

**STEVENS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
JUNE 4, 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

May 26, 2020

Dear Board Members:

A regular meeting of the Board of Supervisors of the Stevens Plantation Community Development District will be held on Thursday June 4, 2020 at 6:00 PM. The meeting will be conducted by **Webex: Meeting Link:** <https://meetingsamer14.webex.com/>; **Meeting ID: 1264620175; Password: jbJmKJtp334** (by phone or video system **52565587**), 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 to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "*Written Comments: Stevens Plantation, June 4, 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 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 February 6, 2020 – *Page# 4*
- B. Consideration of Financial Statement for April 2020 – *Page# 11*
- C. Consideration of Check Register and Invoices for March and April 2020 - *emailed under separate cover*

5. BUSINESS ITEMS

- A. Presentation of Proposed Budget for Fiscal Year 2021 – *Page# 27*
- B. Consideration of Resolution 2020-04, Accepting the Proposed Budget, and Setting the Public Hearing for August 6, 2020 – *Page# 44*
- C. Consideration of Resolution 2020-05, Confirming the District's Use of the Osceola County Supervisor of Elections to Conduct the District's Election of Supervisor in Conjunction with the General Election – *Page# 45*

D. Qualifying to Run for Office Information - <https://www.voteosceola.com/en-us/Candidate-Information/Candidate-Resources> - Page# 47

E. Consideration of Direction and Consent #10 for January, March, and April 2020
DSK Invoices – Page# 49

6. STAFF REPORTS

A. District Engineer

i. Tybee Road Fence Contract and Landscape – Page# 122

ii. Tybee Road Watering Schedule – Page# 125

B. District Counsel

i. Notice of Default Distribution, February 2020 – Page# 126

C. Field Supervisor – Page# 129

i. Inspection Reports

ii. Yellowstone Landscape Report

iii. Sitex Aquatics Report

iv. Churchill Fountains Report

7. SUPERVISORS REQUEST

8. ADJOURNMENT

The next scheduled meeting: August 6, 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, February 6, 2020 at 6:00 P.M. at Community Center, 3101 17th Street, St. Cloud, Florida.

Present and constituting a quorum were:

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

Also present were:

Bob Koncar	District Manager
Andrew d'Adesky	District Counsel
Shawn Hindle	District Engineer
Ariel Medina	Field Supervisor
Gabriel Ruperez	ROA, Leland Management
Pete Witman	Yellowstone Landscaping

The following is a summary of the minutes and actions taken at the February 6, 2020 Stevens Plantation Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

- Mr. Koncar 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.
 - Entrance at the gate, area homeowners requested the entrance at the gates to be power washed.
 - Homeowners complained that behind 3962 Cedar Hammock and 3520 Buckingham there is overgrowth in the lake.

- The Association entered into an agreement with Spectrum for phone services. He informed the Board if there are any damages in the common areas for the CDD to let the ROA know, as they will have Spectrum fix those areas.
- Homeowner at 4144 Climbing Astric Court is reporting a fence which belongs to either the CDD or Stevens Plantation ROA and is requesting that it be repaired.
- Ms. Fernandez recalls the fence being there prior to Stevens Plantation being developed but, whom it belongs to there is no recording of that. Mr. Hindle will pull the plats to see, but states it is not a CDD owned fence. It does, however separate both units and the homeowner stated it was put up all at once. The developer usually puts up fences as a buffer, but the question is which developer.
- Ms. Fernandez mentioned what has been happening is people have discovered they can remove the panels to cut through since Walmart is up there as it is convenient to cut through the communities and walk through peoples' backyards. Further discussion ensued on this matter.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held on December 5, 2019

- Mr. Koncar asked if there were any corrections, deletions or additions to the minutes. Corrections were requested and will be made part of the final record.

On MOTION by Ms. Fronefield seconded by Mr. Knothe, with all in favor, the December 5, 2019 minutes were approved as amended. 4-0

B. Consideration of Financial Statement for December 2019

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

On MOTION by Mr. Meisner seconded by Ms. Fernandez, with all in favor, the financial report for December 2019 was approved. 4-0

C. Consideration of Check Register and Invoices for November and December 2019

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

On MOTION by Ms. Fernandez seconded by Mr. Meisner, with all in favor, the check register and invoices for November and December were approved. 4-0

FIFTH ORDER OF BUSINESS

Business Items

A. Appointment of Board Supervisor to Fill Seat #5

- Mr. Koncar stated this vacant seat will expire November 2020. Two letters of interest were provided to the Board, however none of the individuals were present at today's meeting so the Board opted to table this until the next meeting.

B. Consideration of Resolution 2020-03, Re-designating Officers of the District

- Item was tabled.

C. Consideration of Direction and Consent #9 for November and December 2019 DSK Invoices

- Mr. D'Adesky indicated they have been following this process for the past month.
- Ms. Fronefield asked that page numbers be placed on the agenda for each agenda item since the formatting has changed for the agenda package.
- Mr. D'Adesky continued on and indicated the process has been going smoothly as the Trustee has been signing off on the invoices and they have been getting reimbursed.

On MOTION by Ms. Fernandez seconded by Mr. Meisner, with all in favor, the consent #9 for November and December DSK Invoices were approved. 4-0

D. Field Management Inspection Reports

- Mr. Medina presented his report to the Board. He discussed the irrigation and stated they are addressing issues immediately as they locate them. He asked if the Board had any concerns or issues to let him know since he is not onsite every day.

- Mr. Meisner mentioned he previously discussed Pawley's Loop as there is a section that is CDD property according to the map. He notes this area has not been cut back for several years and it is right at the wildlife area and has been growing 10-12 feet into the neighbors' property. Mr. Meisner showed this area on the map to Mr. Medina who will follow-up on this.
- Further discussion ensued regarding the clearing of the area.
- Mr. Medina mentioned an incident which occurred, and he is awaiting the police report which when it is received, they will be able to file a claim.
- Ms. Fernandez mentioned the poles which were replaced on Buddinger and when they put them in, she noticed the banner holes were missing so they cannot put a banner on the pole. Further discussion ensued on this matter and Mr. Medina will follow-up on this.
- Mr. Knothe stated the signage lights at Verando Lake are not coming on in the evening and the fountain on Knolte does not light up either.

E. Yellowstone Landscape Report

F. Sitex Aquatics Report

G. Churchill Fountains Report

- All items were discussed during Mr. Medina's field report.

H. Consideration of Proposal for Sidewalk Repairs

I. Consideration of Proposal for Sidewalk Grinding

- Mr. Medina presented proposals for sidewalk repairs and grinding. The cost for the sidewalk repairs is \$6,996. He mentioned there are 14 panels that have to be flushed and grind. At the last meeting they discussed pavers which was postponed, but they went ahead and fixed it as it is included as part of their work in the Community. They are not charging for that as it is part of their maintenance.

