year. Ms. Gregory requested a fully detailed proposal for the Stormwater Needs Analysis Report. District Counsel would include a 30-day termination provision in the agreement.

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor the Work Authorization for engineering services for Fiscal Year 2027was approved.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Meeting Date – <u>November 18, 2026, 9:30 a.m.; The Gator Room</u>

The next meeting was scheduled for November 18, 2026, at 9:30 a.m. in The Gator Room.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Dr. Master seconded by Ms. Stecher with all in favor the meeting was adjourned at 12:09 p.m.

_____ _____

Secretary / Assistant Secretary Chair/Vice Chairman

DRAFT

SECTION VI

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Poinciana West Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o GMS Central Florida—219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

Item will be provided under separate cover.

SECTION VIII

LICENSE AND COOPERATION AGREEMENT

This **LICENSE AGREEMENT** ("Agreement") is entered into as of the __ day of _____, 2026 ("Effective Date"), by and between **POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("Licensor"), and **SOLIVITA WILDLIFE ADVOCATES,** an unincorporated association ("Licensee").

RECITALS:

A. Licensee is a non-profit organization, founded to advocate for the needs of wildlife within the Solivita community;

B. Licensor is the owner of certain real property located in Polk County, Florida, more particularly identified as surface water management ponds, pond banks and surrounding area within a portion of the Solivita Community that is also within the boundaries of the Licensor (the "Property");

C. Licensee has requested permission from Licensor to operate a Sandhill Crane Nesting Demarcation Program (the "Program," more particularly described in the attached Exhibit "A") on the Property; and

D. Licensor has agreed to grant a license to Licensee to conduct the Program on certain locations within the Property, subject to the terms and conditions set forth hereinbelow.

NOW, THEREFORE, for and in exchange of good and valuable consideration, receipt and sufficiency of which being here acknowledged, the parties do hereby agree as follows:

1. **Recitals**. The foregoing recitals are incorporated herein by reference, as if they are set forth herein.

2. **Grant of License**. Licensor hereby grants to Licensee a limited license ("License") to enter upon agreed upon and identified portions of the Property to install, maintain, and operate a Sandhill Crane Nesting Demarcation Zone, as described on Exhibit "A" ("Nesting Zone") on the Property at locations that will be identified as described in this Agreement. Licensee shall be responsible, at its sole cost and expense, for the installation, maintenance, operation and removal of the signage described in Exhibit "A." No fewer than fifteen (15) days prior to its intended installation of the Nesting Zones, Licensee will develop maps depicting the location and size of the Nesting Zones, together with a description of the activities and time frame associated with the Nesting Zones. Licensee shall meet with Licensor's District Management staff and provide details regarding activities which it seeks to prevent within the Nesting Zones, including mowing. Licensor and Licensee shall agree in writing on the location and activities associated with the Nesting Zones prior to commencement of any of the activities described in this Agreement. Licensor shall coordinate with its landscape maintenance contractor and other contractors who work in or around the surface water management ponds and shall cooperate in good faith to pause activities within the Nesting Zones during the incubation

period of the Sandhill Crane eggs. Licensor shall not be required to expend any funds in carrying out its responsibilities under this Agreement.

3. **Term**. The License shall commence on the Effective Date and shall continue for one (1) year thereafter (the "Term"), which Term shall automatically renew for additional terms of one (1) year, unless either party shall give the other party written notice of the termination of this Agreement, in which event this Agreement shall terminate thirty (30) days after the date of such written notice of termination. Upon expiration of the Term, Licensee shall remove any signage and restore the Property to the condition existing on the Effective Date, normal wear and tear excepted. Licensee shall not be required to mow areas after Nesting Zones are abandoned.

4. **Compliance with Applicable Laws**. At all times throughout the Term, Licensee at its cost and expense shall comply with: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority, and (ii) all codes, rules, regulations and requirements of Licensor and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

5. **Property Damage**. In the event that the Property is damaged by Licensee, its agents or consultants, due to their entry or activities thereon, upon written notice to Licensee by Licensor detailing the damages and specific remedies requested, Licensee agrees to return the Property to its original state (normal wear and tear excepted) within thirty (30) days of such notice. The provisions of this paragraph shall survive termination of this Agreement.

6. **Hold Harmless**.

(a) Licensee shall hold Licensor, the District Manager, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever arising directly or indirectly from or out of: any act or omission of Licensee, its agents, employees, contractors and consultants, any breach of Licensee's representations as set forth in this Agreement, or any other failure of Licensee to comply with the obligations on its part to be performed under this Agreement. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

(b) Nothing herein shall be construed as or constitute a waiver of Licensor's immunity or limitations on liability contained in Section 768.28, Florida Statutes, or other applicable statute or law.

7. **Notice**. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Licensor: Poinciana West Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: Tricia Adams, District Manager

With a copy to: Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746
Attention: Scott D. Clark, Esq., District Counsel

If to Licensee: Solivita Wildlife Advocates
660 Grand Canal Drive
Poinciana, Florida 34759
Attention: _____

or to such other address as either party may direct by notice given to the other as hereinabove provided. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

8. **Attorneys' Fees**. Should either party hereto employ one or more attorneys to enforce any of the provisions hereof, the party losing in any final judgment agrees to pay the prevailing party all reasonable costs, charges and expenses, including reasonable attorneys' fees, expended or incurred in connection therewith, including at trial, on appeal and in bankruptcy. The provisions of this Section 8 shall survive termination or expiration of this Agreement.

9. **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of Polk, Florida.

10. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Licensor beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **Assignment**. Neither the Licensor nor Licensee may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

12. **Amendments.** This Agreement may be amended or modified only by a written instrument duly executed by both parties.

[signatures on following page]

IN WITNESS WHEREOF, this Agreement is entered into as of the Effective Date.

LICENSOR

POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name:_____
Title:_____

LICENSEE

SOLIVITA WILDLIFE ADVOCATES

By: _____
Name: _____
Title:_____

EXHIBIT “A”

PROGRAM DESCRIPTION

Solivita Wildlife Advocates

Sandhill Crane Nesting Demarcation Program

The intention:

Reduce the sandhill crane mortality rate in Solivita by minimizing the interface between the birds' nests and mowers

What's needed from the PCDD and PWCDD?

Permission:

- for the SWA to demarcate nesting areas approximately 10-15' from the water's edge with a width of 10-15'.* That area would not be mowed for 4-5 weeks: i.e. until the nest is abandoned and the markers removed by SWA. The egg incubation period is 29-32 days. Nests are vacated within 24 hours after the eggs hatch. Nesting season can begin as early as December and end as late as August.

* This is an estimate. SWA is awaiting direction from Florida FWCC on specific dimensions.

Assistance

- in identifying the appropriate mowing staff, as well as, when and where we can briefly meet with the staff to review the program

Support

- of the initiative.



Solivita Wildlife Advocates

DO NOT MOW BEYOND THIS POINT



This area protects an active sandhill crane nest and its young.

Please help us keep them safe.

NEST ID:

Communication with Mowing Staff

SWA is in the initial stages of preparing a placard that they would like to disburse to designated mowing staff when SWA meets with them. The placard will describe what a demarcated nest site will look like, as well as the appropriate actions to take if they encounter an unmarked nest.

