

**STEVENS PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
AUGUST 6, 2020**

**AGENDA PACKAGE**

## Stevens Plantation Community Development District

Rebecca Fernandez, Chair  
 David Meisner, Vice-Chair  
 Debra Fronefield, Assistant Secretary  
 Christopher Knothe, Assistant Secretary  
 VACANT, Assistant Secretary

Kristen Suit, District Manager  
 Jan Carpenter, District Counsel  
 Kristen Trucco, District Counsel  
 Shawn Hindle, District Engineer  
 Ariel Medina, Field Supervisor

July 30, 2020

Dear Board Members:

A regular meeting of the Board of Supervisors of the Stevens Plantation Community Development District will be held on Thursday August 6, 2020 at 6:00 PM. The meeting will be conducted by **ZOOM: Meeting ID 843 8978 0921; Meeting URL: <https://us02web.zoom.us/j/84389780921>; Call in number: (929) 205-6099** pursuant to Executive Orders 20-52 and 20-69 as extended by Executive Order 20-112 and 20-114 respectively pursuant to Section 120.54(5)(b)2 issued by Florida Governor Ron DeSantis due to the current COVID-19 public health emergency. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting by email to [kristen.suit@inframark.com](mailto:kristen.suit@inframark.com) to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "*Written Comments: Stevens Plantation, August 6, 2020*" and the email must provide your name, address and email address. Future meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website [www.stevensplantationcdd.org](http://www.stevensplantationcdd.org) for current information. Following is the advance agenda for the meeting:

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

### 3. ROA UPDATES

### 4. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors Meeting Held on June 4, 2020 - *page 4*
- B. Consideration of Financial Statement for June 2020 - *page 11*
- C. Consideration of Check Register and Invoices for May and June 2020
- D. Consideration of Applicants for Vacant Seat - *page 28*
- E. Consideration of Resolution 2020-06, Designation of Officers - *page 30*
- F. Acceptance of the Fiscal Year 2019 Financial Audit presented by Grau and Associates - *page 31*

### 5. BUSINESS ITEMS

- A. Public Hearing of the Proposed Budget for Fiscal Year 2021 - *page 63*
- B. Consideration of Resolution 2020-07, Adoption of the FY2021 Budget - *page 80*
- C. Consideration of Resolution 2020-08, Levying of the Assessment - *page 85*
- D. Consideration of Resolution 2020-09, Spending Authorization - *page 87*

### 6. STAFF REPORTS

Stevens Plantation CDD

July 30, 2020

- A. District Engineer
- B. District Counsel
- C. District Manager
  - i. Discussion of FY2021 Meeting Schedule - *page 89*
  - ii. Amendments to Website Requirements - *page 90*
- D. Field Supervisor
  - i. Field Management Report- *page 94*
  - ii. Discussion Wetland/Conservation Areas
    - a. Yellowstone Proposal # 73765 - *page 108*
    - b. Yellowstone Proposal # 77141 - *page 109*
    - c. Conservation Area Maintenance Addendum - *page 112*
  - iii. Discussion about Yellowstone Invoices - *page 117*

***The next scheduled meeting: October 1, 2020 @ 6:00 p.m.***

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

*Kristen Suit*

Kristin Suit  
District Manager

**MINUTES OF MEETING  
STEVENS PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stevens Plantation Community Development District was held on Thursday, June 4, 2020 at 6:00 P.M. via Webex.

Present and constituting a quorum were:

Rebecca Fernandez	Chairman
David Meisner	Vice Chairman
Debra Fronefield	Assistant Secretary
Christopher Knothe	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Shawn Hindle	District Engineer
Ariel Medina	Field Supervisor
Gabriel Ruperez	ROA, Leland Management
Pete Witman	Yellowstone Landscaping
Paul Newman	Yellowstone Landscaping

*The following is a summary of the minutes and actions taken at the June 4, 2020 Stevens Plantation Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

- Ms. Suit called the meeting to order and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

- None.

**THIRD ORDER OF BUSINESS**

**ROA Updates**

- Mr. Ruperez provided the following updates to the Board.
  - Received request to have the black tile looked at on the monument at The Estates and also the island around the monument.
  - There were calls on the lake, but Mr. Medina took care of those.

**FOURTH ORDER OF BUSINESS****Business Administration****A. Consideration of Minutes of the Board of Supervisors Meeting Held on February 6, 2020**

- Ms. Suit asked if there were any corrections, deletions, or additions to the minutes. There being none,

On MOTION by Ms. Fernandez seconded by Ms. Fronefield, with all in favor, the February 6, 2020 minutes were approved. 4-0

**B. Consideration of Financial Statement for February and March 2020**

- Ms. Suit asked if there were questions on the financial report as presented. There being none,

On MOTION by Mr. Meisner seconded by Ms. Fronefield, with all in favor, the financial report for February and March 2020 were approved. 4-0

**C. Consideration of Check Register and Invoices for January, February, and March 2020**

- Ms. Suit asked if there were any questions on the check register and invoices. There being none,

On MOTION by Mr. Meisner seconded by Ms. Fronefield, with all in favor, the check register and invoices for January, February and March were approved. 4-0

**FIFTH ORDER OF BUSINESS****Business Items****A. Presentation of Proposed Budget for Fiscal Year 2021**

- Ms. Suit presented the proposed budget for FY 2021. Highlighting:
  - Assessment remains flat.
  - Increases in legal, management, engineering, insurance, and field management.
  - Decreases in ADA compliance.
  - R&M – Common Area – increased by \$5,000.
- Ms. Fernandez noted on page six - R&M – Plant Replacement is \$10,000; she predicts it will be higher. Also, with the condition of the pumps they might need to adjust Misc. Contingency.

- Mr. Meisner noted the Trustee Fees on page eight are projected at \$17,000, but they are only budgeting \$5,000 for FY 2021. Ms. Suit will check on this and get back with him.

- Discussion continued on increasing and decreasing line items.

- Increase - R&M – Plant Replacement to \$20,000.
- Increase – Misc. Contingency to \$20,000.

**B. Consideration of Resolution 2020-04, Accepting the Proposed Budget and Setting a Public Hearing for August 6, 2020**

On MOTION by Ms. Fernandez seconded by Mr. Meisner, with all in favor, Resolution 2020-04 Adopting the FY 2020 Budget as Amended to include adding \$10,000 to R&M – Plant Replacement and an additional \$10,000 to Misc. Contingency using Fund Balance was adopted. 4-0

**C. Consideration of Resolution 2020-05, Confirming the District's Use of the Osceola County Supervisor of Elections to Conduct the District's Election in Conjunction with the General Election**

- Ms. Suit reviewed Resolution 2020-05 noting the seats in the 2020 General Election will be the vacant seat and Mr. Knothe. The qualifying dates are noon, June 8<sup>th</sup> through noon, June 12<sup>th</sup>.
- Discussion followed regarding the Osceola County Supervisor of Elections office being closed and the submission forms. Ms. Carpenter noted she had been told they have someone outside the office collecting the information.

On MOTION by Ms. Fronefield seconded by Mr. Meisner, with all in favor, Resolution 2020-05, Confirming the District's Use of the Osceola County Supervisor of Elections to Conduct the District's Election in Conjunction with the General Election was adopted. 4-0

**D. Qualifying to Run for Office Information**

- Ms. Suit noted this information was included in the agenda package.
- Ms. Suit noted she emailed the Board a resume and letter of interest. It was requested the interest party attend the August meeting.

**E. Consideration and Direction of Consent #10 for January, February, March, and April 2020**

- Ms. Suit reported the amount is \$15,048.30.

On MOTION by Mr. Meisner seconded by Ms. Fronefield, with all in favor, the consent #10 for January, February, March and April DSK Invoices in the amount of \$15,048.30 were approved. 4-0

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**i. Tybee Road Fence Contract and Landscape**

- Mr. Hindle reported the City of St. Cloud does not want to permit a fence to go across their right-of-way. They can accomplish the same thing by just fencing the District property, taking the piece out going across the right-of-way and adding a little more landscaping. He provided a revised drawing to the Board and if they would like to pursue it, they can get a permit, but he is unable to get a permit to go across Tybee Road.

On MOTION by Mr. Meisner seconded by Ms. Fernandez, with all in favor, the Tybee Road fence contract and landscape with the changes provided was approved. 4-0

**ii. Tybee Road Water Schedule**

- Mr. Hindle noted the plants only have to be established watered and the schedule is for the contractor. Once established the plants will not need irrigation.
- Mr. Meisner addressed the commercial property between Buddinger and Nolte noting it is in bad shape.
  - Mr. Hindle noted the landscaping at the base of the berm was removed by the District and needs to be replaced, he believes this is where they left it at the last meeting.
  - Discussion continued with it being noted The Carousel is responsible for the other landscaping. Ms. Suit will forward the pictures provided by Mr. Hindle.
  - Ms. Fernandez reported they met with Mr. Newman and they replaced some of the bushes, there is a 2½ foot area where the bushes are growing through. She

noted they belong with The Carousel, but they would like a property grid as far as from the concrete to the landscaping.

Discussion returned to the District replacing the landscape materials removed with Ms. Fernandez suggesting they install St. Augustine in the areas that were mulch.

**B. District Attorney**

**i. Notice of Default Distribution, February 2020**

- Ms. Carpenter introduced Ms. Kristen Trucco.
- Ms. Carpenter addressed the Notice of Default Distribution noting there has been some monies building up in the Bond Estate. Even though it is in default there are payments made and this is the first time the Bondholders have taken a distribution of any funds. It is something the Trustee approves, and a notice put out to the public.
- DSK is trying to move along a couple of the foreclosure cases.
- Ms. Carpenter noted the Trustee seems to be paying more attention to the District. Since coming on in the last year or so they have been trying to push the Trustee to get some kind of resolution to see how they can break off the defaulting portion from the good portion of the bonds and it does look like there is some movement.
- Mr. Meisner noted the City has approved some of the building and additional properties have gone up for sale. His understanding is they recently approved an apartment building off of Buddinger. There is nothing in place for assessments and they will have to consider this.
  - Ms. Carpenter inquired if the property has closed as the sale did not show up in the disclosure.
  - Mr. Meisner noted numerous were considered by the DSD about two weeks ago. There were four properties they were trying to sale and construction has started on a couple of properties next to the Walmart off Nolte this week. For the apartment building, the Fire Department told him it had been approved. Ms. Carpenter will follow-up with the Trustee and DSK to make sure they have assessments on them.



**C. Field Supervisor****i. Inspection Reports**

- Mr. Medina reported they have been working with Yellowstone on all the landscaping issues they have, specifically irrigation.
- Landscaping Proposals
  - The first is for a pump replacement - \$33,561.64 (pump station with flow guard).
  - The second is for \$21,170.18 it is the same design of the pump station but does not provide the flow guard platform.
  - Mr. Medina noted he sees nothing regarding a warranty on the pump.
- Ms. Fernandez addressed Yellowstone monitoring the pump stations and inquired if Stevens Plantation owns the pump and if they elect to change companies, do they have a right to the software and everything.
  - Mr. Mike Smith, Irrigation Manager, noted it is 100% the District's system. He outlined the proposals and discussion ensued on the system and warranty.
  - Discussion followed on funding the pumps with Ms. Suit outlining the reserves available.
  - More detail is needed for the proposal – monitoring fees, service, warranty, permitting.
  - An agreement will be drafted by Ms. Carpenter to include warranty info.

On MOTION by Mr. Meisner seconded by Ms. Fronefield, with all in favor, the Hoover Pumping System proposal at a not to exceed of \$40,000 subject to Ms. Fernandez and Yellowstone obtaining revised quote with warranty info, provide to District Counsel to draft an agreement with Hoover was approved. 4-0

**ii. Yellowstone Landscape Report**

- Ms. Fernandez reported the flowers selected, Celosia, were not available and they will be going with the second option. The plants currently going in are being affected by all the rain. She requested a list of all the plants going in and when.
- Mr. Hindle responded to an earlier question noting the distance from the back of curb to the property line is 6.65 feet. He noted he and Mr. Nick Rossi will be onsite tomorrow and meet with the renter to make sure they are taking care of it.

- Ms. Fernandez reported the trees are still low in all the common areas. Mr. Newman noted the crew started lifting the trees last week. They started on the south side of The Estates and will be working on it each week until they get it done. Ms. Fernandez requested Mr. Medina and Mr. Blanco be provided a list of the areas that have been done and a list of the areas the plan to do weekly so it can be monitored.
- Mr. Knothe noted the sawgrass shrubbery is looking ratty in a lot of areas, especially along the median.
- The proposal to replace the ornamental grass in the amount of \$1,014.