On MOTION by Mr. Meisner seconded by Ms. Fernandez, with all in favor, the proposal for sidewalk repairs from Driveway Maintenance for a total cost of \$6,996 was approved. 4-0

On MOTION by Ms. Fronefield seconded by Mr. Meisner, with all in favor, the proposal for the sidewalk grinding from Inframark in the amount of \$1,000 was approved. 4-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Annual Report

- Mr. Hindle stated at the last meeting he was asked to prepare an annual report. There were a couple of items which Ms. Carpenter and Mr. d'Adesky provided for the report. The report has been submitted.
- Mr. d'Adesky indicated a Public Facilities Report is required every seven years statutorily and they had not done one for before. It has been submitted within the required timeline and the District is compliant and the City has acknowledged receipt.
- The fence on Tybee Road; they have been working with a fence contractor and the City. They will have a meeting tomorrow, but he will be unable to attend. He was informed they would like to have a meeting before approving the permit and he is not sure what the purpose of the meeting is since he already met with the City Engineer on the permit.
- The City has been doing this on almost every single permit for all projects, they are delaying all permits until they meet. Further discussion ensued on this matter.

B. District Attorney

i. Update on Auditing Requirements

- Mr. d'Adesky shared there is an update Senate Bill 7014 which passed and impacts Inframark and the auditing firm. It relates to auditing requirements, but it defines fraud and waste, it stated a couple of extra requirements like keeping the audit on the website for two years. The one relevant thing though is if an auditor ever asks you for information it is now a crime to provide false information to an auditor or otherwise prevent them from doing their job as part of a governmental audit. Most of the time the auditors' questions would be if you know of any issues in the District or unreported liabilities of the District.

- Mr. Koncar discussed the cost and page numbers as it relates to ADA compliance on websites. He indicated these requirements for keeping the audits on the website could increase the cost to the District.
- Mr. d'Adesky stated since they are having the website discussion, and if they are considering cutting pages, they should consider exactly what they want to post on the website. The statutory requirement for posting the agenda, to him, is the agenda page not all the back up. Further discussion ensued on this matter.
- Ms. Fernandez asked if they only posted the agenda page can they provide a disclaimer that any additional information can be requested upon a public record request. Mr. d'Adesky stated he believes this is already on there to contact the District Manager and Inframark will send over an electronic copy of all the documents.
- He discussed two additional items, **Gentry Land** was voted down, and they were denied the proposed project for **Stevens Moore**. They initially made contact and there are some funds they are confirming and trying to get some background that was sent as part of a property sale which was sent to the Trustee. The process they follow now is everything goes through Inframark, so they account for it, put it in the right account and make sure it is balanced out in their auditing and budgeting process. In the past, it went directly from DSK to the Trustee. So, once they account for this they will show they have been paid this money and now reduce the principle, so he is working on this and will report back.

C. District Manager

- None.

SEVENTH ORDER OF BUSINESS

Supervisors Request

- Ms. Fernandez asked Mr. Medina if he could check the hard signs that does not flap in the wind that the HOA has. The last time she priced them it was \$125 a sign. She mentioned it is a lot more durable and lasts longer and asked Mr. Medina to obtain quotes for approval by the Board.
- Discussion was had regarding the planting and Ms. Fernandez asked if a response was needed for the next planting at tonight's meeting and the answer was yes. Ms.

Fernandez would recommend the Celosia because she discovered if you plant dark colors in their community it does not show up as much. It was decided to mix it up.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Secretary/Assistant Secretary

Rebecca Fernandez ,Chair

**Stevens Plantation
Community Development District**

Financial Report

April 30, 2020



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STEVENS PLANTATION
Community Development District

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet
April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2003 DEBT SERVICE FUND	SERIES 2003 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 181,363	\$ -	\$ -	\$ 181,363
Assessments Receivable	1,376	4,493	-	5,869
Allow-Doubtful Collections	(1,376)	(4,493)	-	(5,869)
Investments:				
Money Market Account	567,815	-	-	567,815
Construction Fund	-	-	1	1
Interest Account	-	6	-	6
Prepayment Account A	-	8,888	-	8,888
Reserve Fund A	-	19,616	-	19,616
Reserve Fund B	-	341,935	-	341,935
Ret Reserve A	-	1	-	1
Ret Reserve B	-	10,172	-	10,172
Revenue Fund	-	37,563	-	37,563
TOTAL ASSETS	\$ 749,178	\$ 418,181	\$ 1	\$ 1,167,360
<u>LIABILITIES</u>				
Accounts Payable	\$ 27,188	\$ -	\$ -	\$ 27,188
Accrued Expenses	14,225	-	-	14,225
Mature Bonds Payable	-	7,355,000	-	7,355,000
TOTAL LIABILITIES	41,413	7,355,000	-	7,396,413
<u>FUND BALANCES</u>				
Restricted for:				
Capital Projects	-	-	1	1
Assigned to:				
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
Unassigned:	399,044	(6,936,819)	-	(6,537,775)
TOTAL FUND BALANCES	\$ 707,765	\$ (6,936,819)	\$ 1	\$ (6,229,053)
TOTAL LIABILITIES & FUND BALANCES	\$ 749,178	\$ 418,181	\$ 1	\$ 1,167,360

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,500	\$ 875	\$ 6,723	\$ 5,848
Interest - Tax Collector	-	-	195	195
Special Assmnts- Tax Collector	458,152	458,152	293,131	(165,021)
Special Assmnts- Delinquent	-	-	6,062	6,062
Special Assmnts- Discounts	(18,326)	(18,326)	(8,606)	9,720
TOTAL REVENUES	441,326	440,701	297,505	(143,196)

EXPENDITURES

Administration

ProfServ-Arbitrage Rebate	700	700	-	700
ProfServ-Engineering	3,000	1,750	4,626	(2,876)
ProfServ-Legal Services	25,000	14,583	39,316	(24,733)
ProfServ-Mgmt Consulting Serv	61,419	35,828	35,828	-
ProfServ-Property Appraiser	593	593	187	406
Auditing Services	3,846	3,800	1,500	2,300
Postage and Freight	500	290	228	62
Insurance - General Liability	18,000	18,000	16,400	1,600
Printing and Binding	1,700	990	993	(3)
Legal Advertising	500	294	65	229
Misc-Assessmnt Collection Cost	9,163	9,163	5,809	3,354
Misc-Contingency	600	350	488	(138)
Office Supplies	300	175	156	19
Annual District Filing Fee	175	175	175	-
Cap Outlay-ADA Requirements	12,000	12,000	2,202	9,798
Total Administration	137,496	98,691	107,973	(9,282)