The placard will be written in English and Spanish. It will also have a packet of electrolyte powder attached to it that the landscapers can mix in their water bottles.

SECTION IX

SECTION A

SECTION 1

M E M O R A N D U M

From: Clark & Albaugh, PLLC

To: Poinciana West CDD Board of Supervisors

Date: October 23, 2026

Subject: 2027 Statutory Stormwater Needs Analysis Projections

The Florida Legislature enacted section 403.9302, Florida Statutes 2021, effective July 1, 2021, which required each county, municipality, and special district that "provid[es] a stormwater management program or stormwater management system" to develop and submit a "needs analysis for its jurisdiction over the subsequent 20 years." The initial report was required to be submitted by June 30, 2022, and an updated report is required every five years thereafter. Thus, the District is required to submit its updated report by June 30, 2027.

The intent of the requirement, as expressed in 2021, was that the state would compile a database of needed stormwater expenditures, compare it to funding sources and inform state government of funding gaps that needed to be addressed. The information from the first cycle was compiled by the Florida Department of Environmental Regulation and the Florida Office of Economic and Demographic Research. It has been compiled in a publicly accessible database[1] for further study and action. The databased shows identified stormwater capital needs of approximately $69 Billion over a 20-year period. Nearly $800 Million of these needs are in special districts. It is not clear yet what revenue sources will be developed for the projected funding gap, but the information will continue to be used for purpose of state budgeting and grant formulation. Some cities and counties have already begun to use the data to increase the assessments levied by those governmental units.

A. Question Presented

What must the District do to comply with Florida's 2027 stormwater needs-analysis requirement?

B. Brief Answer

If the District provides a stormwater management program or stormwater management system, it must prepare a needs analysis covering the next 20 years. The analysis must be completed by June 30, 2027, and submitted, with its methodology and supporting data, to the county in which the largest portion of the District's stormwater program or system is located. Fla. Stat. § 403.9302 (2024).

To comply, the Board should confirm that the requirement applies, assign the engineering and financial work, review and approve the completed analysis, and authorize its timely submission to Polk County ("County").

[1] Available at:
https://app.powerbigov.us/view?r=eyJrIjoiZjMwYzIwZmUtNjljOS00MmFmLWFiZTMtYzEwMWY0YTgyN2QwIiwidCI6IjA1MDViYmUzLTk3MjYtNDUxYi04ZjZmLWM3YTcyOWVhZTQ3MCJ9

C. Legal Requirements

Florida law requires each special district that provides a stormwater management program or stormwater management system to prepare a needs analysis every five years. The 2027 analysis must cover the following 20 years and be completed by June 30, 2027.

The analysis must include:

1. A detailed description of the stormwater management program or stormwater management system and its facilities and projects. The statute defines "facilities" as "any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system."
2. The number of *current* and *projected* residents served calculated in 5-year increments.
3. The *current* and *projected* service area for the stormwater management program or stormwater management system.
4. The *current* and *projected* cost of providing services calculated in 5-year increments.
5. The estimated remaining useful life of each facility or its major components.
6. The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
7. The District's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the District expects to close any projected funding gap.

After completing the analysis, the District must submit the following to the County:

- The completed needs analysis.
- The methodology used to prepare it.
- Supporting data necessary to understand the results.

The County must combine the District's submission with other local analyses and file the compiled document with the appropriate state officials by July 31, 2027.

D. District Action Plan

1. Confirm That the Requirement Applies

The Board should confirm whether the District provides a stormwater management program or system. The District does in fact own and operate a stormwater management system and is subject to the requirement to submit the needs analysis.

2. Assign Responsibility

The Board should authorize the following work:

a) The District Engineer or other qualified person or firm should prepare the facility inventory, system description, project list, service-area information, useful-life estimates, and projected maintenance, repair, replacement, and expansion costs.

b) The District Manager and financial staff should compile the five-year capital-account history and prepare the revenue, expenditure, and funding projections.

c) District staff and consultants should use consistent assumptions for population growth, inflation, construction costs, project timing, and the 20-year planning period.

3. Prepare the Required Information

The District should assemble:

a) A current inventory of stormwater facilities and major components.
b) Available inspection reports, maintenance records, permits, plans, and prior engineering reports.
c) Current and projected population and service-area information.
d) Projected stormwater costs at five-year intervals over the 20-year period.
e) Estimated remaining useful lives for the facilities and major components.
f) Five years of capital-account contributions, expenditures, and year-end balances.
g) A list of expected maintenance, rehabilitation, replacement, and expansion projects.
h) Expected revenues and any projected funding shortfall.
i) A practical explanation of how the District expects to address any projected shortfall.

4. Coordinate With the County

The District should contact the County early in the process to confirm that the County is prepared to receive the needs analysis and to determine whether the County has established any special procedures for the information gathering.

E. Review and Approval the Final Analysis

The final analysis should be presented to the Board early enough in June 2027 to allow corrections before the deadline. The Board should:

1. Confirm that all required categories are included.
2. Review the proposed projects, cost assumptions, revenue projections, and funding plan.
3. Approve the final analysis.
4. Authorize the District Manager to submit the analysis, methodology, and supporting data to the County.
5. Direct staff to retain the final submission and proof of delivery in the District's records.

F. Suggested Schedule

The Board should begin the process by late 2026 so that the engineering, financial, and funding information can be completed and approved before the statutory deadline. The District Manager should prepare a schedule of delivery times for various portions of the project so that the statutory deadline can be met.

SECTION C

SECTION 1

Poinciana West

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check/ACH Register

Date	*check #'s*	*Amount*
8/1-9/30	*AP*	$0.00
ACH	*80071-80082*	$65,529.58
		$65,529.58

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/12/26 PAGE 1
*** CHECK DATES 08/01/2026 - 09/30/2026 *** POINCIANA WEST - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/26/26	00005	6/15/26	1039546	202606	320	53800-47100				*	2,412.14		
			JUN 26 - MOSQUITO MGMT										
		7/15/26	1040005	202607	320	53800-47100				*	2,412.14		
			JUL 26 - MOSQUITO MGMT										
		8/17/26	1040425	202608	320	53800-47100				*	2,412.14		
			AUG 26 - MOSQUITO MGMT										
									CLARKE ENVIRONMENTAL MOSQUITO			7,236.42	080071
8/26/26	00033	8/01/26	19491	202607	310	51300-31500				*	1,982.50		
			JUL 26 - GENERAL COUNSEL										
									CLARK & ALBAUGH, LLP			1,982.50	080072
8/26/26	00007	7/01/26	40103	202607	320	53800-46200				*	5,621.84		
			JUL 26 - LANDSCAPE MAINT										
		7/24/26	40493	202607	320	53800-49000				*	1,985.59		
			STUMP,ROOT&KNEE GRINDING										
		8/01/26	40675	202608	320	53800-46200				*	5,621.84		
			AUG 26 - LANDSCAPE MAINT										
									FLORALAWN, LLC			13,229.27	080073
8/26/26	00001	7/01/26	237	202607	320	53800-12000				*	956.17		
			JUL 26 - FIELD MGMT										
		7/01/26	238	202607	310	51300-34000				*	3,713.17		
			JUL 26 - MGMT FEES										
		7/01/26	238	202607	310	51300-35200				*	74.42		
			JUL 26 - WEBSITE ADMIN										
		7/01/26	238	202607	310	51300-35100				*	111.58		
			JUL 26 - IT										
		7/01/26	238	202607	310	51300-31300				*	315.42		
			JUL 26 - DISSEMINATION										
		8/01/26	239	202608	320	53800-12000				*	956.17		
			AUG 26 - FIELD MGMT										
		8/01/26	240	202608	310	51300-34000				*	3,713.17		
			AUG 26 - MGMT FEES										
		8/01/26	240	202608	310	51300-35200				*	74.42		
			AUG 26 - WEBSITE ADMIN										
		8/01/26	240	202608	310	51300-35100				*	111.58		
			AUG 26 - IT										
		8/01/26	240	202608	310	51300-31300				*	315.42		
			AUG 26 - DISSEMINATION										
		8/01/26	240	202608	310	51300-51000				*	15.00		
			AUG 26 - OFFICE SUPPLIES										
		8/01/26	240	202608	310	51300-42000				*	305.93		
			AUG 26 - POSTAGE										
		8/01/26	240	202608	310	51300-42500				*	21.30		
			AUG 26 - COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			10,683.75	080074

