

most commonly asked HOA question

WHAT ARE ASSESSMENTS AND WHAT TO THEY PAY FOR

As a member of the Association of Poinciana Village's you are a part of the development of it's assets. Each member of APV is responsible an equal share of the expenses that it takes to develop and maintain Poinciana to remain a perfect place to call home. These are referred to as yearly assessments.

Assessments are determined by the yearly budget that is voted on in October of every year, by the Board of Directors

Much like taxes, assessments take into consideration what it will cost to run the HOA and to provide services that enhance the community beyond what your County tax dollar provide.

It is the goal of APV to keep assessments as low as possible while still providing great service to the community of Poinciana.

To the right you will find a long list which is only a sampling of what your assessment dollars pay for.

UTILITIES

- Duke Energy
 - All street lights and pole maintenance in the community
 - Electricity in all buildings and common areas owned by APV
- Toho Water
 - Water usage in all buildings, pools, and common area irrigation
- Polk and Osceola County
 - Taxes on all buildings and common areas.
 - State, and county registration of all APV vehicles that hold the APV official logo. If there is no logo it is not paid for with your assessments.
- Phone Services

PURCHASES

- The purchase, maintenance ,gas, insurance,
- Purchase of all equipment and heavy machinery used by the APV
- Office Supplies
- Building maintenance supplies

MAINTENANCE

- Park equipment replacements and repair
- Buildings interior and exterior
- Cleaning maintaining and preservation of all buildings and amenities
- Public works heavy machines, vehicles, and equipment
- Fitness center equipment
- Cleaning Supplies
- Cleaning and maintaining 134 miles of swales and canals for drainage and the preventions of flooding

CONTRACTS

- Public Relations
- Independent Auditors rigorous studies of APV Financials reporting to BOD
- Management
- IT Company
- Postal Service Machines and Postage
- Leasing and/or purchase of office equipment
- Legal Services
- Multiple Insurances
- Security Companies

LIFESTYLES

- Events and activities including entertainment and supplies and service

EMPLOYEES

- Salaries and health insurance, yearly COL increases, sustaining competitive wages

BULK SERVICES and OTHER AMENITIES

- Your yearly assessments include a drastically reduced, contracted rate for high speed Internet and TV programing services available in each home in Poinciana.
- Pool, community centers, park and fitness centers equipment

COMMUNITY SERVICES

- Upholding the APV's covenants and deed of restrictions ensuring the best possible values for your investment.