Field

ProfServ-Field Management	15,000	8,750	8,750	-
Contracts-Fountain	2,280	1,330	1,330	-
Contracts-Landscape	134,562	78,494	78,520	(26)
Utility - General	35,000	20,417	18,119	2,298
Electricity - Streetlighting	100,000	58,333	61,386	(3,053)
R&M-Common Area	5,000	2,917	9,197	(6,280)
R&M-Fountain	5,000	2,917	825	2,092
R&M-Irrigation	5,000	2,917	-	2,917
R&M-Lake	16,620	9,695	9,695	-
R&M-Plant Replacement	10,000	5,833	618	5,215
Misc-Contingency	20,000	11,667	2,975	8,692
Reserves - Irrigation System	28,000	28,000	-	28,000
Total Field	376,462	231,270	191,415	39,855

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>ROA-Other Community</u>				
Utility - General	2,500	1,460	673	787
R&M-Grounds	12,138	7,081	7,081	-
Total ROA-Other Community	14,638	8,541	7,754	787
TOTAL EXPENDITURES	528,596	338,502	307,142	31,360
Excess (deficiency) of revenues Over (under) expenditures	(87,270)	102,199	(9,637)	(111,836)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	52,439	52,439
Contribution to (Use of) Fund Balance	(87,270)	-	-	-
TOTAL FINANCING SOURCES (USES)	(87,270)	-	52,439	52,439
Net change in fund balance	\$ (87,270)	\$ 102,199	\$ 42,802	\$ (59,397)
FUND BALANCE, BEGINNING (OCT 1, 2019)	664,963	664,963	664,963	
FUND BALANCE, ENDING	\$ 577,693	\$ 767,162	\$ 707,765	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 292	\$ 34,370	\$ 34,078
Special Assmnts- Tax Collector	572,309	572,309	366,171	(206,138)
Special Assmnts- Prepayment	-	-	8,853	8,853
Special Assmnts- Delinquent	-	-	19,794	19,794
Special Assmnts- Discounts	(22,892)	(22,892)	(6,258)	16,634
TOTAL REVENUES	549,917	549,709	422,930	(126,779)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Legal Services	10,000	10,000	17,760	(7,760)
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	7,596	3,850
Total Administration	36,171	36,171	52,041	(15,870)
<u>Debt Service</u>				
Debt Retirement Series A	195,000	-	-	-
Interest Expense Series A	392,985	196,493	40,521	155,972
Interest Expense Series B	-	-	231,845	(231,845)
Total Debt Service	587,985	196,493	272,366	(75,873)
TOTAL EXPENDITURES	624,156	232,664	324,407	(91,743)
Excess (deficiency) of revenues				
Over (under) expenditures	(74,239)	317,045	98,523	(218,522)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer to General Fund	-	-	(52,439)	(52,439)
Other NonOperating Uses	-	-	(642,852)	(642,852)
Contribution to (Use of) Fund Balance	(74,239)	-	-	-
TOTAL FINANCING SOURCES (USES)	(74,239)	-	(695,291)	(695,291)
Net change in fund balance	\$ (74,239)	\$ 317,045	\$ (596,768)	\$ (913,813)
FUND BALANCE, BEGINNING (OCT 1, 2019)	(6,340,051)	(6,340,051)	(6,340,051)	
FUND BALANCE, ENDING	\$ (6,414,290)	\$ (6,023,006)	\$ (6,936,819)	

Notes to the Financial Statements
April 30, 2020

General Fund

► **Assets**

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

■ **Assessments Receivable** - Due from the remaining parcel that was replatted in FY18 from PID 15-26-30-0699-0001-00A0.

Parcel ID	Owner	O&M	DS	Total
15-26-30-0633-0001-0060	St Cloud Kids City USA LLC	1,376.02	4,492.66	5,868.68
		<u>1,376.02</u>	<u>4,492.66</u>	<u>5,868.68</u>

■ **Allowance-Doubtful Collections** - Parcel that was replatted in FY18 from PID 15-26-30-0699-0001-00A0.

► **Liabilities**

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

■ **Accrued Expenses** - Accrued Yellowstone April expense \$12,225 and projected \$2,000 for legal fees not billed.

► **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		<u>71,585</u>
Total	\$	<u>308,721</u>

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.

■ **Mature Interest Payable** - The value of Series 2003A/B Bonds unpaid interest thru 10/31/19. On February 19, 2020, the trustee paid \$1,317,811.41 towards the Series 2003 A bond accrued interest and \$1,702,443.75 towards the Series 2003 B bond accrued interest.

Notes to the Financial Statements

April 30, 2020

Financial Overview / Highlights

- ▶ The Total Non-Ad Valorem assessments are approximately 64% collected compared to 68% at the same time last year.
- ▶ Special Assessments - Delinquent represents FY18 delinquent assessments collected in April. See page 7 for more information.
- ▶ The General Fund expenditures are approximately 91% 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
Expenditures - General Fund				
<u>Administrative</u>				
ProfServ - Engineering	\$ 1,750	\$ 4,626	264%	Hanson, Walter & Associates engineering services billed through February 2020.
ProfServ - Legal Services	\$ 14,583	\$ 39,316	270%	Legal fees from DSK that fall under Consent #9 - Nov & Dec 2019 litigation \$26,394.75. The balance represents general legal fees from Latham, Luna, Eden & Beudine LLP.
Misc - Contingency	\$ 350	\$ 488	139%	Suntrust Bank - Operating account's monthly analysis fee averages \$70 compared to the monthly budget of \$50.
<u>Field</u>				
Electricity-Streetlighting	\$ 58,333	\$ 61,386	105%	Orlando Utility Commission streetlighting average cost is \$8,769 slightly over the monthly budget of \$8,333.
R&M - Common Area	\$ 2,917	\$ 9,197	315%	Rose Fence - Deposit for fence and gates \$3,368; Yellowstone Landscape - Flush cut pine trees and cleanup on Nolte Rd \$3,131.
Expenditures - Debt Service Fund				
<u>Administrative</u>				
ProfServ - Legal Services	\$10,000	\$17,760	178%	Greenberg Traurig legal fees.
ProfServ - Trustee Fees	\$5,000	\$17,460	349%	Trustee fees paid to US Bank.
<u>Debt Service</u>				
Interest Expense A	\$196,493	\$40,521	21%	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>Other Financing Sources (Uses)</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

April 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
TOTAL	\$ 622,428	\$ 24,172	\$ 12,703	\$ 659,302	\$ 293,131	\$ 366,171

% COLLECTED 64.0% 64.0% 64.0%

TOTAL OUTSTANDING	\$ 371,158	\$ 165,020	\$ 206,138
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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
4/10/20	\$ 34,461.22	\$ (9,308.25)	\$ 703.29	\$ 25,856.26	\$ 6,062.47	\$ 19,793.76