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/26	00041	8/01/26	PSI28649	202608	320-53800-47000		*	6,056.00		
			AUG 26 - LAKE MAINT							
						SOLITUDE LAKE MANAGEMENT, LLC			6,056.00	080075
8/26/26	00044	7/31/26	7821672	202606	310-51300-48000		*	701.94		
			LEGALS&PUB-FY27 BDGT HEAR							
						GANNETT FLORIDA LOCALIQ			701.94	080076
9/22/26	00005	9/15/26	1040732	202609	320-53800-47100		*	2,412.10		
			SEP 26 - MOSQUITO MGMT							
						CLARKE ENVIRONMENTAL MOSQUITO			2,412.10	080077
9/22/26	00048	8/13/26	22499302	202607	310-51300-31100		*	1,012.50		
			JUL 26 - ENGINEERING SVCS							
		8/13/26	22499303	202607	310-51300-31100		*	817.50		
			FY26 - ENG. ANNUAL REPORT							
						DEWBERRY ENGINEERS INC.			1,830.00	080078
9/22/26	00031	9/03/26	33739	202609	300-15500-10000		*	5,925.00		
			2027 INSURANCE RENEWAL							
						EGIS INSURANCE & RISK ADVISORS			5,925.00	080079
9/22/26	00007	9/01/26	41286	202609	320-53800-46200		*	5,621.84		
			SEP 26 - LANDSCAPE MAINT							
						FLORALAWN, LLC			5,621.84	080080
9/22/26	00001	9/01/26	241	202609	320-53800-12000		*	956.17		
			SEP 26 - FIELD MGMT							
		9/01/26	242	202609	310-51300-34000		*	3,713.17		
			SEP 26 - MGMT FEES							
		9/01/26	242	202609	310-51300-35200		*	74.42		
			SEP 26 - WEBSITE ADMIN							
		9/01/26	242	202609	310-51300-35100		*	111.58		
			SEP 26 - IT							
		9/01/26	242	202609	310-51300-31300		*	315.42		
			SEP 26 - DISSEMINATION							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,170.76	080081
9/22/26	00041	6/17/26	PSI27688	202606	320-53800-48200		*	4,680.00		
			BALANCE - POND 22 PLNT'G							
						SOLITUDE LAKE MANAGEMENT, LLC			4,680.00	080082

TOTAL FOR BANK Z 65,529.58

TOTAL FOR REGISTER 65,529.58

Poinciana West

Community Development District

Paid Invoices

08/01/26 - 09/30/26

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080071

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260615	1039546	2,412.14		2,412.14	JUN 26 - MOSQUITO MGMT
20260715	1040005	2,412.14		2,412.14	JUL 26 - MOSQUITO MGMT
20260817	1040425	2,412.14		2,412.14	AUG 26 - MOSQUITO MGMT

TOTAL $7,236.42

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080071

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260615	1039546	2,412.14		2,412.14	JUN 26 - MOSQUITO MGMT
20260715	1040005	2,412.14		2,412.14	JUL 26 - MOSQUITO MGMT
20260817	1040425	2,412.14		2,412.14	AUG 26 - MOSQUITO MGMT

TOTAL $7,236.42

080071

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$7,236.42*

SEVEN THOUSAND TWO HUNDRED THIRTY-SIX DOLLARS & 42 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

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

INVOICE

Invoice no	Invoice date	Due date
001040005	7/15/26	8/14/26
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
	7/15/26	2,412.14
Service July 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

Helping make communities around the world more livable, safe and comfortable

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

INVOICE

// COPY //

Invoice no	Invoice date	Due date
001039546	6/15/26	7/15/26
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
	6/15/26	2,412.14
Service June 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

Helping make communities around the world more livable, safe and comfortable

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

INVOICE

// COPY //

Invoice no	Invoice date	Due date
001040425	8/17/26	9/16/26
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
	8/17/26	2,412.14
Service Aug 2026		

Order total	USD	2,412.14

Invoice total	USD	2,412.14
Sales tax	USD	0.00
TO PAY	**USD**	**2,412.14**

Remittance Information: Clarke Environmental Mosquito Management, Inc.
ACH: Bank of America - Account: 8666607231 - Routing: 071000039
Online: https://www.clarke.com/billpay - available online next day
Check: 16300 Collections Center Drive, Chicago, IL 60693
Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6
W9's can be found on our website at www.clarke.com

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP CHECK #: 080072

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260801	19491	1,982.50		1,982.50	JUL 26 - GENERAL COUNSEL

TOTAL $1,982.50

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP CHECK #: 080072

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260801	19491	1,982.50		1,982.50	JUL 26 - GENERAL COUNSEL

TOTAL $1,982.50

080072

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$1,982.50*

ONE THOUSAND NINE HUNDRED EIGHTY-TWO DOLLARS & 50 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY CORPORATION

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

August 01, 2026

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

Invoice Number: 19491
Invoice Period: 07-01-2026 - 07-31-2026

Payment Terms: Upon Receipt

RE: General matters - 7784-001

Time Details

Date	Professional	Description	Hours	Rate	Amount
07-01-2026	Scott D. Clark	review of final version of recall statute as signed by governor; preparation of draft rule text	1.20	325.00	390.00
07-06-2026	Scott D. Clark	correspondence with manager regarding draft agenda topic list; complete edits to draft proposed rule regarding recall process and additional correspondence	1.30	325.00	422.50
07-10-2026	Scott D. Clark	exchange correspondence with field manager regarding additional meeting topics and proposals	0.20	325.00	65.00
07-15-2026	Scott D. Clark	review of supervisor of elections records on qualifying; attendance at board meeting (Zoom)	3.20	325.00	1,040.00
07-22-2026	Scott D. Clark	review of manager correspondence with board	0.20	325.00	65.00
			Total		1,982.50

Time Summary

Professional	Hours	Amount
Scott D. Clark	6.10	1,982.50
Total		1,982.50

Total for this Invoice 1,982.50

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

August 01, 2026

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

Invoice Number: 19491
Invoice Period: 07-01-2026 - 07-31-2026

REMITTANCE COPY

RE: General matters - 7784-001

Fees	1,982.50
Total for this Invoice	1,982.50
Previous Balance	0.00

Matter	Invoices / Credits	Trust	Balance Due
General matters - 7784-001	1,982.50		1,982.50
	Total Amount to Pay		**1,982.50**