On MOTION by Ms. Fernandez seconded by Ms. Fronefield, with all in favor, the Yellowstone Landscape proposal to replace ornamental grass bed on Nolte Road median due to vehicle damage was approved. 4-0

**iii. Sitex Aquatics Report**

**iv. Churchill Fountains Report**

- No discussion.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Request**

- Ms. Fernandez addressed straightening the grass edges to keep the mulch from washing away. Mr. Newman noted it is on the list to get done by the end of the month.
- Mr. Knothe inquired if there is a hold up on the replacement of the light pole struck a few months ago near the fountain monument. Mr. Medina has sent an email but has not received an answer.
- Ms. Fernandez noted the survey stakes still need to be removed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Fronefield seconded by Ms. Fernandez, with all in favor, the meeting was adjourned. 4-0

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Secretary/Assistant Secretary

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Rebecca Fernandez, Chair

**Stevens Plantation  
Community Development District**

*Financial Report*

*June 30, 2020*



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**STEVENS PLANTATION**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2020**

**Balance Sheet**  
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2003 DEBT SERVICE FUND	SERIES 2003 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 485,905	\$ -	\$ -	\$ 485,905
Due From Other Funds	-	213,578	-	213,578
Investments:				
Money Market Account	568,052	-	-	568,052
Construction Fund	-	-	1	1
Interest Account	-	6	-	6
Prepayment Account	-	-	-	-
Prepayment Account A	-	8,892	-	8,892
Prepayment Account B	-	-	-	-
Reserve Fund A	-	1,036	-	1,036
Reserve Fund B	-	341,935	-	341,935
Ret Reserve A	-	1	-	1
Ret Reserve B	-	10,178	-	10,178
Revenue Fund	-	37,785	-	37,785
<b>TOTAL ASSETS</b>	<b>\$ 1,053,957</b>	<b>\$ 613,411</b>	<b>\$ 1</b>	<b>\$ 1,667,369</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 33,603	\$ -	\$ -	\$ 33,603
Accrued Expenses	25,650	-	-	25,650
Mature Bonds Payable	-	7,355,000	-	7,355,000
Due To Other Funds	213,578	-	-	213,578
<b>TOTAL LIABILITIES</b>	<b>272,831</b>	<b>7,355,000</b>	<b>-</b>	<b>7,627,831</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Capital Projects	-	-	1	1
<b>Assigned to:</b>				
Operating Reserves	146,737	-	-	146,737
Reserves - Irrigation System	58,605	-	-	58,605
Reserves - Landscape/Hardscape	31,794	-	-	31,794
Reserves - Water System	71,585	-	-	71,585
<b>Unassigned:</b>	472,405	(6,741,589)	-	(6,269,184)
<b>TOTAL FUND BALANCES</b>	<b>\$ 781,126</b>	<b>\$ (6,741,589)</b>	<b>\$ 1</b>	<b>\$ (5,960,462)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,053,957</b>	<b>\$ 613,411</b>	<b>\$ 1</b>	<b>\$ 1,667,369</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,500	\$ 1,125	\$ 6,990	\$ 5,865
Hurricane Irma FEMA Refund	-	-	344	344
Interest - Tax Collector	-	-	195	195
Special Assmnts- Tax Collector	458,152	458,152	458,152	-
Special Assmnts- Delinquent	-	-	7,439	7,439
Special Assmnts- Discounts	(18,326)	(18,326)	(2,825)	15,501
<b>TOTAL REVENUES</b>	<b>441,326</b>	<b>440,951</b>	<b>470,295</b>	<b>29,344</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Arbitrage Rebate	700	700	700	-
ProfServ-Engineering	3,000	2,250	5,076	(2,826)
ProfServ-Legal Services	25,000	18,750	55,607	(36,857)
ProfServ-Mgmt Consulting Serv	61,419	46,064	46,064	-
ProfServ-Property Appraiser	593	593	187	406
Auditing Services	3,846	3,800	3,800	-
Postage and Freight	500	374	248	126
Insurance - General Liability	18,000	18,000	16,400	1,600
Printing and Binding	1,700	1,274	1,051	223
Legal Advertising	500	378	202	176
Misc-Assessmnt Collection Cost	9,163	9,163	9,252	(89)
Misc-Contingency	600	450	615	(165)
Office Supplies	300	225	156	69
Annual District Filing Fee	175	175	175	-
Cap Outlay-ADA Requirements	12,000	12,000	3,028	8,972
<b>Total Administration</b>	<b>137,496</b>	<b>114,196</b>	<b>142,561</b>	<b>(28,365)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	15,000	11,250	11,250	-
Contracts-Fountain	2,280	1,710	1,710	-
Contracts-Landscape	134,562	100,922	100,922	-
Utility - General	35,000	26,250	26,227	23
Electricity - Streetlighting	100,000	75,000	78,980	(3,980)
R&M-Common Area	5,000	3,750	7,140	(3,390)
R&M-Fountain	5,000	3,750	825	2,925
R&M-Irrigation	5,000	3,750	463	3,287
R&M-Lake	16,620	12,465	12,465	-
R&M-Plant Replacement	10,000	7,500	618	6,882
Misc-Contingency	20,000	15,000	13,339	1,661
Reserves - Irrigation System	28,000	28,000	-	28,000
<b>Total Field</b>	<b>376,462</b>	<b>289,347</b>	<b>253,939</b>	<b>35,408</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>ROA-Other Community</u></b>				
Utility - General	2,500	1,876	967	909
R&M-Grounds	12,138	9,104	9,104	-
<b>Total ROA-Other Community</b>	<b>14,638</b>	<b>10,980</b>	<b>10,071</b>	<b>909</b>
<b>TOTAL EXPENDITURES</b>	<b>528,596</b>	<b>414,523</b>	<b>406,571</b>	<b>7,952</b>
Excess (deficiency) of revenues Over (under) expenditures	(87,270)	26,428	63,724	37,296
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	-	52,439	52,439
Contribution to (Use of) Fund Balance	(87,270)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(87,270)</b>	<b>-</b>	<b>52,439</b>	<b>52,439</b>
Net change in fund balance	\$ (87,270)	\$ 26,428	\$ 116,163	\$ 89,735
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>664,963</b>	<b>664,963</b>	<b>664,963</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 577,693</b>	<b>\$ 691,391</b>	<b>\$ 781,126</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 500	\$ 375	\$ 34,603	\$ 34,228
Special Assmnts- Tax Collector	572,309	572,309	572,309	-
Special Assmnts- Prepayment	-	-	8,853	8,853
Special Assmnts- Delinquent	-	-	24,286	24,286
Special Assmnts- Discounts	(22,892)	(22,892)	1,049	23,941
<b>TOTAL REVENUES</b>	<b>549,917</b>	<b>549,792</b>	<b>641,100</b>	<b>91,308</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Legal Services	10,000	10,000	36,340	(26,340)
ProfServ-Special Assessment	7,725	7,725	7,725	-
ProfServ-Trustee Fees	5,500	5,500	17,460	(11,960)
Misc-Assessmnt Collection Cost	11,446	11,446	11,956	(510)
<b>Total Administration</b>	<b>36,171</b>	<b>36,171</b>	<b>74,981</b>	<b>(38,810)</b>
<b><u>Debt Service</u></b>				
Debt Retirement Series A	195,000	195,000	-	195,000
Interest Expense Series A	392,985	392,985	40,521	352,464
Interest Expense Series B	-	-	231,845	(231,845)
<b>Total Debt Service</b>	<b>587,985</b>	<b>587,985</b>	<b>272,366</b>	<b>315,619</b>
<b>TOTAL EXPENDITURES</b>	<b>624,156</b>	<b>624,156</b>	<b>347,347</b>	<b>276,809</b>
Excess (deficiency) of revenues Over (under) expenditures	(74,239)	(74,364)	293,753	368,117
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer to General Fund	-	-	(52,439)	(52,439)
Other NonOperating Uses	-	-	(642,852)	(642,852)
Contribution to (Use of) Fund Balance	(74,239)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(74,239)</b>	<b>-</b>	<b>(695,291)</b>	<b>(695,291)</b>
Net change in fund balance	\$ (74,239)	\$ (74,364)	\$ (401,538)	\$ (327,174)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>(6,340,051)</b>	<b>(6,340,051)</b>	<b>(6,340,051)</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ (6,414,290)</b>	<b>\$ (6,414,415)</b>	<b>\$ (6,741,589)</b>	

**Notes to the Financial Statements**  
**June 30, 2020**

**General Fund**

► **Assets**

■ **Cash and Investments** - In order to maximize liquidity of cash, the District has invested funds in a Money Market Account (See Cash & Investments Report for further details).

► **Liabilities**

■ **Accounts Payable** - Posted invoices paid in July 2020.

■ **Accrued Expenses** - Accrued Yellowstone May & June landscape expense \$12,225 and projected \$1,200 for legal fees not billed.

■ **Due To Other Funds** - Debt service portion of FY20 assessments collected and transferred to Revenue Fund on 7/23/20.

► **Fund Balance**

■ **Assigned Fund Balance** - Reserves from FY 2009 - FY 2019.

Reflects reserves for:

Operating Reserves	\$	146,737
Irrigation System		58,605
Landscape/Hardscape		31,794
Water System		71,585
<b>Total</b>	<b>\$</b>	<b>308,721</b>

**Debt Service Fund**

► **Assets**

■ **Investments** - Trust Accounts with US Bank (See Cash & Investments Report for further details).

► **Liabilities**

■ **Mature Bonds Payable** - The value of Series 2003A/B Bonds unpaid principal thru 10/31/19. On February 19, 2020, the trustee paid \$980,000 of the B Bond principal with an outstanding balance of \$7,630,000.

Notes to the Financial Statements

June 30, 2020

**Financial Overview / Highlights**

- ▶ The Total Non-Ad Valorem assessments are approximately 100% collected compared to 99% at the same time last year.
- ▶ Special Assessments - Delinquent represents FY18 delinquent assessments collected in full. See page 7 for more information.
- ▶ The General Fund expenditures are approximately 98% of the prorated (YTD) budget.
- ▶ Interfund Transfer In - Reimbursements from Series 2003 Revenue Fund for attorney fees and costs related to Parker Square litigation.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<u><b>Administrative</b></u>				
ProfServ - Engineering	\$ 2,250	\$ 5,076	226%	Hanson, Walter & Associates engineering services billed through June 2020.
ProfServ - Legal Services	\$ 18,750	\$ 55,607	297%	Legal fees from DSK that fall under Consents #9 & #10: Nov 2019 thru April 2020 litigation services totaling \$41,487.30. The balance represents general legal fees from Latham, Luna, Eden & Beudine LLP.
Misc - Contingency	\$ 450	\$ 615	137%	Suntrust Bank - Operating account's monthly analysis fee averages \$70 compared to the monthly budget of \$50.
<u><b>Field</b></u>				
R&M - Common Area	\$ 3,750	\$ 7,140	190%	Yellowstone Landscape - Flush cut pine trees and cleanup on Nolte Rd \$4,443.
Misc - Contingency	\$ 15,000	\$ 13,339	89%	Rose Fence - Deposit for new fence and gates \$3,368; DMI - Sidewalk repairs \$6,996.
<b>Expenditures - Debt Service Fund</b>				
<u><b>Administrative</b></u>				
ProfServ - Legal Services	\$10,000	\$36,340	363%	Greenberg Traurig legal fees.
ProfServ - Trustee Fees	\$5,500	\$17,460	317%	Trustee fees paid to US Bank for the period July 2016 thru November 2019.
<u><b>Debt Service</b></u>				
Interest Expense A	\$392,985	\$40,521	10%	The balance of current interest paid, after Matured Interest Payable, per Notice of Default Distribution.
Interest Expense B	\$0	\$231,845	N/A	The balance of current interest paid, after Matured Interest Payable, per Notice of Default Distribution.
<u><b>Other Financing Sources (Uses)</b></u>				
Transfer to General Fund	\$0	\$52,439	N/A	Reimbursements to general fund from the Trustee for payment of DSK Litigation invoices that pertain to debt service. Includes consents #6 thru #9.
Other Non-Operating Uses	\$0	\$642,852	N/A	Paid to DSD Interest Fund from CDD Revenue Fund 'Land Sale Proceeds' per default manager. Funds were used to pay DSD interest expense.

**Other Notes**

- On February 14, 2020 the Trustee received direction from 100% of the beneficial holders of the outstanding Dependent Special District Revenue Bonds, Series 2003 and the outstanding Series 2003 A and B Bonds to make interest distributions and B Bond principal distribution. Please refer to the Notice of Default Distribution for details.

**STEVENS PLANTATION**  
**Community Development District**

**Supporting Schedules**

**June 30, 2020**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2003 Debt Service Fund
Assessments Levied				\$ 1,030,461	\$ 458,152	\$ 572,309
Allocation %				100%	44%	56%
11/12/19	\$ 5,914	\$ 304	\$ 121	\$ 6,339	\$ 2,818	\$ 3,521
11/22/19	41,787	1,777	853	44,417	19,748	24,669
12/06/19	443,015	18,836	9,041	470,892	209,363	261,530
12/09/19	804	8	16	828	368	460
12/23/19	59,426	2,460	1,213	63,099	28,054	35,044
01/13/20	8,076	255	165	8,495	3,777	4,718
01/14/20	2,222	70	45	2,338	1,039	1,298
02/11/20	18,023	387	368	18,777	8,349	10,429
03/09/20	6,218	75	127	6,420	2,854	3,566
04/10/20	2,252	-	46	2,298	1,022	1,276
04/10/20	34,691	-	708	35,399	15,739	19,660
05/10/20	14,232	(113)	290	14,410	6,407	8,003
05/10/20	552	-	11	563	250	313
06/06/20	3,404	(101)	69	3,373	1,500	1,873
06/15/20 (1)	356,101	(10,598)	7,310	352,813	156,864	195,949
<b>TOTAL</b>	<b>\$ 996,717</b>	<b>\$ 13,359</b>	<b>\$ 20,384</b>	<b>\$ 1,030,460</b>	<b>\$ 458,152</b>	<b>\$ 572,309</b>

% COLLECTED 100% 100% 100%

**TOTAL OUTSTANDING \$ 0 \$ 0 \$ 0**

**FY18 Delinquent Collections from Replatted PID 15-26-30-0699-0001-00A0**

PID	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2003 Debt Service Fund
0633-0001-0010	10,202.38	(2,755.75)	208.21	7,654.84	1,794.81	5,860.00
0633-0001-0020	8,615.30	(2,327.06)	175.82	6,464.06	1,515.62	4,948.44
0633-0001-0040	7,821.77	(2,112.72)	159.63	5,868.68	1,376.02	4,492.66
0633-0001-0050	7,821.77	(2,112.72)	159.63	5,868.68	1,376.02	4,492.66
<b>4/10/20</b>	<b>\$ 34,461.22</b>	<b>\$ (9,308.25)</b>	<b>\$ 703.29</b>	<b>\$ 25,856.26</b>	<b>\$ 6,062.47</b>	<b>\$ 19,793.76</b>

0633-0001-0060	\$8,022.52	(\$2,274.73)	\$120.89	\$5,868.68	\$1,376.02	\$4,492.66
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<b>Total Delinquent</b>	<b>\$ 42,483.74</b>	<b>\$ (11,582.98)</b>	<b>\$ 824.18</b>	<b>\$31,724.94</b>	<b>\$ 7,438.49</b>	<b>\$ 24,286.42</b>
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Note (1) - Tax Certificate Sale.