Cash and Investment Report
April 30, 2020

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Checking Account - Operating	Suntrust Bank	MuniNow	n/a	0.02%	\$ 181,363
Money Market Account	BankUnited	Money Market	n/a	0.25%	\$ 567,815
				Subtotal	<u>\$ 749,178</u>
DEBT SERVICE FUND					
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%	8,888
Series 2003 Reserve A Account	US Bank	US Bank MMA	n/a	0.01%	19,616
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%	10,172
Series 2003 Revenue	US Bank	US Bank MMA	n/a	0.01%	37,563
				Subtotal	<u>\$ 418,182</u>
				Total	<u>\$ 1,167,360</u>

Stevens Plantation CDD

Bank Reconciliation

Bank Account No. 1747 SunTrust Bank GF
Statement No. 04-2020
Statement Date 4/30/2020

G/L Balance (LCY)	181,362.59	Statement Balance	181,362.59
G/L Balance	181,362.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	181,362.59
Subtotal	181,362.59	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	181,362.59	Ending Balance	181,362.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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STEVENS PLANTATION
Community Development District

Check Register

March 1 - April 30, 2020

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 3/1/20 to 4/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	002436	03/02/20	HANSON,WALTER & ASSOC	5272533	GEN ENGINEERING THRU 1/31/20	ProfServ-Engineering	531013-51501	\$2,250.00
001	002437	03/03/20	ALLA NIGAY	1608	HOLIDAY LIGHTING	Misc-Contingency	549900-53901	\$2,696.98
001	002438	03/06/20	SITEX AQUATICS LLC	3384B	FEB Lake Maint/Midge Fly Trtmnt	LAKE MAINT	546042-53901	\$935.00
001	002438	03/06/20	SITEX AQUATICS LLC	3384B	FEB Lake Maint/Midge Fly Trtmnt	MIDGE FLY	546042-53901	\$450.00
001	002439	03/06/20	YELLOWSTONE LANDSCAPE	OS 84996	FEB LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$12,225.00
001	002440	03/10/20	CHURCHILLS	10928	FEB FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$190.00
001	002441	03/24/20	GRAU & COMPANY	19268	AUDIT FYE 9/30/19	Auditing Services	532002-51301	\$1,000.00
001	002442	03/19/20	INFRAMARK, LLC	49836	MAR MGMT FEES/WO 0761008 Maint	ProfServ-Field Management	531016-53901	\$1,250.00
001	002442	03/19/20	INFRAMARK, LLC	49836	MAR MGMT FEES/WO 0761008 Maint	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,118.25
001	002442	03/19/20	INFRAMARK, LLC	49836	MAR MGMT FEES/WO 0761008 Maint	Printing and Binding	547001-51301	\$1.60
001	002442	03/19/20	INFRAMARK, LLC	49836	MAR MGMT FEES/WO 0761008 Maint	Postage and Freight	541006-51301	\$10.00
001	002442	03/19/20	INFRAMARK, LLC	49836	MAR MGMT FEES/WO 0761008 Maint	R&M-Common Area	546016-53901	\$1,050.00
001	002443	03/20/20	LATHAM,LUNA,EDEN & BEAUDINE LLP	90440	GEN MATTERS THRU FEB 2020	ProfServ-Legal Services	531023-51401	\$2,071.14
001	002444	03/26/20	INNERSYNC STUDIO, LTD	18080	Final 50%/ADA Compliant Website/historical docs	Cap Outlay-ADA Requirements	564064-51301	\$1,037.50
001	002445	04/02/20	CHURCHILLS	10978	MAR FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$190.00
001	002446	04/02/20	FEDEX	6-967-09616	MAR POSTAGE	Postage and Freight	541006-51301	\$6.90
001	002447	04/02/20	KATRINA S SCARBOROUGH	2018359	2019 TAX ROLL SVCS	ProfServ-Property Appraiser	531035-51301	\$187.39
001	002448	04/02/20	SITEX AQUATICS LLC	3470B	MAR LAKE MAINT/MIDGE FLY TRTMNT	LAKE MAINT	546042-53901	\$935.00
001	002448	04/02/20	SITEX AQUATICS LLC	3470B	MAR LAKE MAINT/MIDGE FLY TRTMNT	MIDGE/FLY TRTMNT	546042-53901	\$450.00
001	002449	04/09/20	GRAU & COMPANY	19443	AUDIT FYE 9/30/19	Auditing Services	532002-51301	\$500.00
001	002450	04/09/20	HANSON,WALTER & ASSOC	5273063	ENG'G SVCS THRU FEB 2020	ProfServ-Engineering	531013-51501	\$300.00
001	002451	04/09/20	INNERSYNC STUDIO, LTD	18360	QTRLY WEBSITE/PDF COMPLIANCE SVCS	Cap Outlay-ADA Requirements	564064-51301	\$388.13
001	002452	04/16/20	CHURCHILLS	11043	APRIL FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$190.00
001	002453	04/16/20	SITEX AQUATICS LLC	3552B	APRIL LAKE MAINT/MIDGE TRMNT	R&M-Lake	546042-53901	\$935.00
001	002453	04/16/20	SITEX AQUATICS LLC	3552B	APRIL LAKE MAINT/MIDGE TRMNT	R&M-Lake	546042-53901	\$450.00
001	002455	04/16/20	YELLOWSTONE LANDSCAPE	OS 101689	NOLTE ROAD TREE REMOVAL	R&M-Common Area	546016-53901	\$816.50
001	002456	04/23/20	FEDEX	6-978-67032	3/31/20 FEDEX	Postage and Freight	541006-51301	\$8.17
001	002457	04/23/20	FEDEX	6-984-66050	4/3/20 FEDEX	Postage and Freight	541006-51301	\$6.90
001	002458	04/23/20	INFRAMARK, LLC	50675	APR MGMT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	002458	04/23/20	INFRAMARK, LLC	50675	APR MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,118.25
001	002458	04/23/20	INFRAMARK, LLC	50675	APR MGMT FEES	Printing and Binding	547001-51301	\$11.00
001	002458	04/23/20	INFRAMARK, LLC	50675	APR MGMT FEES	Postage and Freight	541006-51301	\$4.50
001	002458	04/23/20	INFRAMARK, LLC	50675	APR MGMT FEES	PAVERS FOR SIDEWALK	546016-53901	\$36.74
001	117	03/10/20	STEVENS PLANTATION CDD	030620-2904	REPLENISH SUNTRUST ACCOUNT	Cash With Fiscal Agent	103000	\$100,000.00