Open Invoices and Credits

Date	Transaction	Matter	Amount	Applied	Balance
08-01-2026	Invoice 19491	General matters - 7784-001	1,982.50		1,982.50
				Balance	**1,982.50**

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC CHECK #: 080073

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260701	40103	5,621.84		5,621.84	JUL 26 - LANDSCAPE MAINT
20260724	40493	1,985.59		1,985.59	STUMP,ROOT&KNEE GRINDING
20260801	40675	5,621.84		5,621.84	AUG 26 - LANDSCAPE MAINT

TOTAL $13,229.27

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC CHECK #: 080073

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260701	40103	5,621.84		5,621.84	JUL 26 - LANDSCAPE MAINT
20260724	40493	1,985.59		1,985.59	STUMP,ROOT&KNEE GRINDING
20260801	40675	5,621.84		5,621.84	AUG 26 - LANDSCAPE MAINT

TOTAL $13,229.27

080073

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$13,229.27*

THIRTEEN THOUSAND TWO HUNDRED TWENTY-NINE DOLLARS & 27 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

floralawn

Invoice 40103

Date	Terms
07/01/26	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 July 2026	**$5,621.84**

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

Total	**$5,621.84**
Credits/Payments	($0.00)
Balance Due	**$5,621.84**

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

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

floralawn

Invoice 40493

Date	Terms
07/24/26	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
#18444 - Stump, Root and Knee Grinding at the rear of 545 Indian Wells Avenue	
Grind and remove debris from (3) stumps, existing roots, and knees of (3) Cypress trees previously removed	
Stump Grinder	
(1) Technician	
(1) Laborer	
(2) Cubic Yards Soil	**001.320.53800.49000** **Stump, Root and Knee Grinding**
(400) Sq. Ft. Bahia Sod	
Tree Work - 06/16/2026	$1,985.59

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

Total	**$1,985.59**
Credits/Payments	($0.00)
Balance Due	**$1,985.59**

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."

floralawn

Invoice 40675

Date	Terms
08/01/26	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 August 2026	**$5,621.84**

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

Total	**$5,621.84**
Credits/Payments	($0.00)
Balance Due	**$5,621.84**

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

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

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080074

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260701	237	956.17		956.17	JUL 26 - FIELD MGMT
20260701	238	4,214.59		4,214.59	JUL 26 - MGMT FEES
20260801	239	956.17		956.17	AUG 26 - FIELD MGMT
20260801	240	4,556.82		4,556.82	AUG 26 - MGMT FEES

TOTAL $10,683.75

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080074

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260701	237	956.17		956.17	JUL 26 - FIELD MGMT
20260701	238	4,214.59		4,214.59	JUL 26 - MGMT FEES
20260801	239	956.17		956.17	AUG 26 - FIELD MGMT
20260801	240	4,556.82		4,556.82	AUG 26 - MGMT FEES

TOTAL $10,683.75

080074

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$10,683.75*

TEN THOUSAND SIX HUNDRED EIGHTY-THREE DOLLARS & 75 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

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

Invoice

Invoice #: 237
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management		956.17	956.17

Total	$956.17
Payments/Credits	$0.00
Balance Due	$956.17

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

Invoice

Invoice #: 238
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,713.17	3,713.17
Website Administration		74.42	74.42
Information Technology		111.58	111.58
Dissemination Agent Services		315.42	315.42

Total	$4,214.59
Payments/Credits	$0.00
Balance Due	$4,214.59

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

Invoice

Invoice #: 239
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management		956.17	956.17

Total	$956.17
Payments/Credits	$0.00
Balance Due	$956.17

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

Invoice

Invoice #: 240
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,713.17	3,713.17
Website Administration		74.42	74.42
Information Technology		111.58	111.58
Dissemination Agent Services		315.42	315.42
Office Supplies		15.00	15.00
Postage		305.93	305.93
Copies		21.30	21.30

Total	$4,556.82
Payments/Credits	$0.00
Balance Due	$4,556.82

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080075

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260801	PSI28649	6,056.00		6,056.00	AUG 26 - LAKE MAINT

TOTAL $6,056.00

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080075

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260801	PSI28649	6,056.00		6,056.00	AUG 26 - LAKE MAINT

TOTAL $6,056.00

080075

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$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

[redacted]

SOLITUDE
LAKE MANAGEMENT

INVOICE

PLEASE REMIT PAYMENT TO:
Solitude Lake Management, LLC
PO BOX 85529
CHICAGO, IL 60689-5529
Phone# (888) 480-5253
Fax # (888) 358-0088

Invoice Number:	PSI286494
Invoice Date:	8/1/2026

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	8/1/2026	Customer ID	17634
Due Date	8/31/2026	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 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 CDD

Aug 2026 ACH 08.26.2026

AMOUNT:	VENDOR:
$ 5,621.84	FloraLawn #40103
$ 1,985.59	FloraLawn #40493
$ 5,621.84	FloraLawn #40675
$ 1,982.50	Clarke & Albaugh #19491
$ 2,412.14	Clarke Env. #1039546
$ 2,412.14	Clarke Env. #1040005
$ 2,412.14	Clarke Env. #1040425
$ 956.17	GMS #237
$ 4,214.59	GMS #238
$ 956.17	GMS #239
$ 4,556.82	GMS #240
$ 6,056.00	Solitude Lake #PSI286494
$ 39,187.94	

District Accountant: Sheik Neerooa

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 44 GANNETT FLORIDA LOCALIQ CHECK #: 080076

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260731	7821672	701.94		701.94	LEGALS&PUB-FY27 BDGT HEAR

TOTAL $701.94

FILE COPY

POINCIANA WEST - GENERAL FUND 8/26/2026
VENDOR NUMBER/NAME: 44 GANNETT FLORIDA LOCALIQ CHECK #: 080076

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260731	7821672	701.94		701.94	LEGALS&PUB-FY27 BDGT HEAR

TOTAL $701.94

080076

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
8/26/2026	$701.94*

SEVEN HUNDRED ONE DOLLARS & 94 CENTS **********

PAY TO THE ORDER OF:
GANNETT FLORIDA LOCALIQ
PO BOX 631244
CINCINNATI OH 45263-1244

AUTHORIZED SIGNATURE

[redacted]

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Poinciana West Cdd		534838	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007821672	Jul 1- Jul 31, 2026	$701.94	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$701.94**	

BILLING ACCOUNT NAME AND ADDRESS

Poinciana West Cdd
6200 Lee Vista BLVD # 300
Orlando, FL 32822-5149

PAYMENT DUE DATE: AUGUST 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com | **FEDERAL ID** 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/24/26-7/1/26	12393079	LKL The Ledger - News Chief	FY27 Budget Hearing		$701.94

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$701.94
Service Fee 3.99%	$28.01
*Cash/Check/ACH Discount	-$28.01
*Payment Amount by Cash/Check/ACH	$701.94
Payment Amount by Credit Card	$729.95

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Poinciana West Cdd		534838		0007821672		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$701.94	$0.00	$0.00	$0.00	$0.00	$0.00	**$701.94**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$729.95
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0000534838000000000000078216720007019467175