**Cash and Investment Report**  
*June 30, 2020*

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>					
Checking Account - Operating	Suntrust Bank	MuniNow	n/a	0.06%	\$ 485,905
Money Market Account	BankUnited	Money Market	n/a	0.25%	\$ 568,052
				Subtotal	<u>\$ 1,053,957</u>
<b>DEBT SERVICE FUND</b>					
Series 2003 Construction Account	US Bank	US Bank MMA	n/a	0.01%	\$ 1
Series 2003 Interest Account B	US Bank	US Bank MMA	n/a	0.01%	6
Series 2003 Prepayment Account A	US Bank	US Bank MMA	n/a	0.01%	8,892
Series 2003 Reserve A Account	US Bank	US Bank MMA	n/a	0.01%	1,036
Series 2003 Reserve B Account	US Bank	US Bank MMA	n/a	0.01%	341,935
Series 2003 Ret Reserve Account A	US Bank	US Bank MMA	n/a	0.01%	1
Series 2003 Customer Rt. Reserve B	US Bank	US Bank MMA	n/a	0.01%	10,178
Series 2003 Revenue	US Bank	US Bank MMA	n/a	0.01%	37,785
				Subtotal	<u>\$ 399,834</u>
				<b>Total</b>	<b><u>\$ 1,453,791</u></b>

# Stevens Plantation CDD

## Bank Reconciliation

Bank Account No. 1747 SunTrust Bank  
Statement No. 06-2020  
Statement Date 6/30/2020

G/L Balance (LCY)	485,904.72	Statement Balance	485,916.16
G/L Balance	485,904.72	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	485,916.16
Subtotal	485,904.72	Outstanding Checks	11.44
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	485,904.72	Ending Balance	485,904.72
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/25/2020	Payment	002478	FEDEX	11.44	0.00	11.44
Total Outstanding Checks.....				11.44		11.44

**STEVENS PLANTATION**  
**Community Development District**

**Check Register**

**May 1 - June 30, 2020**



# STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund For the Period from 5/1/20 to 6/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	002459	05/07/20	FEDEX	6-991-42564	4/9/20 FEDEX	Postage and Freight	541006-51301	\$7.54
001	002460	05/07/20	HOME DEPOT CREDIT SVS	042120-6328	MARCH PURCHASES	R&M-Common Area	546016-53901	\$24.82
001	002461	05/07/20	LATHAM,LUNA,EDEN, BEAUDINE	91034	GEN MATTERS THRU MARCH 2020	ProfServ-Legal Services	531023-51401	\$1,333.50
001	002462	05/21/20	YELLOWSTONE LANDSCAPE	OS 91614	MAR LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$12,225.00
001	002463	05/28/20	GRAU & COMPANY	19651	AUDIT FYE 9/30/19	Auditing Services	532002-51301	\$500.00
001	002464	05/28/20	INFRAMARK, LLC	51512	MAY MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	002464	05/28/20	INFRAMARK, LLC	51512	MAY MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,118.25
001	002464	05/28/20	INFRAMARK, LLC	51512	MAY MGMT FEES	Printing and Binding	547001-51301	\$57.90
001	002464	05/28/20	INFRAMARK, LLC	51512	MAY MGMT FEES	Postage and Freight	541006-51301	\$6.00
001	002465	06/04/20	CHURCHILLS	11113	MAY FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$190.00
001	002466	06/04/20	DMI, INC.	O20-2638	4" CONCRETE SIDEWALK - 445 s/f	R&M-Common Area	546016-53901	\$6,996.00
001	002467	06/04/20	LATHAM,LUNA,EDEN, BEAUDINE	91551	GEN MATTERS THRU APRIL 2020	ProfServ-Legal Services	531023-51401	\$356.00
001	002468	06/04/20	OSCEOLA NEWS GAZETTE	219772	NOTICE OF QUALIFYING PERIOD 5/21/20	Legal Advertising	548002-51301	\$43.72
001	002469	06/04/20	SITEX AQUATICS LLC	3654B	MAY LAKE MAINT/MIDGE FLY TRTMNT	LAKE MAINT	546042-53901	\$935.00
001	002469	06/04/20	SITEX AQUATICS LLC	3654B	MAY LAKE MAINT/MIDGE FLY TRTMNT	MIDGE FLY TRTMNT	546042-53901	\$450.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428312	NGUYEN & LA v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$90.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428310	OSCEOLA DEV GRP v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$551.90
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428305	MIGA GRP v SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$8.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428304	TRANSITION HSE v SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$52.75
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428307	DAMBROSIO v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$88.75
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428309	IBL v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$108.25
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428303	BRETON & GILL v SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$142.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428313	COS INV TRUST v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$270.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428308	AD KHAN PROP v SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$358.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428311	BWALKER CONS v. SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$2,793.95
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	428306	LICONG v SP/DEC 2019	ProfServ-Legal Services	531023-51401	\$141.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429990	COS INV TRUST v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$1,381.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429980	AD KHAN PROP v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$1,200.80
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429978	LICONG v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429977	MIGA GRP v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429982	OSCEOLA DEV GRP v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$2,480.80
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429985	WINKELBAUER v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429986	NGUYEN & LA v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429972	BRETON & GILL v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429988	I. SZYMEZAK v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50

## STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 5/1/20 to 6/30/20**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429991	VERO ATLANTIC 2 v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429983	ARCO INV CORP v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429992	SMITH FAM TRST v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$121.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429970	S&M REDDY INV v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$143.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429981	IBL v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429989	ACEVEDO v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429993	DAVIS/GRIMES/GREEN v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429976	TRANSITION HSE v SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429984	BWALKER CONS v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$1,089.75
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431230	ACEVEDO v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431245	IBL v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$104.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431225	ARCO INV CORP v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431232	DAVIS/GRIMES/GREEN v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$192.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431231	SMITH FAM TRST v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431229	I. SZYMEZAK v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431226	BWALKER CONS v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$111.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431240	TRANSITION HSE v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$216.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431239	BRETON & GILL v SP/JAN & MARCH 2020	ProfServ-Legal Services	531023-51401	\$135.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431242	LICONG v SP/JAN-MARCH 2020	ProfServ-Legal Services	531023-51401	\$283.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431243	DAMBROSIO v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$216.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431238	AHMED FAMILY v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431228	NGUYEN & LA v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431241	MIGA GRP v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$216.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431246	OSCEOLA DEV GRP v. SP/JAN-MARCH 2020	ProfServ-Legal Services	531023-51401	\$135.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431227	WINKELBAUER v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431234	VERO ATLANTIC 2 v SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431233	COS INV TRUST v. SP/MARCH 2020	ProfServ-Legal Services	531023-51401	\$67.50
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	431236	S&M REDDY INV v SP/JAN & MARCH 2020	ProfServ-Legal Services	531023-51401	\$135.00
001	002474	06/11/20	DE BEAUBIEN,KNIGHT,SIMMONS	429979	DAMBROSIO v. SP/FEB 2020	ProfServ-Legal Services	531023-51401	\$98.50
001	002475	06/11/20	HOME DEPOT CREDIT SVS	052120-6328	HD: MAY Purch/12" SQ Catch Basin Kit	R&M-Irrigation	546041-53901	\$51.36
001	002476	06/11/20	OSCEOLA NEWS GAZETTE	31207	NOTICE OF 6/4/20 MEETING	Legal Advertising	548002-51301	\$93.48
001	002477	06/18/20	INFRAMARK, LLC	52329	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	002477	06/18/20	INFRAMARK, LLC	52329	JUNE MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,118.25
001	002477	06/18/20	INFRAMARK, LLC	52329	JUNE MGMT FEES	GO DADDY - Email/Archiving	564064-51301	\$826.34
001	002477	06/18/20	INFRAMARK, LLC	52329	JUNE MGMT FEES	Postage and Freight	541006-51301	\$2.50
001	002478	06/25/20	FEDEX	7-040-22988	6/5/20 FedEx	Postage and Freight	541006-51301	\$11.44

## STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 5/1/20 to 6/30/20**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD237	05/06/20	ORLANDO UTILITIES	041720 ACH	BILL PRD 3/16-4/17/20	Electricity - Streetlighting	543013-53901	\$8,621.75
001	DD237	05/06/20	ORLANDO UTILITIES	041720 ACH	BILL PRD 3/16-4/17/20	Utility - General	543001-53901	\$699.31
001	DD238	05/20/20	CITY OF ST.CLOUD	042920 ACH	WATER-BILL PRD 3/16-4/15/20	Utility - General	543001-53901	\$3,875.87
001	DD238	05/20/20	CITY OF ST.CLOUD	042920 ACH	WATER-BILL PRD 3/16-4/15/20	Utility - General	543001-53920	\$135.61
001	DD239	05/18/20	ORLANDO UTILITIES	042720 ACH	W New Nolte Rd-4/27/20	Electricity - Streetlighting	543013-53901	\$264.77
001	DD240	06/04/20	ORLANDO UTILITIES	051520 ACH	OUC BILL PRD 4/16-5/15/20	Electricity - Streetlighting	543013-53901	\$8,456.81
001	DD240	06/04/20	ORLANDO UTILITIES	051520 ACH	OUC BILL PRD 4/16-5/15/20	Utility - General	543001-53901	\$582.02
001	DD241	06/17/20	CITY OF ST.CLOUD	052720 ACH	WATER BILL PRD 4/15-5/15/20	Utility - General	543001-53901	\$3,488.33
001	DD241	06/17/20	CITY OF ST.CLOUD	052720 ACH	WATER BILL PRD 4/15-5/15/20	Utility - General	543001-53920	\$127.28
001	DD242	06/15/20	ORLANDO UTILITIES	052720 ACH	W New Nolte Rd-5/27/20	Electricity - Streetlighting	543013-53901	\$264.77
<b>Fund Total</b>								<b>\$78,019.57</b>
<b>Total Cks Paid</b>								<b>\$78,019.57</b>

May 29, 2020

Ms. Kristen Suit  
District Manager  
Stevens Plantation Community Development District  
Inframark  
313 Campus Street  
Celebration, Florida 34747

Dear Ms. Suit,

I read about the vacant seat on the Stevens Plantation Community Development District (CDD) Board of Supervisors on the Stevens Plantation Homeowners Association website and I would like to inquire about the vacancy.

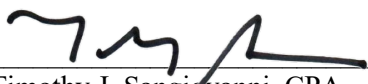
I am interested in becoming more involved in the community now that I have been a resident of Stevens Plantation for a little more than three years and a Saint Cloud resident for 20+ years.

I have a Bachelor of Arts degree in Accounting from the University of South Florida and I am a Certified Public Accountant in the State of Florida. I have extensive experience across a broad range of industries, including government and international business experience.

My resume, which is enclosed, contains additional information on my experience and skills. I would greatly appreciate the opportunity to serve on the Stevens Plantation CDD Board of Supervisors. Should you have any questions or concerns regarding my candidacy, please do not hesitate to reach out, my contact information is included in the signature line below.

Thank you for time and consideration.