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 3/1/20 to 4/30/20
(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	DD231	03/09/20	ORLANDO UTILITIES COMMISSION	021720 ACH	OUC PRD 1/15-2/18/20	Electricity - Streetlighting	543013-53901	\$8,547.43
001	DD231	03/09/20	ORLANDO UTILITIES COMMISSION	021720 ACH	OUC PRD 1/15-2/18/20	Utility - General	543001-53901	\$631.83
001	DD232	03/16/20	ORLANDO UTILITIES COMMISSION	022620 ACH	W New Nolte Rd-2/26/20	Electricity - Streetlighting	543013-53901	\$264.77
001	DD233	03/18/20	CITY OF ST.CLOUD	022620 ACH	WATER FOR PRD 1/16-2/17/20	Utility - General	543001-53901	\$347.41
001	DD233	03/18/20	CITY OF ST.CLOUD	022620 ACH	WATER FOR PRD 1/16-2/17/20	Utility - General	543001-53920	\$91.62
001	DD234	04/08/20	ORLANDO UTILITIES COMMISSION	031620 ACH	OUC BILL PRD 2/17-3/19/20	Electricity - Streetlighting	543013-53901	\$8,503.93
001	DD234	04/08/20	ORLANDO UTILITIES COMMISSION	031620 ACH	OUC BILL PRD 2/17-3/19/20	Utility - General	543001-53901	\$625.29
001	DD235	04/15/20	CITY OF ST.CLOUD	032520 ACH	WATER-BILL PRD 2/17-3/16/20	Utility - General	543001-53901	\$778.08
001	DD235	04/15/20	CITY OF ST.CLOUD	032520 ACH	WATER-BILL PRD 2/17-3/16/20	Utility - General	543001-53920	\$56.39
001	DD236	04/15/20	ORLANDO UTILITIES COMMISSION	032620 ACH	W New Nolte Rd-3/26/20	Electricity - Streetlighting	543013-53901	\$264.77
Fund Total								\$162,181.47

SERIES 2003 DEBT SERVICE FUND - 201

201	002454	04/16/20	STEVENS PLANTATION /US BANK N.A.	041320-SER 2003	TRFR FY20 ASSESSMENTS	Due From Other Funds	131000	\$60,400.41
Fund Total								\$60,400.41

Total Cks Paid	\$222,581.88
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STEVENS PLANTATION

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2021**

Version 1 - Proposed Budget
(Printed 5/21/20)

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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES						
Interest - Investments	\$ 14,899	\$ 1,500	\$ 6,723	\$ 2,500	\$ 9,223	\$ 5,000
FEMA Grants	4,008	-	-	-	-	-
Interest - Tax Collector	413	-	195	-	195	250
Special Assmnts- Tax Collector	457,597	458,152	293,131	165,021	458,152	458,152
Special Assmnts- Delinquent	-	-	6,062	-	6,062	-
Special Assmnts- Other	137,705	-	-	-	-	-
Special Assmnts- Discounts	(9,541)	(18,326)	(8,606)	-	(8,606)	(18,326)
TOTAL REVENUES	605,081	441,326	297,505	167,521	465,026	445,076

EXPENDITURES
Administrative

ProfServ-Arbitrage Rebate	700	700	-	700	700	700
ProfServ-Engineering	7,093	3,000	4,626	3,304	7,930	4,500
ProfServ-Legal Services	71,030	25,000	39,316	28,083	67,399	30,000
ProfServ-Mgmt Consulting Serv	59,630	61,419	35,828	25,591	61,419	63,330
ProfServ-Property Appraiser	218	593	187	-	187	593
Auditing Services	3,800	3,846	1,500	2,300	3,800	3,800
Postage and Freight	563	500	228	163	391	500
Insurance - General Liability	16,293	18,000	16,400	-	16,400	18,040
Printing and Binding	2,744	1,700	993	709	1,702	1,700
Legal Advertising	369	500	65	46	111	250
Misc-Assessmnt Collection Cost	7,778	9,163	5,809	3,300	9,109	9,163
Misc-Contingency	1,458	600	488	349	837	600
Office Supplies	176	300	156	218	374	300
Annual District Filing Fee	175	175	175	-	175	175
ADA Compliance/Email Hosting	1,038	12,000	2,202	1,298	3,500	3,500
Total Administrative	173,065	137,496	107,973	69,662	177,635	137,151

Field

ProfServ-Field Management	11,754	15,000	8,750	6,250	15,000	18,000
Contracts-Fountain	2,280	2,280	1,330	950	2,280	2,280
Contracts-Landscape	113,806	134,562	78,520	56,068	134,588	134,562
Utility - General	39,226	35,000	18,119	12,942	31,061	33,000
Electricity - Streetlighting	102,977	100,000	61,386	43,847	105,233	105,233
R&M-Common Area	2,616	5,000	9,197	6,569	15,766	10,000
R&M-Fountain	988	5,000	825	1,175	2,000	2,000
R&M-Irrigation	4,759	5,000	-	5,000	5,000	5,000
R&M-Lake	16,620	16,620	9,695	6,925	16,620	16,620
R&M-Plant Replacement	-	10,000	618	9,382	10,000	10,000
Misc-Contingency	25,770	20,000	2,975	12,025	15,000	10,000
Reserves - Irrigation System	39,621	28,000	-	-	-	5,000
Total Field	360,417	376,462	191,415	161,133	352,548	351,695

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Other Communities						
Utility - General	1,089	2,500	673	481	1,154	1,500
R&M-Grounds	14,559	12,138	7,081	5,057	12,138	12,138
Misc-Internet Services	124,757	-	-	-	-	-
Total Other Communities	140,405	14,638	7,754	5,537	13,291	13,638
TOTAL EXPENDITURES	673,887	528,596	307,142	236,333	543,475	502,484
Excess (deficiency) of revenues						
Over (under) expenditures	(68,806)	(87,270)	(9,637)	(68,812)	(78,449)	(57,408)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	50,396	-	52,439	-	52,439	-
Contribution to (Use of) Fund Balance	-	(87,270)	-	-	-	(57,408)
TOTAL OTHER SOURCES (USES)	50,396	(87,270)	52,439	-	52,439	(57,408)
Net change in fund balance	(18,410)	(87,270)	42,802	(68,812)	(26,010)	(57,408)
FUND BALANCE, BEGINNING	683,373	664,963	664,963	-	664,963	638,953
FUND BALANCE, ENDING	\$ 664,963	\$ 577,693	\$ 707,765	\$ (68,812)	\$ 638,953	\$ 581,545

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 **\$ 10,000**

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

Miscellaneous-Contingency **\$ 10,000**

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	\$ 638,953
Net Change in Fund Balance - Fiscal Year 2021	(57,408)
Reserves - Fiscal Year 2021 Additions	5,000
Total Funds Available (Estimated) - 9/30/2021	586,545

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	124,371 ⁽¹⁾
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	330,976
Total Allocation of Available Funds	330,976