Gmail Search mail

33

Compose

Mail

Chat

Meet

Inbox 33

Starred

Snoozed

Sent

Drafts 1

Categories

More

Labels

Payment taken successfully for Poinciana West Cdd [production] External

receipts-noreply@gannett.com
to me

Payment Details:

Customer: Poinciana West Cdd - 534838

Invoice #7821672:	$701.94
Subtotal:	$701.94
Service Fee (3.99%)	$28.01
Cash/Check/ACH Discount:	-$28.01
Paid Amount:	$701.94

Emailed to: sneerooa@gmscfl.com

Requested by: Sheik Neerooa

Requested via: Clicknpay echeck

ECheck Details:

Account Number: 10*********96
Authorization Code: 196592942

Reply Forward Share in chat New

Enable desktop notifications for GMS-CF, LLC Mail. OK No thanks

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080077

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260915	1040732	2,412.10		2,412.10	SEP 26 - MOSQUITO MGMT

TOTAL $2,412.10

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080077

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260915	1040732	2,412.10		2,412.10	SEP 26 - MOSQUITO MGMT

TOTAL $2,412.10

080077

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$2,412.10*

TWO THOUSAND FOUR HUNDRED TWELVE DOLLARS & 10 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

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

INVOICE

001.320.53800.47100
SEP 26 - MOSQUITO MGMT

Invoice no	Invoice date	Due date
001040732	9/15/26	10/15/26
TO PAY		
USD 2,412.10		

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
	9/15/26	2,412.10
Service Sept 2026		

Order total	USD	2,412.10

Invoice total	USD	2,412.10
Sales tax	USD	0.00
TO PAY	**USD**	**2,412.10**

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

Helping make communities around the world more livable, safe and comfortable

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 48 DEWBERRY ENGINEERS INC. CHECK #: 080078

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260813	22499302	1,012.50		1,012.50	JUL 26 - ENGINEERING SVCS
20260813	22499303	817.50		817.50	FY26 - ENG. ANNUAL REPORT

TOTAL $1,830.00

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 48 DEWBERRY ENGINEERS INC. CHECK #: 080078

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260813	22499302	1,012.50		1,012.50	JUL 26 - ENGINEERING SVCS
20260813	22499303	817.50		817.50	FY26 - ENG. ANNUAL REPORT

TOTAL $1,830.00

080078

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$1,830.00*

ONE THOUSAND EIGHT HUNDRED THIRTY DOLLARS & 00 CENTS **********

PAY TO THE ORDER OF:
DEWBERRY ENGINEERS INC.
PO BOX 821824
PHILADELPHIA PA 19182-1824

AUTHORIZED SIGNATURE

[redacted]

Invoice

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

Dewberry

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

August 13, 2026
Project No: 50193005.000
Invoice No: 22499302
Due Date: September 12, 2026
Project Manager Cole Landau

Project 50193005.000 Poinciana West CDD 2026 Gen. Eng.

Professional Services from June 27, 2026 to July 31, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
CONSTRUCTION PROFESSIONAL V	2.50	255.00	637.50	
PRINCIPAL	1.00	375.00	375.00	
Totals	3.50		1,012.50	
Total Labor				**1,012.50**
			Total this Phase	**1,012.50**

Billings to Date

	Current	Prior	Total
Labor	1,012.50	2,795.00	3,807.50
Totals	**1,012.50**	**2,795.00**	**3,807.50**

Total Invoice Amount Due **1,012.50**

001.310.513..31100
JUL 26 - ENGINEERING SVCS

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	22499302

Billing Backup

Wednesday, August 12, 2026

002 - Dewberry Engineers Inc. Invoice 22499302 Dated 08/13/2026 11:50:31 AM

Project 50193005.000 Poinciana West CDD 2026 Gen. Eng.

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
PRINCIPAL					
Malave Davila, Reinardo	07/15/2026	1.00	375.00	375.00	
CDD BOS Meeting- Review agenda					
CONSTRUCTION PROFESSIONAL V					
Landau, Cole	07/15/2026	2.50	255.00	637.50	
BOS meeting attendance & preparation					
Totals		3.50		1,012.50	
Total Labor					**1,012.50**

Total this Phase	**1,012.50**
Total this Project	**1,012.50**
Total this Report	**1,012.50**

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

Dewberry

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

August 13, 2026
Project No: 50193007.000
Invoice No: 22499303
Due Date: September 12, 2026
Project Manager Cole Landau

Project 50193007.000 Poinciana West CDD 2026 Annual Report

Professional Services from June 27, 2026 to July 31, 2026

Phase 0001 1. Annual Report

Professional Personnel

	Hours	Rate	Amount	
CONSTRUCTION PROFESSIONAL V	1.00	255.00	255.00	
PRINCIPAL	1.00	375.00	375.00	
ADMIN PROFESSIONAL III	1.50	125.00	187.50	
Totals	3.50		817.50	
Total Labor				**817.50**
			Total this Phase	**817.50**

Billings to Date

	Current	Prior	Total
Labor	817.50	1,885.00	2,702.50
Totals	**817.50**	**1,885.00**	**2,702.50**

Total Invoice Amount Due **817.50**

001.310.51300.31100
FY26 - ENG. ANNUAL REPORT

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	22499303

Billing Backup

Wednesday, August 12, 2026

002 - Dewberry Engineers Inc. Invoice 22499303 Dated 08/13/2026 11:51:56 AM

Project 50193007.000 Poinciana West CDD 2026 Annual Report

Phase 0001 1. Annual Report

Professional Personnel

		Hours	Rate	Amount	
PRINCIPAL					
Malave Davila, Reinardo	06/30/2026	1.00	375.00	375.00	
Final Report					
CONSTRUCTION PROFESSIONAL V					
Landau, Cole	06/29/2026	.50	255.00	127.50	
Final review bond inspection and report.					
Landau, Cole	06/30/2026	.50	255.00	127.50	
Final review bond inspection and report.					
ADMIN PROFESSIONAL III					
Powell, Aimee	06/30/2026	1.00	125.00	125.00	
Annual Report					
Powell, Aimee	07/01/2026	.50	125.00	62.50	
Annual Report					
Totals		3.50		817.50	
Total Labor					**817.50**
			Total this Phase		**817.50**
			Total this Project		**817.50**
			Total this Report		**817.50**

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

POINCIANA WEST - GENERAL FUND 9/22/2026

VENDOR NUMBER/NAME:	31 EGIS INSURANCE & RISK ADVISORS			CHECK #: 080079
INV DATE INV#	AMOUNT	DISCOUNT	NET	
20260903 33739	5,925.00		5,925.00	2027 INSURANCE RENEWAL

TOTAL $5,925.00

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026

VENDOR NUMBER/NAME:	31 EGIS INSURANCE & RISK ADVISORS			CHECK #: 080079
INV DATE INV#	AMOUNT	DISCOUNT	NET	
20260903 33739	5,925.00		5,925.00	2027 INSURANCE RENEWAL

TOTAL $5,925.00

080079

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$5,925.00*

FIVE THOUSAND NINE HUNDRED TWENTY-FIVE DOLLARS & 00 CENTS **********

PAY TO THE ORDER OF:

EGIS INSURANCE & RISK ADVISORS
PO BOX 748555
ATLANTA GA 30374-8555

AUTHORIZED SIGNATURE

[redacted]