Sincerely,

  
\_\_\_\_\_  
Timothy J. Sangiovanni, CPA  
3920 Marietta Way  
Saint Cloud, Florida 34772  
(321) 624-2929  
[tim\\_sangiovanni@yahoo.com](mailto:tim_sangiovanni@yahoo.com)

# **TIMOTHY SANGIOVANNI, CPA**

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## **SUMMARY OF QUALIFICATIONS:**

- Licensed Certified Public Accountant (CPA)
- Public and private accounting experience
- Strong financial background. Including extensive international experience
- Former manager with an international “Big 4” accounting firm

## **PROFESSIONAL**

### **EXPERIENCE:**

#### **KEMPHARM, INC.**

**8/15 – Present**

*Vice President – Corporate Controller and Chief Accounting Officer (Celebration, FL)*

- Prepare and file a multitude of reports with the Securities and Exchange Commission (SEC). Including but not limited to Form 10-K's, Form 10-Q's, Form 8-K's, Schedule 14A's, Form 4's, Form S-1's, Form S-8's and Form S-3's
- Oversee the Company's system of Internal Controls Over Financial Reporting (ICOFR) and Enterprise Resource Planning (ERP) software, including the implementation of both systems
- Serve as primary contact for the Company's investors and transfer agent.
- Oversee the Company's insurance and risk management program, including facilities management
- Oversee the Company's information technology (IT) department, including control structure
- Oversee the Company's human resources (HR) department, including operating as HR and hiring manager

#### **TUPPERWARE BRANDS CORPORATION**

**4/13 – 8/15**

*Manager – Internal Audit, Worldwide (Orlando, FL)*

- Oversaw a team of 8 financial and IT auditors located across the globe
- Coordinated and oversaw the execution of financial and IT audits for the Company's 90 plus business units throughout the world, including marketing offices, manufacturing facilities and Sarbanes-Oxley (SOX) 404 compliance
- Prepared and managed the budget for the Internal Audit department. Approximately fifteen (15) individuals and twenty (20) to thirty (30) international business trips per year
- Oversaw and coordinated Sarbanes-Oxley (SOX) 404 compliance and operating audits to ensure business units' compliance with the Company's ICOFR and other pertinent policies and procedures

#### **KPMG LLP**

**1/07 – 3/13**

*Manager - Audit and Advisory Services (Orlando, FL)*

- Provided client executive teams assistance with the preparation and filing of SEC report, including quarterly reports (10Q), annual reports (10K), registration statements (S-1, S-3 and S-8) and current reports (8-K).
- Coordinated and executed SOX 404 compliance audits, including first year SOX 404 procedures
- Researched technical accounting for complex transactions including purchase accounting, stock-based compensation, revenue and lease accounting, including their International Financial Reporting Standards (IFRS) counterparts
- Performed regular analysis of client business operations for both effectiveness and efficiency as part of the quarterly reviews and annual audits. Audit and Advisory Services clients included both public and private companies

#### **SWITCH AND DATA FACILITIES COMPANY, INC.**

**10/05 – 12/06**

*Billing Analyst – Accounts Receivable (Tampa, FL)*

- Prepared month-end reconciliations, including journal entry preparation and review
- Spearheaded a billing project to identify and enact monthly rate increases
- Served as a liaison between the A/R department and financial reporting department during the initial public offering.

## **EDUCATION &**

### **HONORS:**

#### **UNIVERSITY OF SOUTH FLORIDA, Tampa, FL**

- Bachelor of Arts in Accounting, May 2005
- Member of Golden Key International and Phi Sigma Theta National Honor Societies
- Member of the National Society of Collegiate Scholars
- Member of University Honors Program/Scholars' Community

## **SKILLS**

- Advanced in the use of Microsoft Office, CAATs, Microsoft Dynamics GP and various EDGAR publishing softwares

**RESOLUTION 2020-06**

**A RESOLUTION DESIGNATING OFFICERS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Stevens Plantation Community Development District desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown, to wit:

<u>Rebecca Fernandez</u>	Chairman
<u>David Meisner</u>	Vice Chairman
<u>Kristen Suit</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
<u>Debra Fronefield</u>	Assistant Secretary(s)
<u>Christopher Knothe</u>	
_____	

PASSED AND ADOPTED THIS, 6<sup>th</sup> DAY OF AUGUST 2020

\_\_\_\_\_

Chairman

\_\_\_\_\_

Secretary/Assistant Secretary

**STEVENS PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Stevens Plantation Community Development District  
St. Cloud, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Stevens Plantation Community Development District, St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### Emphasis of Matter

As discussed in certain notes to the basic financial statements, the District remains in default under the Series 2003 trust indenture. The District did not receive sufficient assessments to fund its debt service payments for the Series 2003A and B Bonds. The District's 2003B Bonds have matured and remain unpaid.

**Other Matters*****Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 21, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

July 21, 2020

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Stevens Plantation Community Development District, St. Cloud, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$9,377,344).
- The change in the District's total net position in comparison with the prior fiscal year was (\$544,015), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of (\$5,675,086), a decrease of (\$542,136) in comparison with the prior fiscal year. The capital projects fund balance is restricted for capital projects, the fund balance for the general fund is assigned for renewal and replacement and first quarter operating reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion. The debt service fund reports a deficit fund balance.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **1) Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### **2) Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 2) Fund Financial Statements (Continued)

#### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### 3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 5,436,403	\$ 4,952,815
Capital assets, net of depreciation	2,024,393	2,180,163
Total assets	7,460,796	7,132,978
Current liabilities	410,251	454,381
Long-term liabilities	16,427,889	15,511,926
Total liabilities	16,838,140	15,966,307
Net position		
Net investment in capital assets	(3,320,606)	(3,349,836)
Unrestricted	(6,056,738)	(5,483,493)
Total net position	\$ (9,377,344)	\$ (8,833,329)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 1,247,011	\$ 2,749,979
General revenues		
Investment earnings	15,312	9,661
Miscellaneous revenue	4,008	25,773
Total revenues	1,266,331	2,785,413
Expenses:		
General government	237,790	220,624
Maintenance and operations	656,593	678,344
Interest	915,963	915,963
Total expenses	1,810,346	1,814,931
Change in net position	(544,015)	970,482
Net position - beginning	(8,833,329)	(9,803,811)
Net position - ending	\$ (9,377,344)	\$ (8,833,329)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$1,810,346. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of a decrease in prepayment revenue. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. In total, expenses, including depreciation, decreased from the prior fiscal year. The decrease in current fiscal year expenses is primarily the result of maintenance costs decreasing from the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase appropriations and use of fund balance by \$53,100. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by (\$5,839). The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2019, the District had \$4,751,455 invested in capital assets for its governmental activities. In the government-wide financial statements accumulated depreciation of \$2,727,062 has been taken, which resulted in a net book value of \$2,024,393. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$5,345,000 Bonds outstanding for its governmental activities. In addition, the District owes the Bondholders \$8,335,000. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEARS BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

Subsequent to fiscal year end, the District paid all the past due interest payments on Series 2003A Bonds and Series 2003B Bonds as well as prepaid \$980,000 in Series 2003B principal. The District did not pay past due Series 2003A Bond principal payments. The District remains in default with regard to the Series 2003 Bonds. The non-payment of principal payments, when due, are considered events of default.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Stevens Plantation Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 528,831
Investments	160,665
Assessments receivable	7,848
Restricted assets:	
Investments	4,739,059
Capital assets:	
Depreciable, net	2,024,393
Total assets	<u>7,460,796</u>
<b>LIABILITIES</b>	
Accounts payable	28,600
Accrued interest payable	381,651
Due to Bondholders:	
Interest	2,747,889
Principal	8,335,000
Non-current liabilities:	
Due within one year*	170,000
Due in more than one year	5,175,000
Total liabilities	<u>16,838,140</u>
<b>NET POSITION</b>	
Net investment in capital assets	(3,320,606)
Unrestricted	(6,056,738)
Total net position	<u>\$ (9,377,344)</u>

\* Remaining amount is reported as Due to Bondholder.

See notes to the financial statements

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 237,790	\$ 237,790	\$ -	\$ -
Maintenance and operations	656,593	316,862	-	(339,731)
Interest on long-term debt	915,963	607,101	85,258	(223,604)
Total governmental activities	1,810,346	1,161,753	85,258	(563,335)
General revenues:				
Investment earnings				15,312
Miscellaneous revenue				4,008
Total general revenues				19,320
Change in net position				(544,015)
Net position - beginning				(8,833,329)
Net position - ending				<u>\$ (9,377,344)</u>

See notes to the financial statements



**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 528,831	\$ -	\$ -	\$ 528,831
Investments	160,665	4,739,058	1	4,899,724
Assessments receivable	4,068	3,780	-	7,848
Total assets	<u>\$ 693,564</u>	<u>\$ 4,742,838</u>	<u>\$ 1</u>	<u>\$ 5,436,403</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 28,600	\$ -	\$ -	\$ 28,600
Due to Bondholders	-	11,082,889	-	11,082,889
Total liabilities	<u>28,600</u>	<u>11,082,889</u>	<u>-</u>	<u>11,111,489</u>
Fund balances:				
Capital projects	-	-	1	1
Assigned to:				
First quarter operating reserve	146,737	-	-	146,737
Renewal and replacement	161,984	-	-	161,984
Unassigned	356,243	(6,340,051)	-	(5,983,808)
Total fund balances	<u>664,964</u>	<u>(6,340,051)</u>	<u>1</u>	<u>(5,675,086)</u>
Total liabilities and fund balances	<u>\$ 693,564</u>	<u>\$ 4,742,838</u>	<u>\$ 1</u>	<u>\$ 5,436,403</u>

See notes to the financial statements

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Fund balance - governmental funds \$ (5,675,086)

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,751,455	
Accumulated depreciation	<u>(2,727,062)</u>	2,024,393

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(381,651)	
Bonds payable *	<u>(5,345,000)</u>	<u>(5,726,651)</u>
Net position of governmental activities		<u><u>\$ (9,377,344)</u></u>

\* Remaining amount is reported as Due to Bondholder.

See notes to the financial statements

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 585,761	\$ 562,454	\$ -	\$ 1,148,215
Prepayment assessments	-	44,647	-	44,647
Interest	15,312	85,258	-	100,570
Miscellaneous revenue	4,008	-	-	4,008
Total revenues	605,081	692,359	-	1,297,440
<b>EXPENDITURES</b>				
Current:				
General government	173,065	64,725	-	237,790
Maintenance and operations	461,202	-	-	461,202
Debt Service:				
Principal	-	185,000	-	185,000
Interest	-	915,963	-	915,963
Capital outlay	39,621	-	-	39,621
Total expenditures	673,888	1,165,688	-	1,839,576
Excess (deficiency) of revenues over (under) expenditures	(68,807)	(473,329)	-	(542,136)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	50,396	(50,396)	-	-
Total other financing sources (uses)	50,396	(50,396)	-	-
Net change in fund balances	(18,411)	(523,725)	-	(542,136)
Fund balances - beginning	683,375	(5,816,326)	1	(5,132,950)
Fund balances - ending	\$ 664,964	\$ (6,340,051)	\$ 1	\$ (5,675,086)

See notes to the financial statements

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ (542,136)
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Amounts reported for governmental activities in the statement of activities  
are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	39,621
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Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(195,391)
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Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(31,109)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. Since payments have not been made, amounts are reported as Due to Bondholder.	185,000
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Change in net position of governmental activities	<u>\$ (544,015)</u>
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See notes to the financial statements

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

The Stevens Plantation Community Development District ("District") was created on August 21, 2003 by Ordinance 2003-46 of City of St. Cloud, Florida, (the "City") pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. The City owns a majority of the vacant and undeveloped land within the District through a dependent special District (Stevens Plantation Improvement Project Dependent Special District) (the "DSD") created for the purpose of acquiring all lands for development.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Improvements	20

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.



**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE 4 – DEPOSITS AND INVESTMENTS****Deposits**

The District's cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)****Investments**

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
Bank United Certificate of Deposit	\$ 160,665	n/a	4/15/2020
US Bank - Fidelity Government Portfolio CLIII	4,728,989	n/a	n/a
Florida Prime	10,070	S&P AAAM	Weighted average of the fund portfolio: 37 days
	<u>\$ 4,899,724</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Non-negotiable, non-transferable certificates of deposits that do not consider market rates are required to be reported at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participations should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2019 were as follows:

Fund	Transfer in	Transfer Out
General fund	\$ 50,396	\$ -
Debt service	-	50,396
Total	<u>\$ 50,396</u>	<u>\$ 50,396</u>

In the current fiscal year the District's general fund paid invoices on behalf of the debt service fund. Transfer was made from debt service fund to reimburse general fund for payments to DSK Law for Debt Service lawsuit.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities:</u>				
Capital assets, being depreciated				
Infrastructure - stormwater	\$ 2,431,927	\$ -	\$ -	\$ 2,431,927
Improvements other than buildings	2,279,907	39,621	-	2,319,528
Total capital assets, being depreciated	4,711,834	39,621	-	4,751,455
Less accumulated depreciation for:				
Infrastructure - stormwater	1,053,021	81,065	-	1,134,086
Improvements other than buildings	1,478,650	114,326	-	1,592,976
Total accumulated depreciation	2,531,671	195,391	-	2,727,062
Total capital assets, being depreciated, net	<u>\$ 2,180,163</u>	<u>\$ (155,770)</u>	<u>\$ -</u>	<u>\$ 2,024,393</u>

Depreciation expense was charged to the maintenance and operations function/programs.

**NOTE 7 – LONG-TERM LIABILITIES**

On November 30, 2003, the District issued \$7,055,000 of Special Assessment Revenue Bonds Series 2003A due May 1, 2035, with a fixed interest rate of 7.10% and \$20,150,000 of Special Assessment Revenue Bonds Series 2003B due May 1, 2013, with a fixed interest rate of 6.375%. The Bonds were issued to fund certain capital projects within the boundaries of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2003A Bonds is to be paid serially commencing May 1, 2004 through May 1, 2035. Principal on the 2003B Bonds was scheduled to be paid in full on May 1, 2013.

The Series 2003A Bonds are subject to redemption at the option of the District as outlined in the Bond Indenture. The Series 2003A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the reserve requirements at September 30, 2019 as a result of funds being withdrawn from the Trust Estate by the Trustee in prior years. In addition, the District levied sufficient amounts to make debt service payments, however, sufficient assessments were not collected to make the annual debt service on the Series 2003A Bonds as well as the matured and accrued principal on the Series 2003B Bonds.