Total Unassigned (undesigned) Cash	\$ 255,569
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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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES						
Interest - Investments	\$ 85,258	\$ 500	\$ 34,370	\$ 1,000	\$ 35,370	\$ 500
Special Assmnts- Tax Collector	571,616	572,309	366,171	206,138	572,309	572,309
Special Assmnts- Prepayment	44,647	-	8,853	-	8,853	-
Special Assmnts- Delinquent	-	-	19,794	-	19,794	-
Special Assmnts- Discounts	(9,161)	(22,892)	(6,258)	-	(6,258)	(22,892)
TOTAL REVENUES	692,360	549,917	422,930	207,138	630,068	549,917
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Legal Services	48,031	10,000	17,760	-	17,760	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	7,596	4,123	11,719	11,446
Total Administrative	64,725	36,171	52,041	4,123	56,164	36,171
<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	-
Total Debt Service	1,100,963	587,985	272,366	587,985	860,351	589,140
TOTAL EXPENDITURES	1,165,688	624,156	324,407	592,108	916,515	625,311
Excess (deficiency) of revenues						
Over (under) expenditures	(473,328)	(74,239)	98,523	(384,970)	(286,447)	(75,394)
OTHER FINANCING SOURCES (USES)						
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)
TOTAL OTHER SOURCES (USES)	(50,396)	(74,239)	(695,291)	-	(695,291)	(75,394)
Net change in fund balance	(523,724)	(74,239)	(596,768)	(384,970)	(981,738)	(75,394)
FUND BALANCE, BEGINNING	(5,816,327)	(6,340,051)	(6,340,051)	-	(6,340,051)	(7,321,789)
FUND BALANCE, ENDING	<u>\$(6,340,051)</u>	<u>\$(6,414,290)</u>	<u>\$(6,936,819)</u>	<u>\$(384,970)</u>	<u>\$(7,321,789)</u>	<u>\$(7,397,183)</u>

**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

Expenditures - Debt Service

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
																873	474

RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE STEVENS PLANTATION COMMUNITY
DEVELOPMENT DISTRICT APPROVING THE BUDGET
FOR FISCAL YEAR 2021 AND SETTING A PUBLIC
HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2021; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The operating budget proposed by the District Manager for Fiscal Year 2021 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 6, 2020
Hour: 6:00 p.m.
Place: Community Center
3101 17th Street
St. Cloud, Florida 34769

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 4th day of June, 2020

Chairperson/Vice-Chairperson

Secretary/Assistant Secretary

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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, the Board of Supervisors of the Stevens Plantation Community Development hereinafter the "Board" seeks to implement section 190.006(3)(a)2c, Florida Statutes and to instruct the Osceola County Supervisor of Elections (the "Supervisor of Elections") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor of Elections for the purpose of conducting the District's future elections of board members in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor of Elections for the purpose of conducting the District's elections of board members in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Rebecca Fernandez, David Meisner, Debra Fronefield, Christopher Knothe.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Meisner	Seat 1	four year - Expires 11/2022
Supervisor Fronefield	Seat 2	four year - Expires 11/2022
Supervisor Fernandez	Seat 3	four year - Expires 11/2022
Supervisor Knothe	Seat 4	four year - Expires 11/2020
VACANT	Seat 5	four year - Expires 11/2020

Section 3. Seat 4 currently held by Christopher Knothe, Seat 5 currently VACANT are scheduled for the General Election in November 2020.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2020 General Election is four years.

Section 6. Election of board members of the District Board shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections.

Section 7. Pursuant to Section 190.006(3)(b), Florida Statutes, the new Board members elected at General Election shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor of Elections to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

PASSED AND ADOPTED THIS 4th DAY OF June, 2020.

ATTEST:

**STEVENS PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair

Qualifying to Run for Office

2020 Qualifying Dates

Noon, June 8, 2020 – Noon, June 12, 2020

What happens when you go to the Supervisor of Elections office to qualify? You will file a loyalty oath, a financial disclosure Form 1 and either pay the \$25 qualifying fee or file a certification for 25 signatures.

Qualifying Fees

\$25.00 (Unless qualifying by petition)

Qualifying by Petition

In order to qualify by petition and thereby have the qualifying fee waived, a person needs to gather the signatures of 25 qualified voters residing within the Stevens Plantation CDD. The Division of Elections has prescribed the format of the petition, a copy of which is attached.

The deadline to submit petitions to the Supervisor of Elections is **Noon, May 11, 2020.** (Candidates must still qualify during the candidate qualifying period.) Please note that petitions may be submitted prior to the deadline.

There is a verification fee of \$.10 per signature to ensure the signers are valid residents within the CDD. Cash is accepted. The Supervisor of Elections recommends bringing your petitions in person.

If you want to campaign, you are permitted to do so as long as you do not expend any funds. If you are going to expend money for signage, business cards, etc., even if it is your own money, you must open a campaign account and will need to file the required forms. You will also need to appoint a campaign treasurer and designate a campaign depository. If campaigning, signatures may not be obtained until the candidate has filed his or her appointment of campaign treasurer and designation of campaign depository.

The District shall publish a notice of the qualifying period set by the Supervisor of Elections for each election at least two weeks prior to the start of the qualifying period.

Contact the Supervisor of Elections for more specific information on qualifying by petition.

Qualifying Officers

The Qualifying Officer for Special District Offices is the Supervisor of Elections.

Osceola County Supervisor of Elections

Mary Jane Arrington
2509 E. Irol Bronson Memorial Highway
Kissimmee, FL 34744
407-742-6000
Toll Free: 800-955-8771
soe@voteosceola.com

CANDIDATE PETITION

Agenda Page # 48

Notes: - All information on this form becomes a public record upon receipt by the Supervisor of Elections.
- It is a crime to knowingly sign more than one petition for a candidate. [Section 104.185, Florida Statutes]
- If all requested information on this form is not completed, the form will not be valid as a Candidate Petition form.

I, _____ the undersigned, a registered voter
(print name as it appears on your voter information card)

in said state and county, petition to have the name of _____
placed on the Primary/General Election Ballot as a: [check/complete box, as applicable]

☐ Nonpartisan ☐ No party affiliation ☐ _____ Party candidate for the office of

(insert title of office and include district, circuit, group, seat number, if applicable)

Date of Birth or Voter Registration Number
(MM/DD/YY)

Address

City

County

State

Zip Code

Signature of Voter

Date Signed (MM/DD/YY)
[to be completed by Voter]

**BONDHOLDER DIRECTION AND CONSENT
NO. 10**

**Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003A
CUSIP No. 860242 AA4**

**Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003B
CUSIP No. 860242 AB2**

U.S. Bank National Association, acts as trustee (the "Trustee") under that Master Trust Indenture dated as of November 1, 2003 (the "Master Indenture"), by and between the Stevens Plantation Community Development District (the "District") and the Trustee, as amended and supplemented from time to time, particularly as supplemented by the First Supplemental Trust Indenture dated as of November 1, 2003, by and between the Trustee and the District (the "First Supplement" and together with the Master Indenture, the "Indenture"), with respect to the Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003A (the "Series 2003A Bonds") and the Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003B (the "Series 2003B Bonds" and, together with the Series 2003A Bonds, the "Bonds"). Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Indenture.