INVOICE

egis Insurance & Risk Advisors

Customer	Poinciana West Community Development District
Acct #	972
Date	09/03/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,925.00
Payment Amount	
Payment for:	Invoice#33739
100126358	

Poinciana West Community Development District
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801

Thank You

Please detach and return with payment

Customer: Poinciana West Community Development District

Invoice	Effective	Transaction	Description	Amount
33739	10/01/2026	Renew policy	Policy #100126358 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2026	5,925.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

001.310.51300.45000
2027 INSURANCE RENEWAL

Total
$ 5,925.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/03/2026

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC CHECK #: 080080

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260901	41286	5,621.84		5,621.84	SEP 26 - LANDSCAPE MAINT

TOTAL $5,621.84

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC CHECK #: 080080

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260901	41286	5,621.84		5,621.84	SEP 26 - LANDSCAPE MAINT

TOTAL $5,621.84

080080

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$5,621.84*

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

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

AUTHORIZED SIGNATURE

[redacted]

floralawn

Invoice 41286

Date	Terms
09/01/26	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 September 2026	**$5,621.84**

001.320.53800.46200
SEP 26 - LANDSCAPE MAINT

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

Total	**$5,621.84**
Credits/Payments	($0.00)
Balance Due	**$5,621.84**

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

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

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080081

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260901	241	956.17		956.17	SEP 26 - FIELD MGMT
20260901	242	4,214.59		4,214.59	SEP 26 - MGMT FEES

TOTAL $5,170.76

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080081

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260901	241	956.17		956.17	SEP 26 - FIELD MGMT
20260901	242	4,214.59		4,214.59	SEP 26 - MGMT FEES

TOTAL $5,170.76

080081

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$5,170.76*

FIVE THOUSAND ONE HUNDRED SEVENTY DOLLARS & 76 CENTS **********

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

AUTHORIZED SIGNATURE

[redacted]

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

Invoice

Invoice #: 241
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management 120		956.17	956.17

Total	$956.17
Payments/Credits	$0.00
Balance Due	$956.17

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

Invoice

Invoice #: 242
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,713.17	3,713.17
Website Administration		74.42	74.42
Information Technology		111.58	111.58
Dissemination Agent Services		315.42	315.42

Total	$4,214.59
Payments/Credits	$0.00
Balance Due	$4,214.59

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080082

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260617	PSI27688	4,680.00		4,680.00	BALANCE - POND 22 PLNT'G

TOTAL $4,680.00

FILE COPY

POINCIANA WEST - GENERAL FUND 9/22/2026
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080082

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260617	PSI27688	4,680.00		4,680.00	BALANCE - POND 22 PLNT'G

TOTAL $4,680.00

080082

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
9/22/2026	$4,680.00*

FOUR THOUSAND SIX HUNDRED EIGHTY DOLLARS & 00 CENTS **********

PAY TO THE ORDER OF:
SOLITUDE LAKE MANAGEMENT, LLC
PO BOX 85529
CHICAGO IL 60689-5529

AUTHORIZED SIGNATURE

[redacted]

SOLITUDE
LAKE MANAGEMENT

INVOICE

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI276882
Invoice Date: 6/17/2026

Bill To: Poinciana West Community Development District
c/o GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801

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

Ship Via
Ship Date 6/17/2026
Due Date 7/17/2026
Terms Net 30

Customer ID 17634
P.O. Number
P.O. Date 6/17/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service Poinciana West Community Dev. Dist. 00-22 PLANTINGS (SUBCONTRACT)		1	1	4,680.00	4,680.00

001.320.53800.48200
BALANCE- POND 22 PLNT'G

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,680.00

Subtotal:	**4,680.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	2,340.00
Total:	**2,340.00**

POINCIANA WEST CDD

Sep 2026 ACH 09.18.2026

AMOUNT:	VENDOR:
$ 5,621.84	FloraLawn #41286
$ 2,412.10	Clarke Env. #1040732
$ 5,925.00	Egis Insurance Inv. #33739
$ 956.17	GMS #241
$ 4,214.59	GMS #242
$ 1,012.50	Dewberry #22499302
$ 817.50	Dewberry #22499303
$ 4,680.00	Solitude Lake #PSI276882
$ 25,639.70	

District Accountant: Sheik Neerooa

SECTION 2

Poinciana West

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2017
5-6	Month to Month
7	Long Term Debt Report
8	Assessment Receipt Schedule
9	Investments Schedule

Poinciana West
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 46,145	$ -	$ 46,145
Due from Debt Service	567	-	567
Investments:			
State Board of Administration (SBA)	7,134	-	7,134
Money Market Account	731,663	-	731,663
FLClass	86,516	-	86,516
Series 2017R-1 & R-2			
Reserve R-1	-	396,787	396,787
Reserve R-2	-	123,208	123,208
Revenue	-	368,234	368,234
Prepayment R-1	-	64,083	64,083
Prepayment R-2	-	16,881	16,881
Prepaid Expenses	5,925	-	5,925
Total Assets	**$ 877,950**	**$ 969,191**	**$ 1,847,141**
Liabilities:			
Accounts Payable	$ 17,471	$ -	$ 17,471
Due to General Fund	-	567	567
Total Liabilites	**$ 17,471**	**$ 567**	**$ 18,038**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 968,625	$ 968,625
Unassigned	854,553	-	854,553
Total Fund Balances	**$ 860,478**	**$ 968,625**	**$ 1,829,103**
Total Liabilities & Fund Balance	$ 877,950	$ 969,191	$ 1,847,141

Poinciana West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 291,295	$ 291,295	$ 294,821	$ 3,526
Interest Income	15,000	15,000	31,991	16,991
Miscellaneous Revenue	-	-	26,158	26,158
Total Revenues	**$ 306,295**	**$ 306,295**	**$ 352,970**	**$ 46,675**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 6,000	$ 4,400	$ 1,600
PR-FICA	459	459	337	122
Engineering	15,000	15,000	6,510	8,490
Engineering - Pond Damage	-	-	260	(260)
Attorney	25,000	25,000	10,173	14,828
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	3,785	3,785	(0)
Trustee Fees	4,256	4,256	4,434	(178)
Management Fees	44,558	44,558	44,558	(0)
Information Technology	1,339	1,339	1,339	0
Website Maintenance	893	893	893	(0)
Postage & Delivery	1,000	1,000	1,553	(553)
Insurance General Liability/Public Officials	5,500	5,500	5,512	(12)
Printing & Binding	500	500	54	446
Legal Advertising	2,500	2,500	1,300	1,200
Other Current Charges	2,400	2,400	2,507	(107)
Office Supplies	200	200	28	172
Property Appraiser	3,100	3,100	-	3,100
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 125,865**	**$ 125,865**	**$ 97,017**	**$ 28,848**