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

A separate escrow agreement among the District, the Stevens Plantation Improvement Project Dependent Special District (the “DSD”) and an escrow agent requires net proceeds from all land sales by the DSD of land within the District be allocated to the funding of certain accounts under the Bond Indenture and to the repayment of DSD debt at 50% each.

At the time of the Bond issuance, the DSD transferred \$2,520,000 to the District for the creation of the customer retention reserve fund and \$582,352 for the creation of the land sale reserve funds.

Amounts in the land sales reserve account were to be used to make payments on the 2003 Bonds should the District find that its existing resources are insufficient. Amounts from the land sales reserve account will be used prior to any disbursements from the 2003 reserve accounts or the amounts in the customer retention reserve fund. The District has no remaining amounts in the land sales reserve account at September 30, 2019.

Customer retention reserve accounts, except as provided in the Indenture, were to be used to make payments on the 2003 Bonds when the funds available to the District are insufficient. Amounts from the customer retention reserve accounts will be utilized to the extent that existing resources together with amounts from the land sales reserve fund are inadequate. The District has approximately \$10,082 of customer retention reserve amounts at September 30, 2019.

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year*
<u>Governmental activities</u>					
Bonds payable:					
Series 2003A	\$ 6,050,000	\$ -	\$ -	\$ 6,050,000	\$ 900,000
Series 2003B	7,630,000	-	-	7,630,000	7,630,000
Total	<u>\$ 13,680,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,680,000</u>	<u>\$ 8,530,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 8,530,000 *	\$ 3,177,438 *	\$ 11,707,438
2021	210,000	365,650	575,650
2022	225,000	350,740	575,740
2023	245,000	334,765	579,765
2024	260,000	317,370	577,370
2025-2029	1,620,000	1,280,485	2,900,485
2030-2034	2,315,000	613,795	2,928,795
2035	275,000	19,525	294,525
Total	<u>\$13,680,000</u>	<u>\$ 6,459,768</u>	<u>\$ 20,139,768</u>

\* Includes the missed debt service payments due for the Series 2003A and 2003B Bonds which were not paid.

**NOTE 8 – EVENT OF DEFAULT***Series 2003 Bonds*

As discussed in above, during a prior fiscal year, the Bond Trustee declared the occurrence of an event of default under the Bond Indenture for the Series 2003A and Series 2003B Bonds. The occurrence of an event of default creates certain remedial rights and remedies in favor of the Trustee. Pursuant to the Indenture, the owners of a majority in aggregate principal amount of the Bonds then outstanding may direct the Trustee with regard to such rights and remedies following an event of default and upon provision of indemnity satisfactory to the Trustee and in accordance with provisions of the Indenture.

In a prior fiscal year, the Bond trustee made certain payments on both Series 2003A and Series 2003B Bonds; however they were not sufficient to bring the Bond current. The payments were made in part, by draws on the reserve, customer retention reserve, and prepayment trust accounts. The District continues to bill, collect and remit to the bond trustee sufficient assessment amounts to fund the debt service payments with respect to the 2003A bonds; however, because sufficient funds were not received to pay the debt service on both the 2003A and the 2003B bonds (which matured on May 1, 2013), the bond trustee continued to withhold payment to all bondholders thus leaving both the Series 2003A and Series 2003B Bonds in a state of default. The District continues to have communications with the bond trustee and bondholders regarding these matters. A debt service obligation of \$8,335,000 for principal and \$2,747,889 for interest has been recorded on the fund financial statements.

*Payment to DSD*

Further, during a prior fiscal year, the trustee transferred \$888,000 from the District's trust accounts to the DSD trust accounts.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 11 – RELATED PARTY INFORMATION**

The City Council serves as the governing board of the DSD and accounts for its activities as a proprietary fund. The DSD was created by the City on August 21, 2003, via City Ordinance 2003-47, pursuant to section 189.4041 of the Florida Statutes. The purpose of the DSD is to acquire land within a geographical boundary from the proceeds of Bonds for resale of developers in association with the District. The DSD is included in the government wide financial statement of the City. Further information on the DSD can be obtained from the City.

For the year ended September 30, 2019, the District paid the City approximately \$32,964 for the use of potable water. As of September 30, 2019, the District owed the City approximately \$488, which is included in accounts payable on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds.

**NOTE 11 – RELATED PARTY INFORMATION (Continued)**

In addition, the District directly billed approximately \$6 million to the DSD for special assessments allocated to land owned by the DSD relating to the Series 2003B Bonds during the fiscal year ended September 30, 2013. Since then, from lot closings the DSD has made payment of approximately \$1,221,756 of those assessments. The remainder of the billed assessments were unpaid at September 30, 2019 and as of the date of this report. As the payment of the assessments with respect to DSD owned property is dependent upon the sale of such property, management is uncertain as to the timing of collection of these assessments and has recorded an allowance of doubtful accounts against the entire amount. Accordingly, management has reported assessments receivable and assessments revenue net of this allowance on the accompanying government wide and fund-level financial statements.

**NOTE 12 – SUBSEQUENT EVENTS****Debt Service Payments**

Subsequent to fiscal year end, the District paid all the past due interest payments on Series 2003A Bonds and Series 2003B Bonds as well as prepaid \$980,000 in Series 2003B principal. The District did not pay past due Series 2003A Bond principal payments. The District remains in default with regard to the Series 2003 Bonds. The non-payment of principal payments, when due, are considered events of default.

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
<b>REVENUES</b>				
Assessments	\$ 572,183	\$ 572,183	\$ 585,761	\$ 13,578
Interest	1,500	1,500	15,312	13,812
Miscellaneous	-	-	4,008	4,008
Total revenues	573,683	573,683	605,081	31,398
<b>EXPENDITURES</b>				
Current:				
General government	126,464	165,564	173,065	(7,501)
Maintenance and operations	488,485	502,485	461,202	41,283
Capital outlay	-	-	39,621	(39,621)
Total expenses	614,949	668,049	673,888	(5,839)
Excess (deficiency) of revenues over (under) expenditures	(41,266)	(94,366)	(68,807)	25,559
<b>OTHER FINANCING SOURCES</b>				
Transfer in/(out)	-	-	50,396	50,396
Use of fund balance	41,266	94,366	-	(94,366)
Total other financing sources (uses)	41,266	94,366	50,396	(43,970)
Net change in fund balances	\$ -	\$ -	(18,411)	\$ (18,411)
Fund balance - beginning			683,375	
Fund balance - ending			\$ 664,964	

See notes to required supplementary information

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
ST. CLOUD, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase appropriations and use of fund balance by \$53,100. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by (\$5,839). The over expenditures were funded by available fund balance.





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Stevens Plantation Community Development District  
St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stevens Plantation Community Development District, St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated July 21, 2020, which includes an emphasis of matter paragraph.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance that is required to be reported under *Government Auditing Standards*. The District has not made certain debt service payments when due related to the Series 2003 Bonds resulting in events of default under the Bond Indentures. The matter is detailed in the management letter.

In addition, we noted a matter that we have reported to management of the District in a separate letter dated July 21, 2020.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 21, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Stevens Plantation Community Development District  
St. Cloud, Florida

We have examined Stevens Plantation Community Development District, St. Cloud, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stevens Plantation Community Development District, St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

July 21, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Stevens Plantation Community Development District  
St. Cloud, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Stevens Plantation Community Development District, St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated July 21, 2020, which includes an emphasis of matter paragraph.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 21, 2020, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stevens Plantation Community Development District, St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Stevens Plantation Community Development District, St. Cloud, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

July 21, 2020

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### 2019-01: Financial Condition Assessment

Observation: The District's financial conditions continue to deteriorate. The debt service fund had a deficit fund balance of (\$6,340,051) at September 30, 2019. In the prior, current, and subsequent fiscal years, the District has been unable to make its debt service payments on the Series 2003A and Series 2003B bonds since November 2012 due to lack of funds. In addition, the District has not met the debt service reserve requirement. The non-payment of interest and principal payments, when due, are considered events of default.

Recommendation: The District should take the necessary steps to alleviate the deteriorating financial condition.

Reference Numbers for Prior Year Findings: 2013-01, 2014-01, 2015-01, 2016-01, 2017-01, 2018-01

Management Response: The District has complied with the provisions of the Trust Indenture requiring it to levy and collect assessments for the 2003A project (and 2003A bonds) but despite having sufficient funds to pay the November 1, 2012 debt service payment for the 2003A bonds and 2003B bonds, the bond trustee, in consultation with bondholders, withheld the November 1, 2012 debt service payment citing the uncertainty of receiving additional future debt service payments. The District billed, collected and remitted to the bond trustee sufficient assessment payments to fund the debt service payments with respect to the 2003A bonds due on May 1, 2013, November 1, 2013, and May 1, 2014; however, because sufficient funds were not received to pay the debt service on the 2003B bonds (which matured May 1, 2013), the bond trustee has withheld payment to all bondholders since May 1, 2013, thus placing both the 2003A bonds and the 2003B bonds in a state of default. Although the 2003B bonds are secured by assessments on property within the District, the repayment of the 2003B bonds was expected to be made from proceeds of land sales by the Stevens Plantation DSD and "Builder's Release Payments" made by builders as residences were built and sold to residents. Land sales in the District were affected by the economy and some builders did not make the Builders Release Payment as planned. The District has had communications with the bond trustee regarding these matters. The District has filed foreclosure actions on the delinquent properties and is diligently pursuing their legal remedies to collect the assessments.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### 2013-01, 2014-01, 2015-01, 2016-01, 2017-01, 2018-01: Financial Condition Assessment

Current Status: See finding 2019-01 above.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018, except as noted above.

## REPORT TO MANAGEMENT (Continued)

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes. The District failed to make certain scheduled debt service payments due on the Series 2003 Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# **STEVENS PLANTATION**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2021**

Version 3 - Modified Approved Budget  
(Modified 7/23/20)

Prepared by:



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## **Stevens Plantation**

Community Development District

### **Operating Budget**

Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>						
Interest - Investments	\$ 14,899	\$ 1,500	\$ 6,990	\$ 900	\$ 7,890	\$ 5,000
FEMA Grants	4,008	-	344	-	-	-
Interest - Tax Collector	413	-	195	-	195	250
Special Assmnts- Tax Collector	457,597	458,152	458,152	-	458,152	458,152
Special Assmnts- Delinquent	-	-	7,439	-	7,439	-
Special Assmnts- Other	137,705	-	-	-	-	-
Special Assmnts- Discounts	(9,541)	(18,326)	(2,825)	-	(2,825)	(18,326)
<b>TOTAL REVENUES</b>	<b>605,081</b>	<b>441,326</b>	<b>470,295</b>	<b>900</b>	<b>470,851</b>	<b>445,076</b>

**EXPENDITURES**
**Administrative**

ProfServ-Arbitrage Rebate	700	700	700	-	700	700
ProfServ-Engineering	7,093	3,000	5,076	2,854	7,930	4,500
ProfServ-Legal Services	71,030	25,000	55,607	11,792	67,399	30,000
ProfServ-Mgmt Consulting Serv	59,630	61,419	46,064	15,355	61,419	63,330
ProfServ-Property Appraiser	218	593	187	-	187	593
Auditing Services	3,800	3,846	3,800	-	3,800	3,800
Postage and Freight	563	500	248	252	500	500
Insurance - General Liability	16,293	18,000	16,400	-	16,400	18,040
Printing and Binding	2,744	1,700	1,051	649	1,700	1,700
Legal Advertising	369	500	202	67	269	250
Misc-Assessmnt Collection Cost	7,778	9,163	9,252	-	9,252	9,163
Misc-Contingency	1,458	600	615	180	795	600
Office Supplies	176	300	156	52	208	300
Annual District Filing Fee	175	175	175	-	175	175
ADA Compliance/Email Hosting	1,038	12,000	3,028	472	3,500	3,500
<b>Total Administrative</b>	<b>173,065</b>	<b>137,496</b>	<b>142,561</b>	<b>35,273</b>	<b>177,834</b>	<b>137,151</b>

**Field**

ProfServ-Field Management	11,754	15,000	11,250	3,750	15,000	18,000
Contracts-Fountain	2,280	2,280	1,710	570	2,280	2,280
Contracts-Landscape	113,806	134,562	100,922	33,640	134,562	134,562
Utility - General	39,226	35,000	26,227	8,742	34,969	33,000
Electricity - Streetlighting	102,977	100,000	78,980	26,327	105,307	105,233
R&M-Common Area	2,616	5,000	7,140	2,380	9,520	10,000
R&M-Fountain	988	5,000	825	1,175	2,000	2,000
R&M-Irrigation	4,759	5,000	463	4,537	5,000	5,000
R&M-Lake	16,620	16,620	12,465	4,155	16,620	16,620
R&M-Plant Replacement	-	10,000	618	9,382	10,000	20,000
Misc-Contingency	25,770	20,000	13,339	6,661	20,000	20,000
Reserves - Irrigation System	39,621	28,000	-	-	-	5,000
<b>Total Field</b>	<b>360,417</b>	<b>376,462</b>	<b>253,939</b>	<b>101,319</b>	<b>355,258</b>	<b>371,695</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>Other Communities</b>						
Utility - General	1,089	2,500	967	322	1,289	1,500
R&M-Grounds	14,559	12,138	9,104	3,034	12,138	12,138
Misc-Internet Services	124,757	-	-	-	-	-
<b>Total Other Communities</b>	<b>140,405</b>	<b>14,638</b>	<b>10,071</b>	<b>3,356</b>	<b>13,427</b>	<b>13,638</b>
<b>TOTAL EXPENDITURES</b>	<b>673,887</b>	<b>528,596</b>	<b>406,571</b>	<b>139,948</b>	<b>546,519</b>	<b>522,484</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(68,806)	(87,270)	63,724	(139,048)	(75,668)	(77,408)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	50,396	-	52,439	-	52,439	-
Contribution to (Use of) Fund Balance	-	(87,270)	-	-	-	(77,408)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>50,396</b>	<b>(87,270)</b>	<b>52,439</b>	<b>-</b>	<b>52,439</b>	<b>(77,408)</b>
Net change in fund balance	(18,410)	(87,270)	116,163	(139,048)	(23,229)	(77,408)
<b>FUND BALANCE, BEGINNING</b>	<b>683,373</b>	<b>664,963</b>	<b>664,963</b>	<b>-</b>	<b>664,963</b>	<b>641,734</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 664,963</b>	<b>\$ 577,693</b>	<b>\$ 781,126</b>	<b>\$ (139,048)</b>	<b>\$ 641,734</b>	<b>\$ 564,326</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for each of their operating accounts.