The Series 2003B Bonds are secured by the Series 2003B Assessments imposed and levied against assessable property within the District benefitted by the 2003 Project. Due to the failure of certain landowners to pay the Series 2003B Assessments, the District has defaulted in paying debt service on the Series 2003B Bonds.

Such Events of Default have occurred and continue to exist with respect to the Series 2003B Bonds under the Indenture. The occurrence of an Event of Default under the Indenture creates certain remedial rights and remedies in favor of the Trustee. The Indenture provides that a requisite percentage of the Bondholders may direct the Trustee with regard to such rights and remedies.

As a result of the Events of Default, the Trustee, at the direction of the Bondholders, directed the District to pursue foreclosure of the Series 2003B Assessments against certain delinquent assessable property (the "Foreclosure"). In connection with the Foreclosure, the District will incur certain legal fees and expenses (the "Foreclosure Fees"). The Bondholders hereby direct the Trustee to reimburse the District no more than once per month, unless directed otherwise, for such Foreclosure Fees (representing previously paid Foreclosure Fees) from amounts on deposit in the funds and accounts held under the Indenture for the benefit of the Series 2003B Bonds, subject to the delivery of (i) a description of the fees and costs billed (the "Fees and Costs") and (ii) a litigation summary (the "Litigation Summary") describing the services rendered that incurred such Foreclosure Fees, in detail satisfactory to the Bondholders. Prior to the Trustee's monthly reimbursement to the District, the Bondholders must provide their written approval, unless waived.

The undersigned Bondholders, each as a holder of the respective principal amount(s) of Bonds noted on the signature page hereof, hereby directs the Trustee to use funds on deposit in the 2003 Revenue Account to make a payment to the District in the amount of \$15,048.30 to reimburse Foreclosure Fees, covering January, March and April 2020 Fees and Costs, as set forth in the Litigation Summary attached hereto, and to take any other actions that may be required by the Trustee under the Indenture to carry out the transactions set forth herein.

To induce the Trustee to take action in accordance with this Bondholder Direction and Consent, pursuant to the provisions of the Indenture, as applicable, and subject to the terms conditions and limitations set forth herein, each undersigned Bondholder severally and not jointly, hereby indemnifies and holds harmless the Trustee for any costs, expenses, claims, liabilities, and damages arising directly or indirectly from the Trustee's compliance with the direction set forth in this letter, absent the Trustee's gross negligence or willful misconduct; provided, however the undersigned limits such indemnity to the par amount of the undersigned's holdings of the respective series of Bonds.

By signing below, the Bondholder further acknowledges and agrees it has the full power and authority to execute and deliver this Bondholder Direction and Consent and that the person executing on behalf of such Bondholder is an authorized signatory of such Bondholder.

A faxed or e-mailed (as a PDF document) signature of this Bondholder Direction and Consent shall be deemed an original for all purposes.

[SIGNATURE PAGES FOLLOW]

**SIGNATURE PAGE FOR BONDHOLDER DIRECTION AND CONSENT
NO. 10**

**Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003A
and
Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003B**

(Signature Page 1 of 3)

Record Date: _____, 20__

**CAPITAL RESEARCH AND
MANAGEMENT COMPANY, for and on
behalf of THE TAX-EXEMPT BOND FUND
OF AMERICA**

By: _____

Name: _____

Title: _____

DTC Participant Number: 902

Aggregate principal amount of Series 2003A
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AA4

Aggregate principal amount of Series 2003B
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AB2

**SIGNATURE PAGE FOR BONDHOLDER DIRECTION AND CONSENT
NO. 10**

**Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003A
and
Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003B**

(Signature Page 2 of 3)

**CAPITAL RESEARCH AND MANAGEMENT
COMPANY, for and on behalf of the
AMERICAN HIGH-INCOME MUNICIPAL
BOND FUND**

By: _____

Name: _____

Title: _____

DTC Participant Number: 902

Aggregate principal amount of Series 2003A
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AA4

Aggregate principal amount of Series 2003B
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AB2

**SIGNATURE PAGE FOR BONDHOLDER DIRECTION AND CONSENT
NO. 10**

**Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003A
and
Stevens Plantation Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2003B**

(Signature Page 3 of 3)

**BLACKROCK FINANCIAL MANAGEMENT,
INC., on behalf of funds and accounts under
management**

By: _____

Name: _____

Title: _____

DTC Participant Number: 997

Aggregate principal amount of Series 2003A
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AA4

Aggregate principal amount of Series 2003B
Bonds held on the Record Date hereof:

Par Value: \$ _____

CUSIP: 860242 AB2

DSK INVOICES JANUARY, MARCH & APRIL 2020

PENDING LITIGATION	STATUS	INVOICE DATE & NO.	AMOUNT
Stevens Plantation v. Acevedo/ Case No. 2018-CA-1283	March 2020 bill states review status of case and prepare Notice April 2020 bill states review of status of case	03/09/20 - #429989 04/15/20 - #431230	\$98.50 \$67.50
Stevens Plantation v. Ad Kahn Properties, LLC/ Case No. 2018-CA-1327	Jan 2020 bills states additional prep of motion for Final Summary and review Affidavit of Service of amended summons March 2020 bills states Motions, review status of case, prepare Affidavits, prepare Notice April 2020 bill states emails and review of status of case	01/13/20 - #428308 03/09/20 - #429980 04/15/20 - #431244	\$358.50 \$1,200.80 \$436.60
Stevens Plantation v Ahmed Family Limited Partnership	April 2020 bill states review of status of case	04/15/20 - #431238	\$67.50
Stevens Plantation v. Arco Investment Corp. Case No. 2018-CA-1330	March 2020 bill states review of status of case and prepare Notice April 2020 bill states review of case	03/09/20 - #429983 04/15/20 - #431225	\$98.50 \$67.50
Stevens Plantation v. Lynn Breton & Gill Case No. 2018-CA-1336	Jan 2020 bill states review of Interrogatories March 2020 bill states review of case potential tenant issue, prepare Notice April 2020 bill states telephone conference an review of what is needed to move case forward	01/13/20 #428303 03/09/20 - #429972 04/15/20 - #431239	\$142.50 \$98.50 \$135.00
Stevens Plantation v. Bwalker Consulting, LLC/ Case No. 2018-CA-1328	Jan 2020 bill states conference call and prepare response to Amended Motion to Dismiss and continue work re the same, review several letters; attend conference on same in Tampa March 2020 bill state prepare reply to Affirmative Defense; prepare Notice, prepare Alias Summons; addt'l revisions to Affirmative Defense; review status os case; arrange service of Complaint; emails April 2020 bill states review of case	01/13/20 - #428311 03/09/20 - #429984 04/15/20 - #431226	\$2,793.95 \$1,089.75 \$111.50
Stevens Plantation v. Cos Invest Trust/ Case No. 2018-CA-1281	Jan 2020 bill states additional prep of Mortion for Final Summary March 2020 bill states prepare Motion; prepare Affidavit; review status of case; prepare Notice April 2020 bill states review of status of case	01/13/20 - #428313 03/09/20 - #429990 04/15/20 - #431233	\$270.00 \$1,381.00 \$67.50