Poinciana West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Grounds Maintenance				
Field Services	$ 11,474	$ 11,474	$ 11,474	$ (0)
Landscape Maintenance	69,476	69,476	67,460	2,016
Aquatic Control Maintenance	72,677	72,677	72,673	4
Aquatic Midge Maintenance	28,946	28,946	28,946	0
R&M Plant Replacement	3,000	3,000	7,462	(4,462)
Storm Structure Repairs	10,000	10,000	-	10,000
Contingency	30,980	30,980	2,206	28,774
Capital Outlay	15,000	15,000	-	15,000
Total Operations & Maintenance	**$ 241,553**	**$ 241,553**	**$ 190,220**	**$ 51,333**
Total Expenditures	**$ 367,418**	**$ 367,418**	**$ 287,237**	**$ 80,181**
Excess (Deficiency) of Revenues over Expenditures	$ (61,123)	$ (61,123)	$ 65,732	$ 126,855
Net Change in Fund Balance	**$ (61,123)**	**$ (61,123)**	**$ 65,732**	**$ 126,855**
Fund Balance - Beginning	$ 61,123		$ 794,746	
Fund Balance - Ending	$ -		$ 860,478	

Poinciana West

Community Development District

Debt Service Fund Series 2017R-1 & 2017R-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,040,361	$ 1,040,361	$ 1,042,810	$ 2,449
Special Assessments - Prepayments	-	-	91,579	91,579
Interest Income	-	-	25,141	25,141
Total Revenues	**$ 1,040,361**	**$ 1,040,361**	**$ 1,159,529**	**$ 119,168**
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	$ 117,126	$ 74,883
Net Change in Fund Balance	**$ 42,243**	**$ 42,243**	**$ 117,126**	**$ 74,883**
Fund Balance - Beginning	$ 295,448		$ 851,498	
Fund Balance - Ending	$ 337,691		$ 968,625	

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	2,546	2,179	2,412	3,052	2,705	2,886	2,832	2,887	2,699	2,680	2,664	2,448	31,991
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**	**$ 2,664**	**$ 2,448**	**$ 352,970**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 600	$ -	$ 1,000	$ -	$ 800	$ 4,400
PR-FICA	-	-	-	77	-	77	-	46	-	77	-	61	337
Engineering	-	-	-	-	-	-	4,260	420	-	1,830	-	-	6,510
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	315	315	3,785
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	3,713	3,713	44,558
Information Technology	112	112	112	112	112	112	112	112	112	112	112	112	1,339
Website Maintenance	74	74	74	74	74	74	74	74	74	74	74	74	893
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	167	327	-	217	-	205	1	242	88	-	306	-	1,553
Insurance General Liability/Public Officials	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	3	-	27	-	3	-	21	-	54
Legal Advertising	-	-	-	-	-	-	-	237	-	702	-	361	1,300
Other Current Charges	487	223	139	184	117	299	337	144	156	194	106	120	2,507
Office Supplies	-	-	-	-	-	0	-	13	-	-	15	-	28
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 15,838**	**$ 5,545**	**$ 4,354**	**$ 11,110**	**$ 4,725**	**$ 13,150**	**$ 9,652**	**$ 7,086**	**$ 5,338**	**$ 10,000**	**$ 4,663**	**$ 5,557**	**$ 97,017**

Poinciana West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations & Maintenance													
Grounds Maintenance													
Field Services	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 956	$ 11,474
Landscape Maintenance	5,621	5,621	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	67,460
Aquatic Control Maintenance	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	6,056	72,673
Aquatic Midge Maintenance	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	2,412	28,946
R&M Plant Replacement	-	-	-	442	-	-	2,340	-	-	4,680	-	-	7,462
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**	**$ 21,712**	**$ 15,046**	**$ 15,046**	**$ 190,220**
Total Expenditures	**$ 30,884**	**$ 20,591**	**$ 19,400**	**$ 26,598**	**$ 19,771**	**$ 28,416**	**$ 27,038**	**$ 22,132**	**$ 20,384**	**$ 31,711**	**$ 19,709**	**$ 20,603**	**$ 287,237**
Excess (Deficiency) of Revenues over Ex	$ (24,780)	$ 56,629	$ 192,323	$ (13,023)	$ (10,928)	$ (22,712)	$ (14,653)	$ (17,903)	$ (15,021)	$ (29,000)	$ (17,045)	$ (18,155)	$ 65,732
Net Change in Fund Balance	**$ (24,780)**	**$ 56,629**	**$ 192,323**	**$ (13,023)**	**$ (10,928)**	**$ (22,712)**	**$ (14,653)**	**$ (17,903)**	**$ (15,021)**	**$ (29,000)**	**$ (17,045)**	**$ (18,155)**	**$ 65,732**

Poinciana West

Community Development District

Long Term Debt Report

Series 2017-1 Senior Special Assessment Refunding Bonds

Interest Rate:	2% - 4.3%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	$392,337
Reserve Fund Balance	396,787

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	123,208

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	$ 309,893
Certified Net Assessments	$ 288,200

Date	*Distribution*	*Gross Assessments Received*	*Discount / (Penalties)*	*Commissions*	*Interest Income*	*Net Assessments Received*	*General Fund*
11/10/2025	10/20-10/21	$ 4,622	$ 231	$ 88	$ -	$ 4,303	$ 4,303
11/14/2025	10/1-10/31	3,358	134	64	-	3,160	3,160
11/21/2025	11/1-11/07	39,926	1,596	767	-	37,563	37,563
11/26/25	11/8-11/15	31,903	1,276	613	-	30,015	30,015
12/08/25	11/16-11/25	62,994	2,539	1,209	-	59,246	59,246
12/19/25	11/26-11/30	117,539	4,700	2,257	-	110,583	110,583
12/31/25	12/1-12/15	17,899	671	345	-	16,883	16,883
1/9/2026	12/16-12/31	8,721	266	169	-	8,286	8,286
1/29/2026	Interest	-	-	-	2,237	2,237	2,237
2/12/2026	1/1-1/31	6,393	130	125	-	6,138	6,138
03/13/26	2/1-2/28	2,875		58	-	2,818	2,818
04/17/26	3/1-3/31	9,700	-	194	-	9,506	9,506
04/30/26	Interest	-	-	-	47	47	47
05/13/26	4/1-4/30	1,369	-	27	-	1,342	1,342
6/15/2026	5/1-5/31	1,107	-	22	-	1,085	1,085
06/24/26	6/1-6/30	1,611	-	32	-	1,579	1,579
07/31/26	Interest	-	-	-	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
Certified Net Assessments	$ 1,027,378

Date	*Distribution*	*Gross Assessments Received*	*Discount / (Penalties)*	*Commissions*	*Interest Income*	*Net Assessments Received*	*Debt Service Fund*
11/10/2025	10/20-10/21	$ 17,009	$ 849	$ 323	$ -	$ 15,836	$ 15,836
11/14/2025	10/1-10/31	9,612	384	185	-	9,043	9,043
11/21/2025	11/1-11/07	136,629	5,464	2,623	-	128,542	128,542
11/26/2025	11/8-11/15	111,226	4,448	2,136	-	104,642	104,642
12/8/2025	11/16-11/25	225,640	9,100	4,331	-	212,209	212,209
12/19/2025	11/26-11/30	424,306	16,969	8,147	-	399,190	399,190
12/31/2025	12/1-12/15	64,494	2,421	1,241	-	60,831	60,831
01/09/26	12/16-12/31	32,093	979	622	-	30,492	30,492
02/12/26	1/1-1/31	22,839	463	448	-	21,928	21,928
1/29/2026	2/1-2/28	10,581	-	212	-	10,370	10,370
4/30/2026	3/1-3/31	35,698	-	714	-	34,984	34,984
5/13/2026	4/1-4/30	5,040	-	101	-	4,939	4,939
6/15/2026	5/1-5/31	4,075	-	82	-	3,993	3,993
06/24/26	6/1-6/30	5,928	-	119	-	5,810	5,810
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

Institution	*Current Balances as of:*	*9/30/2026*	*Investment Type*	*Current Interest Rates*
Florida Prime (SBA)		$ 7,133.62	Florida Government Investment Pool	3.93%
FLClass		$ 86,516.02	Florida Government Investment Pool	3.85%
Bank United		$ 731,663.08	Money Market Account	3.50%
		$ 825,312.72	**Total Invested Balance**	

SECTION 3

Poinciana West CDD Action Items November 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.
05.20.2026	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
09.16.2026	Onboard Aquatic Weed Management and Terminate Solitude		**In Process**	AWM started 11.01.2026; legal letter mailed September 22, 2026 to SOLitude with 30 day termination notice.