**Special Assessment-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

***Administrative***

**Professional Services-Arbitrage Rebate**

The District contracted with Amtec to annually calculate the District's Arbitrage Rebate Liability on the Series 2003 Special Assessment Revenue Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Professional Services-Engineering**

The District's engineer will provide general engineering services to the District, i.e, attendance and preparation for Board meetings, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e, attendance and preparation for Board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a projected 3% increase.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs is based on a unit price per parcel.

**Budget Narrative**  
Fiscal Year 2021

**Expenditures- Administrative (Continued)**

**Postage & Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium, plus an anticipated increase (based on market estimates).

**Printing & Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.  
The budgeted amount is based on prior year spending plus contingency.

**Legal Advertising**

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

**Misc. -Assessment Collection Costs**

The District reimburses the Osceola County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Misc.-Contingency**

This category provides funds for administrative expenses that may not have been budgeted anywhere else.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Website ADA Compliance/Email Hosting**

Provides for the District's website to comply with the ADA (Americans with Disabilities Act) accessibility requirements and Go Daddy email hosting.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Budget Narrative**  
Fiscal Year 2021

**FIELD**

**Professional Services-Field Management** **\$ 18,000**

Payroll and overhead costs associated with the services provided under a management consulting contract with Inframark projecting an increase for FY21.

**Contracts-Fountain** **\$ 2,280**

Contract with Churchill Group for fountain maintenance.

**Contracts-Landscape** **\$134,562**

(Includes contingency for bank and unscheduled maintenance)

- **Tree Care**  
Scheduled maintenance consists of pruning, fertilizing, mulching, and applying pest and disease control chemicals for trees in common areas. Unscheduled maintenance consists of major repairs and replacement of plant material.
- **Turf Care**  
Scheduled maintenance consists of mowing, edging, trimming, weed and disease control, fertilizing, pest control and blowing. Unscheduled maintenance consists of major repairs and replacement of turf areas.
- **Shrubs/Ground Cover Care**  
Scheduled maintenance consists of pruning, weeding, applying fertilizer and pest and disease control chemicals. Unscheduled maintenance consists of major repairs and replacement of plant material.
- **Litter Removal**  
Removal of trash at receptacles, landscape areas and road right-of-way, ponds, and parks.

**Utility-General (Water)** **\$ 33,000**

Water cost of all areas maintain by the District

**Electricity-Streetlighting** **\$105,233**

Maintenance and electricity for all street lighting, feature lighting and fountain lighting as billed by OUC.

**R&M Common Area** **\$ 10,000**

The cost of any maintenance expenses that are incurred during the year such as painting, pressure washing, repairs, maintenance of water pumps, cleaning of the main entrance, repair for banner and signs.

**R&M Fountain** **\$ 2,000**

Unscheduled maintenance of fountain

**R&M Irrigation** **\$ 5,000**

This includes irrigation repairs outside the scope of the contract.

**Budget Narrative**  
Fiscal Year 2021

**Expenditures- Field (Continued)**

**R&M Lake** **\$ 16,620**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds, algae and midge control within CDD storm water ponds and canals. Herbicide will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments. Maintenance consists of mowing, litter removal, and overgrowth control (trimmed and/or thinned to mimic natural succession).

**R&M Plant Replacement** **\$ 20,000**

Replacement of dead plants, maintenance of plants and enhancements of entry features, plant beds and littoral shelf plants.

**Miscellaneous-Contingency** **\$ 20,000**

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

**Reserves – Irrigation System** **\$ 5,000**

This represents reserves for future irrigation enhancements and replacements.

**Expenditures- Other Communities**

**Other Communities** **\$ 13,638**

Utility- General	\$ 1,500
R&M Grounds	12,138

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 641,734
Net Change in Fund Balance - Fiscal Year 2021	(77,408)
Reserves - Fiscal Year 2021 Additions	5,000
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>569,326</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		129,371 <sup>(1)</sup>
Reserves- Irrigation System	70,226	
Reserves- Irrigation System (FY20)	28,000	
Reserves- Irrigation System (FY21 Proposed)	5,000	103,226
Reserves- Landscape/Hardscape		31,794
Reserves- Water System		71,585
	Subtotal	335,976
<b>Total Allocation of Available Funds</b>		<b>335,976</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 233,350</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures net of reserves.



## **Stevens Plantation**

Community Development District

### **Debt Service Budget**

Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>						
Interest - Investments	\$ 85,258	\$ 500	\$ 34,603	\$ 100	\$ 34,703	\$ 500
Special Assmnts- Tax Collector	571,616	572,309	572,309	-	572,309	572,309
Special Assmnts- Prepayment	44,647	-	8,853	-	8,853	-
Special Assmnts- Delinquent	-	-	24,286	-	24,286	-
Special Assmnts- Discounts	(9,161)	(22,892)	1,049	-	1,049	(22,892)
<b>TOTAL REVENUES</b>	<b>692,360</b>	<b>549,917</b>	<b>641,100</b>	<b>100</b>	<b>641,200</b>	<b>549,917</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Legal Services	48,031	10,000	36,340	-	36,340	10,000
ProfServ-Special Assessment	7,725	7,725	7,725	-	7,725	7,725
ProfServ-Trustee Fees	-	5,500	17,460	-	17,460	5,500
Misc-Assessmnt Collection Cost	7,469	11,446	11,956	-	11,956	11,446
<b>Total Administrative</b>	<b>64,725</b>	<b>36,171</b>	<b>74,981</b>	<b>-</b>	<b>74,981</b>	<b>36,171</b>
<i>Debt Service</i>						
Debt Retirement Series A	185,000	195,000	-	195,000	195,000	210,000
Interest Expense Series A	429,550	392,985	40,521	392,985	433,506	379,140
Interest Expense Series B	486,413	-	231,845	-	231,845	-
<b>Total Debt Service</b>	<b>1,100,963</b>	<b>587,985</b>	<b>272,366</b>	<b>587,985</b>	<b>860,351</b>	<b>589,140</b>
<b>TOTAL EXPENDITURES</b>	<b>1,165,688</b>	<b>624,156</b>	<b>347,347</b>	<b>587,985</b>	<b>935,332</b>	<b>625,311</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(473,328)	(74,239)	293,753	(587,885)	(294,132)	(75,394)
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfer to General Fund	(50,396)	-	(52,439)	-	(52,439)	-
Other NonOperating Uses	-	-	(642,852)	-	(642,852)	-
Contribution to (Use of) Fund Balance	-	(74,239)	-	-	-	(75,394)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(50,396)</b>	<b>(74,239)</b>	<b>(695,291)</b>	<b>-</b>	<b>(695,291)</b>	<b>(75,394)</b>
Net change in fund balance	(523,724)	(74,239)	(401,538)	(587,885)	(989,423)	(75,394)
<b>FUND BALANCE, BEGINNING</b>	<b>(5,816,327)</b>	<b>(6,340,051)</b>	<b>(6,340,051)</b>	<b>-</b>	<b>(6,340,051)</b>	<b>(7,329,474)</b>
<b>FUND BALANCE, ENDING</b>	<b><u>\$ (6,340,051)</u></b>	<b><u>\$ (6,414,290)</u></b>	<b><u>\$ (6,741,589)</u></b>	<b><u>\$ (587,885)</u></b>	<b><u>\$ (7,329,474)</u></b>	<b><u>\$ (7,404,868)</u></b>

**Amortization Schedule  
Series 2003 A Special Assessment Bonds**

Date	Regular Principal	Interest Expense	Outstanding Principal	Annual
11/1/2020		\$189,570	\$5,340,000	
5/1/2021	\$210,000	\$189,570	\$5,130,000	\$589,140
11/1/2021		\$182,115	\$5,130,000	
5/1/2022	\$225,000	\$182,115	\$4,905,000	\$589,230
11/1/2022		\$174,128	\$4,905,000	
5/1/2023	\$245,000	\$174,128	\$4,660,000	\$593,255
11/1/2023		\$165,430	\$4,660,000	
5/1/2024	\$260,000	\$165,430	\$4,400,000	\$590,860
11/1/2024		\$156,200	\$4,400,000	
5/1/2025	\$280,000	\$156,200	\$4,120,000	\$592,400
11/1/2025		\$146,260	\$4,120,000	
5/1/2026	\$300,000	\$146,260	\$3,820,000	\$592,520
11/1/2026		\$135,610	\$3,820,000	
5/1/2027	\$325,000	\$135,610	\$3,495,000	\$596,220
11/1/2027		\$124,073	\$3,495,000	
5/1/2028	\$345,000	\$124,073	\$3,150,000	\$593,145
11/1/2028		\$111,825	\$3,150,000	
5/1/2029	\$370,000	\$111,825	\$2,780,000	\$593,650
11/1/2029		\$98,690	\$2,780,000	
5/1/2030	\$400,000	\$98,690	\$2,380,000	\$597,380
11/1/2030		\$84,490	\$2,380,000	
5/1/2031	\$430,000	\$84,490	\$1,950,000	\$598,980
11/1/2031		\$69,225	\$1,950,000	
5/1/2032	\$460,000	\$69,225	\$1,490,000	\$598,450
11/1/2032		\$52,895	\$1,490,000	
5/1/2033	\$495,000	\$52,895	\$995,000	\$600,790
11/1/2033		\$35,323	\$995,000	
5/1/2034	\$530,000	\$35,323	\$465,000	\$600,645
11/1/2034		\$16,508	\$465,000	
5/1/2035	\$465,000	\$16,508	\$0	\$498,015
Totals	\$5,340,000	\$3,484,680		\$8,824,680

\*\*Bond is in Default. The last distribution to Bondholders was February 19, 2020.

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

**Special Assessment-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Expenditures - Administrative**

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Legal Services**

Legal fees related to Series 2003 Bond default.

**Professional Services-Special Assessment**

The District has contracted with Inframark to prepare the district's Special Assessment Roll.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2003 Special Revenue Assessment Bond.

**Misc. -Assessment Collection Cost**

The District reimburses the Osceola County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**  
Fiscal Year 2021

<b>Expenditures - Debt Service</b>
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**Principal Debt Retirement Series A**

The District pays regular principal payments annually in order to pay down/retire the debt service.

**Interest Expense Series A**

The District pays interest expense on the debt service twice a year.

## **Stevens Plantation**

Community Development District

## **Supporting Budget Schedule**

Fiscal Year 2021

**STEVENS PLANTATION**  
**Community Development District**

*All Funds*

**Comparison of Assessment Rates**  
**Fiscal Year 2021 vs. Fiscal Year 2020**

Pod	General Fund			Embarq Assessment			Debt Service			Total Assessments per Unit w/out Embarq			Total Assessments per Unit w/Embarq			Units	Embarq
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change		Units
North	\$634.16	\$634.16	0.00%	\$0.00	\$290.87	n/a	\$490.00	\$490.00	0%	\$1,124.16	\$1,124.16	0.00%	\$1,124.16	\$1,415.03	-20.56%	120	120
Center	\$634.13	\$634.13	0.00%	\$0.00	\$290.87	n/a	\$490.00	\$490.00	0%	\$1,124.13	\$1,124.13	0.00%	\$1,124.13	\$1,415.00	-20.56%	151	151
East	\$634.39	\$634.39	0.00%	\$0.00	\$290.87	n/a	\$490.00	\$490.00	0%	\$1,124.39	\$1,124.39	0.00%	\$1,124.39	\$1,415.26	-20.55%	150	150
West	\$950.79	\$950.79	0.00%	\$0.00	\$290.87	n/a	\$573.00	\$573.00	0%	\$1,523.79	\$1,523.79	0.00%	\$1,523.79	\$1,814.66	-16.03%	89	53
Neigh Comm	\$984.48	\$984.48	0.00%	\$0.00	\$0.00	n/a	\$3,214.29	\$3,214.29	0%	\$4,198.77	\$4,198.77	0.00%	\$4,198.77	\$4,198.77	0.00%	16.8	0
Corp Comm	\$1,153.35	\$1,153.35	0.00%	\$0.00	\$0.00	n/a	\$3,260.87	\$3,260.87	0%	\$4,414.22	\$4,414.22	0.00%	\$4,414.22	\$4,414.22	0.00%	46	0
Future Comm	\$123.09	\$123.09	0.00%	\$0.00	\$0.00	n/a	\$490.00	\$490.00	0%	\$613.09	\$613.09	0.00%	\$613.09	\$613.09	0.00%	300	0
																<b>873</b>	<b>474</b>

# **RESOLUTION 2020-07**

## **A RESOLUTION OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, on June 4, 2020, the Board set August 6, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes* requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, Section 190.021, *Florida Statutes* provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

**WHEREAS**, the Board of Supervisors of the Stevens Plantation Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems,



facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

**WHEREAS**, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than September, 2020 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

**WHEREAS**, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Stevens Plantation Community Development District; and

**WHEREAS**, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

**WHEREAS**, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, *Florida Statutes*, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.

c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Stevens Plantation Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 6, 2020" (herein the "Adopted Budget"), attached hereto as Exhibit "A".

**Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the Stevens Plantation

Community Development District, for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021 the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOAL RESERVE FUND	\$ _____
DEBT SERVICE FUND	\$ _____
 TOTAL ALL FUNDS	 \$ _____

#### **Section 4. Supplemental Appropriations**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

#### **Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. That the Fiscal Year 2021 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue,

capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M  
Debt Service Fund

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b. The designee of the Board of Supervisors of the Stevens Plantation Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Osceola County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, *Florida Statutes*) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 6<sup>th</sup> day of August 2020

Stevens Plantation Community Development District

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Rebecca Fernandez  
Chairperson

Attest:

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Kristen Suit  
Secretary

**EXHIBIT “A”**

**ADOPTED BUDGET**

**RESOLUTION 2020-08**

**A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2021**

*Preamble*

**WHEREAS**, certain improvements existing within the Stevens Plantation Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

**WHEREAS**, the Board of Supervisors of the Stevens Plantation Community Development District find that the District's total General Fund non-ad valorem special assessments (O&M Assessments), taking into consideration other revenue sources during Fiscal Year 2021, will amount to \$\_\_\_\_\_; and

**WHEREAS**, the Board of Supervisors of the Stevens Plantation Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2021 will amount to \$\_\_\_\_\_; and

**WHEREAS**, the Board of Supervisors of the Stevens Plantation Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

**WHEREAS**, the Board of Supervisors of the Stevens Plantation Community Development District finds that the O&M Assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the operation and maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

**WHEREAS**, the District Board understands that this resolution levies only the O&M Assessments for 2021, the Chair of the District, or the designee of the District Manager or Treasurer, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Osceola County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for O&M Assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT OF OSCEOLA COUNTY, FLORIDA;**

**Section 1.** All the whereas clauses are incorporated herein and are dispositive.

**Section 2.** The O&M Assessments as provided for in Section 190.021(3), *Florida Statutes*, (hereinafter referred to as assessment) are hereby levied on the platted lots within the District.

**Section 3.** That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Osceola County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

**Section 4.** The levy and imposition of the O&M Assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than September 15, 2020, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

**Section 5.** The proceeds therefrom shall be paid to the Stevens Plantation Community Development District.

**Section 6.** The Chair of the Board of the Stevens Plantation Community Development District designates the District Manager or Treasurer to perform the certification duties.

**Section 7.** Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of August, 2020 by the Board of Supervisors of the Stevens Plantation Community Development District, Osceola County, Florida.

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Kristen Suit  
Secretary

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Rebecca Fernandez  
Chairperson

## RESOLUTION 2020-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the Stevens Plantation Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

**WHEREAS**, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”) typically meets regularly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

**WHEREAS**, the Board recognizes that it may be necessary or convenient in many instances to make expenditures prior to the next regular meeting of the Board; and

**WHEREAS**, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety and welfare of the residents within the District; and the preservation of District assets or facilities.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

**Section 1. General Maintenance Expenses:** The Board hereby authorizes the Chair of the Board to oversee General Maintenance Activities and to disburse funds not to exceed \$\_\_\_\_\_ for expenses which are reasonably necessary to 1) provide for the health, safety and welfare of the residents within the District; or 2) repair, control or maintain a District facility or asset. These expenditures must not exceed budgeted amounts for maintenance expenses.

**Section 2. Emergency Expenditures:** The Board hereby authorizes the Chair of the Board to expend up to \$\_\_\_\_\_ (individually) for a single incident to make emergency repairs for incidents related to General District maintenance activities. Emergency expenditures are classified as those expenses that are required due to an emergency in which a delay in addressing these issues may result in further damage to District facilities and/or be more expensive to repair if repairs are delayed.

**Section 3.** Any disbursements made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for acceptance/ratification.

**Section 4.** District management staff will take direction for these types of expenses from the Chair of the Board. Staff will move forward with the implementation and/or expenditures approved by the Chair of the Board as long as the expenditures and/or activities are in accordance with this Resolution.

**Section 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF AUGUST 2020**

**STEVENS PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY



**NOTICE OF MEETINGS  
STEVENS PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stevens Plantation Community Development District will hold meetings for Fiscal Year 2021 in the \*Community Center, 3101 17<sup>th</sup> Street, St. Cloud, Florida at 6:00 p.m. on the first Thursday, unless otherwise noted, as follows:

October 1, 2020  
December 3, 2020  
February 4, 2021  
April 1, 2021 -Tentative Budget  
June 3, 2021 - PH Budget Adoption  
August 5, 2021

***\*Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://www.stevenplantationcdd.org>.***

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or (800) 955-8771 (TTY) / (800) 955-8770 (Voice) for aid in contacting the District Management Company.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit, District Manager

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020.

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose.

## CHAPTER 2020-77

### Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

~~14. The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, ~~excluding confidential and exempt information.~~ The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

## 190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

**STEVENS PLANTATION  
COMMUNITY  
DEVELOPMENT DISTRICT  
FIELD MANAGEMENT  
REPORT**

**STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**FIELD MAINTENANCE HIGHLIGHT REPORT**

**July 2020**

**COMPLETED ITEMS:**

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls
- Respond to emails and communications as needed
- Completed light review and corrected problems
- Completed community review with Yellowstone
- Removed overgrown vegetation from outflow structures on various ponds
- Cleared wetland area and drain structures
- Met with residents to discuss wetland areas
- Met with Yellowstone to discuss wetland areas

**ATTACHMENTS**

- ❖ Yellowstone Report
- ❖ Inframark - Landscape Review

**STEVENS PLANTATION  
COMMUNITY  
DEVELOPMENT DISTRICT  
YELLOWSTONE REPORT**



**Stevens Plantation Landscape Reports****Account Manager : Paul A Newman****Wednesday, July 22, 2020****Maintenance Activities**

- Emptying of trash receptacles and DogiPots weekly throughout Stevens Plantation : Wednesday through Friday.
- Trim and detail shrubs beds on Nolte road and community entrance ( The Estates , Magnolia green, Varandah lakes and The Grove
- Perform Mechanical and chemical weed landscape beds along Nolte road and community entrance
- Change out Annual beds
- All flower beds was changeout on June 19 , 2020 with Coleus flowers as planed
- Fill in bare area by lift station at Budingeg Ave with additional St Augustine sod ( 500 sq. ft )
- Raised canopy on trees along the south side of Nolte road : ( 90 %Completed )  
Raised canopy on tree along the south side of Nolte road ( Completed )
- Raised canopy and cut back trees on the entrance pods  
Cut back and cleanup Ornamental grasses throughout landscape beds along Nolte road ( Crew working 7-24 )  
Add additional sod to skinny strip of turf areas along beds edges on Nolte road ( InProgress )
- Weed and detail all annuals beds throughout property
- Fertilize all Annuals beds with granular fertilize 14-14-14

**Mowing Activities**

- Preform weekly mowing and string trimming of retention ponds and common areas throughout property
- Perform weekly mowing service on all St Augustine along Nolte road and community entrance

**Irrigation Activities**

- Repair mainline break on the northside of Nolte road
- Repair mainline leak on the south side of Nolte road
- Perform 2 irrigation wet check for the month of July
- 

**Fertilization and Pest Control Activities**

- Fertilize all St Augustine turf areas with liquid application of fertilize
- Treat all Flower beds with fungicide ( Subdue Max )

**Projected Work**

- Continue cutting back Ornamental grasses along Nolte road
- Continue lambing up trees along the north side of Nolte road
- Selectively tip Annuals beds throughout property
- 
- 
-

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**Stevens Plantation**

**Flowers Changeout Schedule**

**Friday, July 10, 2020**



Schedule Change out Date	Seasonal	Soil Amendments	Selected Flowers
Friday, June 19, 2020	Summer Annual Bed Changeout		
Friday, September 18, 2020	Fall Annual Bed Changeout	Add 4 Cubic Cu Yds potting Soil	
Thursday, December 17, 2020	Winter Annual Beds Changeout		
Thursday, March 18, 2021	Spring Annuals Beds Changeout		



# SEASONAL ANNUAL SELECTION

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## Winter - December to February



### **WINTER**

Dianthus (Crimson, White, Pink, Rose, Purple, Mixed)



### **WINTER**

Dusty Miller



### **WINTER**

Dwarf Snapdragons (Red, White, Yellow, Pink, Purple, Mixed)



### **WINTER**

Violas (Yellow, Blue, Deep Blue, White, Red, Orange, Mix)



### **WINTER**

Petunias (Red, White, Midnight, Pink, Mix)

---



## **WINTER**

Geraniums (Red, White)



## **SPRING**

Begonias (Red, White, Pink, Mix)

### **Spring - March to May**



## **SPRING**

Marigolds (Yellow, Orange, Mix)



## **SPRING**

Celosia (Red, Yellow, Orange, Pink, Mix)



## **SPRING**

Salvia Victoria Blue



## **SPRING**

Salvia (Red, Purple, Lavender, White, Salmon, Mix)

**Summer - June to August**



**SUMMER**

Angelonia (Purple, White, Pink, Mix)



**SUMMER**

Caladiums (Red, White, Pink)



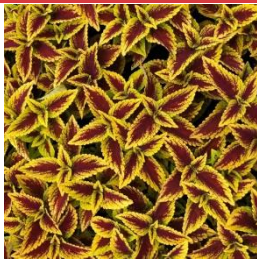
**SUMMER**

Coleus Oxblood



**SUMMER**

Coleus Othello



**SUMMER**

Coleus Gold Edge



**SUMMER**

Coleus Gold Lace





**SUMMER**

Coleus Painted Lady



**SUMMER**

Coleus Rustic Orange



**SUMMER**

Coleus Watermelon



**SUMMER**

Pentas (Red, Pink, Lipstick, White, Violet, Mix) Violet is a shorter plant



**SUMMER**

Sunpatiens (Red, White, Orchid, Magenta, Lilac)



**SUMMER**

Zinnia (Orange, Yellow, Fire, Cherry, Pink, White, Mix)

**Fall - September to November**



**FALL**

Begonias (Red, White, Pink, Mix)



**FALL**

Celosia (Red, Yellow, Orange, Pink, Mix)



**FALL**

Marigolds (Yellow, Orange)



**FALL**

Salvia Victoria Blue



**FALL**








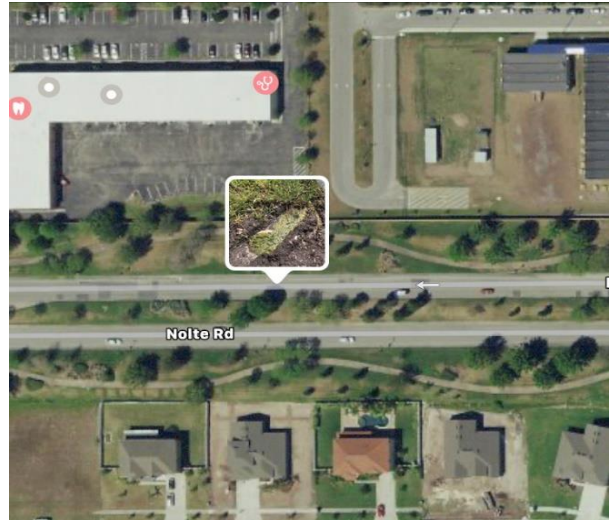
Salvia (Red, Purple, Lavender, White, Salmon, Mix)




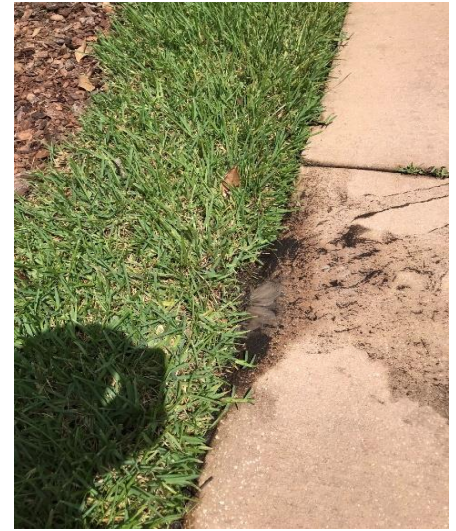

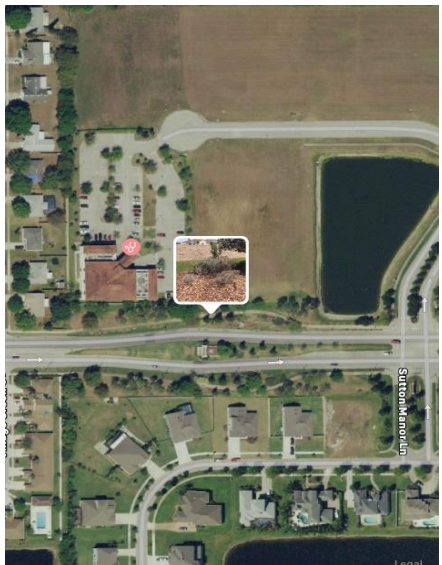
**STEVENS PLANTATION  
COMMUNITY  
DEVELOPMENT DISTRICT  
LANDSCAPE REVIEW**



# Steven Plantation Landscape Review Report

Issue	Location	Date of Drive-	Status	Field Manager Comments	Photos	Yellowstone Plan of Action
Mulch retaining wall	At Nolte rd.	6/10/2020	Pending	Address mulch retaining wall		
Flower beds	At Nolte rd.	6/10/2020	Completed	Provide schedule for flowers		
Trimming service	At Nolte rd.	6/10/2020	not completed	Trimming service not completed on some section along the Nolte Rd.		
Irrigation leak	At Nolte rd. Near to Marietta Way.	6/10/2020	Completed	Irrigation Leak near to doggie pot station. (Make erosion around the doggie pot)	 	
Branches cut off	At Nolte rd. Near to the big fountain.	6/10/2020	Completed	Some branches left on the ring tree bed after the trimming service.		
Irrigation adjusted (Sprinkler head)	At Innovation Dr.	6/10/2020	Completed	Provide the necessary adjusted to improve the Irrigation sprinkler head position. (The irrigation go to the sidewalk)		
Irrigation leak	At Nolte rd.	6/10/2020	Completed	Irrigation leak inside the box and poor maintenance service of the irrigation boxes.	 	



