



Dear Homeowners of Poinciana,

I am honored and blessed to have the opportunity to address this fine community again this year. As this year ends and I begin looking back on 2021 I find that we are all getting back to normal and the start of that was with our Fireworks Spectacular presented by Spectrum. It was amazing to see our community unite to celebrate the birth of our great nation. In May of 2021 APV announce the partnership with Spectrum to bring high-speed Internet and cable TV for the low price of \$57.87 per month per home in Poinciana, saving the majority of homeowners up to \$200 per month or up to \$2400 per year! As a bonus to this savings for homeowners APV received over \$5 million which has been placed in a special account to be used on a project or projects to enhance the Poinciana experience. What the projects will be, will be discussed by the Board of Directors, soon.

In 1972 The Association of Poinciana Villages was formed by the developer of Poinciana which makes 2022 Poinciana's 50th Birthday! The LifeStyle of Poinciana is planning some exciting special events all year long to celebrate this milestone. We will be delving into the history of Poinciana and well as highlighting the bright future awaiting this great community.

2022 is going to be a year to remember.

You will notice that your Assessment Statement looks a little different than in previous years. We have combined the annual HOA assessment of \$285.00 with the annual cost of bulk cable \$689.44 for a total of \$979.44. This was done to make a convenient monthly payment of \$81.62, which is about 50% of what most residents were paying for cable and internet alone. I strongly encourage you to sign up for Click pay online services, to pay your monthly combined assessment, you will get a reminder service as well as the convenience of paying from your home. Otherwise, we have 2 drop box locations at the administration offices. The first is on your left as you enter the parking lot from Walnut St and soon one will be attached to the administration building.

I welcome 2022 with excitement and eagerness to make it the best year ever for Poinciana. My wish is that you enter this new year with peace, health, and a sense of excitement for what is in the future for this beautiful community. May God Bless Poinciana and the extraordinary people who call it home.

Mark Maldonado LCAM and General Manager

ATTENTION: THIS IS THE ONLY STATEMENT YOU WILL RECEIVE

The Annual Homeowners Association Assessments for 2022

\$979.44 (including bulk cable assessment)

ANNUAL PAYMENT OPTION

Amount due on or before 12/31/2021 \$974.44— This amount includes an early payment discount of \$5.00
Amount due if paid 01/0 \$979.44

MONTHLY INSTALLMENTS

\$81.62 due on the 1st of every month
(this includes the \$57.87 bulk cable assessment and \$23.75 monthly assessments)

**PLEASE NOTE: Installments not paid before the 15th of the month will incur a \$25 late fee.
You can still pay your yearly assessment in full and pay your cable assessment monthly.**

To make paying your assessments more convenient, this year we have included a payment coupon book in this mailing for you to keep track of your payments. The monthly service fee has been eliminated.

YOUR OPTIONS ON WHERE TO PAY

CLICK PAY: Our online payment services, make your payments from the convenience of your home.

MAIL: Check or money order to the address on your coupon.

DROPOX: 2 locations at 401 Walnut St, Poinciana FL 34759 on your left as you enter the parking lot and soon on the Administration building.



*Noted below is a synopsis of the Association of Poinciana Villages, Inc.
approved by the Board of Directors on October 12, 2021*

REVENUE	2021	2022
Total Estimated Billable Lots APV	27,294	27,294
Per Lot Annual Assessment Fee APV	\$276	\$285
Total Annual Assessment Revenue	\$7,533,144	\$7,778,790
Non-Assessment Income	\$7,935,849	\$16,504,209
Total Revenue	\$9,760,399	\$24,282,999
ADMINISTRATION DEPT.		
Total Expense	\$8,936,443	\$17,262,282
COMMUNITY SERVICE DEPT.		
Total Expense	\$591,676	\$707,456
LIFESTYLE DEPT.		
Total Expense	\$1,376,380	\$1,463,760
PUBLIC WORKS DEPT.		
Total Expense	\$3,852,207	\$4,063,264
Capital Expenditures and R&R		
Capital Expense and R&R Interest	\$8,000	\$8000
Capital Exp. and R&R Contribution	\$704,287	\$778,237
TOTAL EXPENSE	\$15,468,993	\$24,282,999

Copies of the Approved 2022 Budget are available to homeowners at the Administration Office. All Financial Documents are available 10 days after a written request is received by APV.