SECTION D

SECTION 1

Item will be provided under separate cover.

SECTION 2

Item will be provided under separate cover.

SECTION 3

Run By: kissasst

All Services By Customer Summary

Poinciana West Community Dev. Dist. (P07800)

Filter Date between 10/01/2026 and 10/31/2026

Customer	Work Type	Service Item	Service Item Description	Start Date	End Date	Used Quantity	Unit Of Measure	Ponds Treated	
								Prius Site ID	Customer Site ID
P07800 - Poinciana West Community Dev. Dist.	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre		10/26/2026	10/26/2026	0.38	acr	001-0006	6
Total						**0.38**			
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/01/2026	10/01/2026	4.60	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/02/2026	10/02/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/07/2026	10/07/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/09/2026	10/09/2026	4.80	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/15/2026	10/15/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/15/2026	10/15/2026	4.40	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/22/2026	10/22/2026	4.20	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2827 - Biomist 4+4 Truck ULV		10/23/2026	10/23/2026	4.50	mi		
P07800 - Poinciana West Community Dev. Dist.	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV		10/26/2026	10/26/2026	4.80	mi		
Total						**40.50**			

SECTION 4

Poinciana West CDD - Customer Complaint Log

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved	Date Reported to Vendor	Date Treated by Vendor
9/10/2026	Karl Krell	967 Ladera Ranch Road	P17	Overgrown edge grasses	Joel	Requested weed treatment with Solitude.	9/14/2026	9/11/2026	9/14/2026
9/11/2026	Mark Clark	1381 Harbor Ridge Dr	P13	Overgrown edge grasses	Joel	Left resident a voicemail informing them that the request was sent to Solitude for weed treatment.	9/14/2026	9/11/2026	9/14/2026
9/11/2026	Katie Ryan	864 Pacific Ridge Rd	Tract C2A	Requesting mowing of dry pond	Joel	Informed resident that the board is reviewing options to restore the functionality of the stormwater system and make pond mowable.	N/A	N/A	N/A
9/12/2026	Mark Clark	1381 Harbor Ridge Dr	P13	Following up	Joel	Confirmed with resident that vendor scheduled and treated grasses on 09/14.	N/A	N/A	N/A
9/22/2026	Deidre Smith	816 Pacific Ridge Rd	P6	Requesting mowing around pond; cat tails growing	Joel	Informed resident that the board is reviewing options to restore the functionality of the stormwater system and make pond mowable.	N/A	N/A	N/A
9/22/2026	Patti Greenberg	686 Torrey Way	Tract C2A	Overgrown dry pond	Joel	Informed resident that the board is reviewing options to restore the functionality of the stormwater system and make pond mowable.	N/A	N/A	N/A
10/2/2026	Patti Greenberg	686 Torrey Way	Tract C2A	Requesting information on when dry pond will be mowed	Joel	Answered follow up questions (rough timeline of when the work will be approved and start of project.)	N/A	N/A	N/A
10/5/2026	Deborah Connell	464 Bel Air Way	P21	Following up- Requesting maintenance of pond; overgrown weeds/plants in pond	Joel	Informed resident that new vendor will start on Nov. 1st. Reviewed pond and grasses appeared treated but hydrilla present.	N/A	N/A	N/A
10/5/2026	Roger Walker	606 Irvine Ranch Rd	P20	Algae build up & midges	Joel	Reported midges to Clarke for adulticide treatment.	10/8/2026	10/5/2026	10/8/2026
10/5/2026	Patti Greenberg	686 Torrey Way	Tract C2A	Following up	Joel	Provided follow up on project (district engineer overseeing scope.)	N/A	N/A	N/A
10/6/2026	Peggy Gregory	742 San Raphael St		Requesting trimming of trees on nature preserve encroaching on HOA property	Joel/HOA	Confirmed with HOA that residents can report vertical tree limb trimming for limbs encroaching the resident lot line.	N/A	N/A	N/A

Date	Resident	Address	Pond	Complaint	Assigned To	Resolution	Date Resolved	Reported to Vendor	Treated by Vendor
10/6/2026	Karl Krell	967 Ladera Ranch Rd.	P17	Following up; requesting weed whacking of overgrown vines on wall	Joel	Confirmed that vendor completed maintenance; will touch up every 2 weeks	10/9/2026	10/7/2026	N/A
10/8/2026	Barry Dombchik	1320 Bonita Canyon Dr.	P22	Midges		Provided update on P-22 project (board decide to not move forward with the grass shrimp and the gambusia fish but to use the new vendor to apply BTi larvicide for 4 months.)	N/A	N/A	N/A
10/12/2026	Gail Hallman	124 Indian Wells Ave	P5	Overgrown weeds/grasses		Requested string trimming of the edge grasses (provided protocol for grasses (left alone during the summer but string trimmed frequently during the winter.)	N/A	N/A	N/A
10/13/2026	Donna Gilbert	142 Indian Wells Ave	P5	Overgrown weeds/grasses	Joel	Provide the response as Ms. Hallman.	N/A	N/A	N/A
10/20/2026	Alice Marks	545 Indian Wells Ave	P1	Following up; photos of edge grasses show they are still high	Joel	Requested string trimming of the edge grasses with Floralawn.	10/23/2026	10/20/2026	10/23/2026
10/20/2026	Barry Dombchik	1320 Bonita Canyon Dr.	P22	Following up on new midge management vendor	Joel	Confirmed that new vendor has scheduled application on the 22nd.	N/A	N/A	N/A
10/22/2026	Hedy Lowenheim	340 Monterey St.	P2	Following up on gambusia fish stocking and treatments of pond	Joel	Provided update on P-2 project (board decide to not move forward with the grass shrimp and the gambusia fish but to use the new vendor to apply BTi larvicide for 4 months.)	N/A	N/A	N/A
10/27/2026	Patti Greenberg	686 Torrey Way	Tract C2A	Requesting update on dry pond maintenance	Joel	Provided update on the dry pond project (district engineer is oversseing scope.)	N/A	N/A	N/A
10/28/2026	Mark Clark	1381 Harbor Ridge Dr	P13	High edge grasses around pond	Joel	Informed resident that new aquatics vendor will start on Nov. 1st. Grasses will be treated.	N/A	N/A	N/A
10/29/2026	Emily Kelly	681 Villa Park Rd	P5	High weeds around pond	Joel	Informed resident that new aquatics vendor will start on Nov. 1st. Grasses will be treated.	N/A	N/A	N/A