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Subject: Poinciana and Poinciana West Community Development District Descriptions

Poinciana CDD

Capital assessment matures 5/1/2031

Annual debt service assessment \$373.96

2022 maintenance fee \$184.04

Within the boundaries of the Poinciana CDD there are 711 residential units as the development plan was revised with a reduction in the number of lots. See “Amendment to the Master Assessment Report and Supplemental Assessment Methodology Report” dated December 23, 2014. These units include Solivita Phases 1F, 1G, 5I, 5J and 5 balance.

Poinciana West CDD

Capital assessment matures in 5/1/2037

Annual debt service assessment \$686.58

2022 maintenance fee \$186.57

The annual debt service assessments will remain the same until the bonds mature and then they will terminate. The annual maintenance fees depend on the budget year to year so they tend to fluctuate; these fees will continue after the capital assessments mature and terminate.

Most ponds are under the jurisdiction of either the Poinciana Community Development District (PCDD) or Poinciana West Community development District (PWCDD), not Solivita HOA. Some ponds are still under jurisdiction of the developer or the golf course. In addition, the PCDD has jurisdiction over the Bella Viana and Venezia golf cart tunnels.

The ponds have been and are currently under contract for Aquatic Weed Control and Mosquito Management.

Both weed control and mosquito management treatments have Federal and State restrictions on chemicals used, and treatment frequency to protect Florida groundwater.

At the present time the PCDD has a resident controlled Board of Supervisors and the PWCDD is still under developer (AV Homes) control. Both districts have the support of a District Manager, Legal Counsel and Engineering Service.

Susan Borchini, Broker

9/1/2022