Trimming service	At Nolte rd.	6/10/2020	not completed	Trimming service not completed the all near to the big fountain.		
Irrigation Leak	At Nolte rd. Near to Cedar Hammond Trail.	6/10/2020	Completed	Irrigation leak( broken sprinkler)		
Dead plants.	At Nolte rd.	6/10/2020	Pending	Plants complete dead on the bed.	 	



Proposal #73765

Date: 07/16/2020

From: Paul Newman

## Proposal For

## Stevens Plantation CDD

c/o Inframark  
210 N. University Dr  
Suite 702  
Coral Springs, FL 33071

main:  
mobile:  
inframark@avidbill.com

## Location

4201 Nolte Rd  
St. Cloud, FL 34772

Property Name: Stevens Plantation CDD

Stevens Plantation Retention Pond cut back

Terms: Net 30

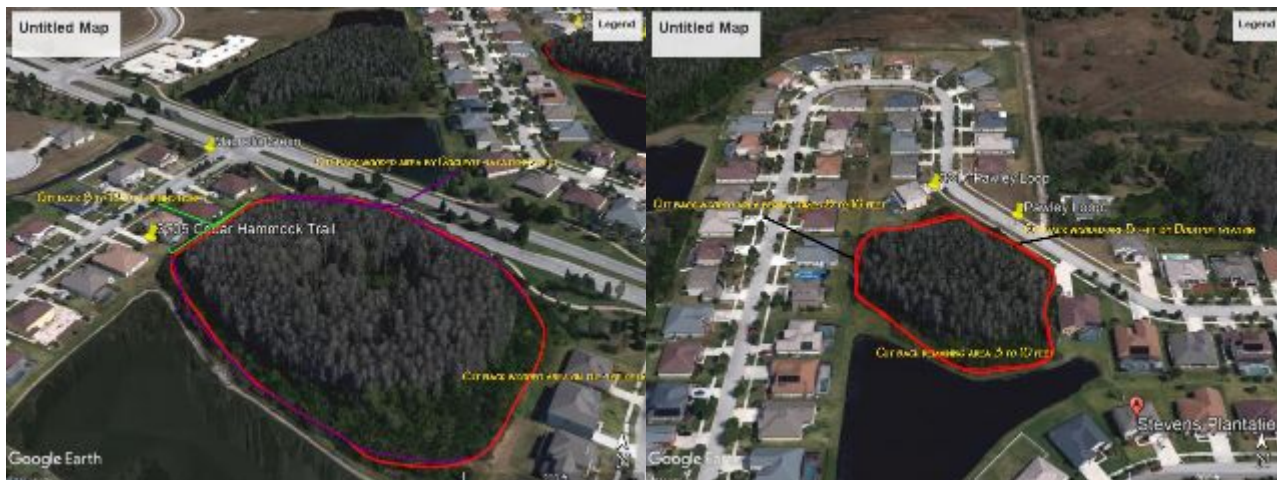
DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	70.00	\$40.00	\$2,800.00
Arbor (Sub)	1.00	\$10,685.22	\$10,685.22
Used a mulcher grind designated wooded areas , shred to mulch			
St Augustine	3500.00	\$1.00	\$3,500.00
Replacement for possible damage turf behind homes			

## Client Notes

Use forestry mulcher to clear 3 areas approx 3000 feet long, Grind and cut back wooded areas 8 to 10 feet around designated wooded areas , see attached photos

Goal of project to push back the encroaching invasive plant material growing towards homeowners properties so that maintenance crew can continue maintaining moving forward.

PS: Ground up mulch debris will be left in place along the edge of wood line .





Proposal #77141

Date: 07/27/2020

From: Paul Newman

## Proposal For

Stevens Plantation CDD

c/o Inframark  
210 N. University Dr  
Suite 702  
Coral Springs, FL 33071

main:  
mobile:  
inframark@avidbill.com

## Location

4201 Nolte Rd  
St. Cloud, FL 34772

Property Name: Stevens Plantation CDD

Stevens Plantation Retention Pond cut back east of Budinger

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	20.00	\$40.00	\$800.00
Arbor (Sub)	1.00	\$3,698.73	\$3,698.73
Used a mulcher grind designated wooded areas , shred to mulch			

## Client Notes

Use forestry mulcher to clear 3 areas approx 1565 linear feet , Grind and cut back wooded areas 8 to 10 feet around designated wooded areas , see attached photos

Goal of project to push back the encroaching invasive plant material growing towards homeowners properties so that maintenance crew can continue maintaining moving forward.

PS: Ground up mulch debris will be left in place along the edge of wood line .





Signature

x

SUBTOTAL	\$4,498.73
SALES TAX	\$0.00
TOTAL	\$4,498.73

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Paul Newman  
 Office:  
 paulnewman@yellowstonelandscape.com



Signature

X

SUBTOTAL \$16,985.22

SALES TAX \$0.00

TOTAL \$16,985.22

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Paul Newman

Office:

paulnewman@yellowstonelandscape.com



**Stevens Plantation CDD**  
**Conservation Area Maintenance Addendum**  
**Exhibit A**  
**Landscape Management Service Pricing Sheet**

**Core Maintenance Services**

**Conservation Area Maintenance**

**\$6,300.00**

*Includes pruning back of all conservation areas where material is encroaching into common areas. This maintenance will be completed 3x per year after initial cutback is completed by Arbor Teams.*

*See map for areas that are included*

**Grand Total Annual**

**\$6,300.00**

**Monthly**

**\$525.00**

Client Initial: \_\_\_\_\_





Burberry Place

CUT BACK WOODED AREA 8 TO 10 FEET





Magnolia Green

CUT BACK WOODED AREA BY DOG POT SATATION 5 FEET

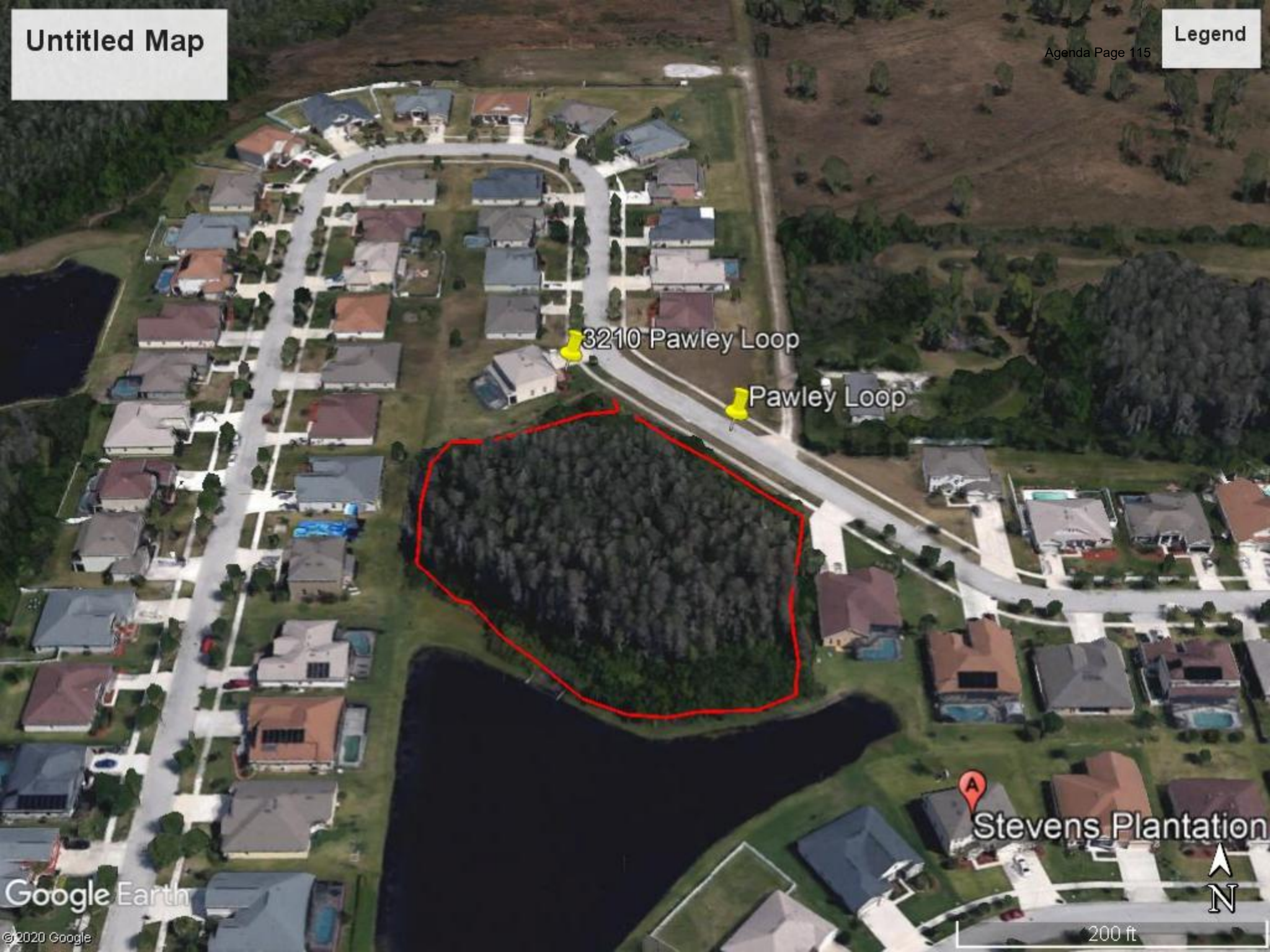
CUT BACK 8 TO 10 FEET BEHIND HOMES

3705 Cedar Hammock Trail

CUT BACK WOODED AREA ON THE SIDE OF HO









# Stevens Plantation

Write a description for your map.



N28°13'39.36"

W 81°17'55.68"

Google Earth

400 ft



## INVOICE

INVOICE #	INVOICE DATE
OS 121994	6/16/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stevens Plantation CDD  
c/o Inframark  
210 N. University Dr  
Suite 702  
Coral Springs, FL 33071

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Stevens Plantation CDD

**Invoice Due Date:** July 16, 2020

**Invoice Amount:** \$1,200.00

Description	Current Amount
Pump repair Jan 2020 Repair the flange gasket and the 4" ductil iron 90. The 90 had blow out and ripped the gasket. Note: repair was made. Irrigation Repairs	\$1,200.00

**Invoice Total** **\$1,200.00**

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
OS 121995	6/16/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stevens Plantation CDD  
c/o Inframark  
210 N. University Dr  
Suite 702  
Coral Springs, FL 33071

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Stevens Plantation CDD

**Invoice Due Date:** July 16, 2020

**Invoice Amount:** \$1,500.00

Description	Current Amount
Pump repair Mar 2020 (SUB) Repair the pump that is leaking at Nolte Rd and Marietta Way. Replace the top and bottom 4" 90s coming out of them pump that had blow out. Irrigation Repairs	\$1,500.00

**Invoice Total** **\$1,500.00**

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
OS 121999	6/16/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stevens Plantation CDD  
 c/o Inframark  
 210 N. University Dr  
 Suite 702  
 Coral Springs, FL 33071

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Stevens Plantation CDD

**Invoice Due Date:** July 16, 2020

**Invoice Amount:** \$1,712.38

Description	Current Amount
Pump repair the pump at Nolte Rd and Innovation Dr (SUB)	
Hoover come out and repaired the pump located at Nolte Rd and Innovation Dr.	
Irrigation Repairs	\$1,712.38

**Invoice Total** **\$1,712.38**

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

**INVOICE**

INVOICE #	INVOICE DATE
OS 122000	6/16/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stevens Plantation CDD  
 c/o Inframark  
 210 N. University Dr  
 Suite 702  
 Coral Springs, FL 33071

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Stevens Plantation CDD

**Invoice Due Date:** July 16, 2020

**Invoice Amount:** \$1,500.00

Description	Current Amount
rebuilt the housing and impeller casing with new caskets	
Rebuilt the housing and impeller casing with new caskets and.	
Irrigation Repairs	\$1,500.00

**Invoice Total** **\$1,500.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**