Stevens Plantation v. Dambrosio No. 2018-CA-13351	Case	Jan 2020 bill states review Affidavit of Service and Amended Summons to match statute	01/13/20 - #428307	\$88.75
		March 2020 bill states review of status os case and prepare Notice	03/09/20 - #429979	\$98.50
		April 2020 bill states review status of case; prepare service of Notice; finalize Notice; review Defendants objection	04/15/20 - #431243	\$216.00
Stevens Plantation v. Davis/ Case No. 2018-CA-1304		March 2020 bill states review status of case and prepare Notice	03/09/20 - #429993	\$98.50
		April 2020 bill state review correspondence; prepare responses	4/15/20 - #431232	\$192.50
Stevens Plantation v. IBL Business Center, Inc. Case No. 2018-CA-1311		Jan 2020 bill states review Affidavit of Service of amended summons	01/13/20 - #428309	\$108.25
		March 2020 bill states review of status of case and prepare Notice	03/09/20 - #429981	\$98.50
		April 2020 bill states review of Judge's procedures ; emails; review court policy on social distancing for upcoming hearing; review of status of case	04/15/20 - #431245	\$104.50
Stevens Plantation v. Julius & Thelma Licong Case No. 2018-CA-1332		Jan 2020 bill states review correspondence Service of Summons and review Affidavit of Service	01/13/2020 - #428306	\$141.00
		March 2020 bill sates review of status of case and prepare Notice	03/09/20 - #429978	\$98.50
		April 2020 bill states telephone conference; review status of case; prepare Notice; analyze Defendants motion; review Objection to Notice	04/15/20 - #431242	\$283.50
Stevens Plantation v. MIGA Group LLC/ Case No. 2018-CA-1329		Jan 2020 bill states Review correspondence regarding Service of Summons	01/13/20 # 428305	\$8.50
		March 2020 bill states review of status of case and prepare Notice	03/09/20 - #429977	\$98.50
		April 2020 review status of case; prepare Notice; review Defendants objection	04/15/20 - #431241	\$216.00
Stevens Plantation v. Nguyen Case No. 2018-CA-1273		Jan 2020 bill states Review of several correspondences	01/13/20 - #428312	\$90.00
		March 2020 bill states review of status of case and prepare Notice	03/09/20 - #429986	\$98.50
		April 2020 bill states review status of case	04/15/20 - #431228	\$67.50
Stevens Plantation v. Osceola Development Group/ Case No. 2018-CA-1313		Jan 2020 bill states cotinue prep of Motion for Final Summary	01/13/20 - #428310	\$551.90
		March 2020 bill states prepare Motion, review of status of case, prepare Affidavit, prepare correspondence, revisions to	03/09/20 - #429982	\$2,480.80
		April 2020 bills tates email exchange ; review status of case	04/15/20 - #431246	\$135.00

Stevens Plantation v. S&M Reddy	March 2020 bill states review status of case; prepare Motion and prepare Notice	03/09/20 - #429970	\$143.50
Case No. 2018-CA-1334	April 2020 bill states telephone conference; review status of case; work on Motion	04/15/20 - #431236	\$135.00
Stevens Plantation v. Smith Family Trust	March 2020 bill states review affidavit of non-service; review of status of case; prepare Notice	03/09/20 - #429992	\$121.00
Case No. 2018-CA-1296	April 2020 bill states review status of case	04/15/20 - #431231	\$67.50
Stevens Plantation v. I. Szymezak	March 2020 bill states review status of case and prepare Notice	03/09/20 - #429988	\$98.50
Case No. 2018-CA-1282	April 2020 bill states review status of case	04/15/20 - #431229	\$67.50
Stevens Plantation v. Transition House	Jan 2020 bills states review correspondence regarding service of Summons	1/13/2020 - #428304	\$8.50
Case No. 2018-CA-1331	March 2020 bill states review of status of case and prepare Notice	03/09/20 - #429976	\$98.50
	April 2020 bill states review status of case; prepare Notice for Non-Jury trial; review Defendants objection	04/15/20 - #431240	\$216.00
Stevens Plantation v Vero Atlantic	March 2020 bill states review status of case and prepare Notice	03/09/20- #429991	\$98.50
Case No. 2018-CA-1312	April 2020 bill states review status of case	04/15/20 - #431234	\$67.50
Stevens Plantation v. Winkelbauer	March 2020 bill states review of status of case and prepare Notice	03/09/20 - #429985	\$98.50
Case No. 2018-CA-1248	April 2020 bill states review status of case	04/15/20 - #431227	\$67.50
			\$15,048.30
			TOTAL OUTSTANDING



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429989

For Legal Services Rendered Through 02/29/20

Re: 052958 Edgardo & Victoria Acevedo v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need proper service on residential owners association and new owners; lis pendens not recorded for some reason and property was sold shortly after case was initiated; need to amend to include proper owners	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
Invoice # 431230

For Legal Services Rendered Through 03/31/20

Re: 052958 Edgardo & Victoria Acevedo v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50

Current Due	\$67.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

January 13, 2020
Invoice # 428308

For Legal Services Rendered Through 12/31/19

Re: 052949 Ad Khan Properties, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/03/19	PHH	Continue to prepare Motion for Final Summary Judgment	1.20	270.00
12/06/19	LAM	Review and analyze Affidavit of Service of amended summons for service of process on the Residential owners Association, confirming proper service was made in accordance with the statute	0.20	45.00

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	1.20	270.00
LAM	Lindsay Moczynski - Associate	225.00	0.20	45.00
Total Fees			1.40	\$315.00

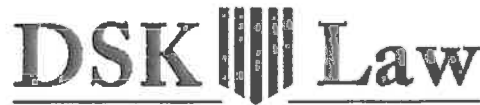
Disbursements

Date	Description	Amount
12/04/19	Service of process - Veritext	43.50
Total Disbursements		\$43.50

Current Due	\$358.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429980

For Legal Services Rendered Through 02/29/20

Re: 052949 Ad Khan Properties, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/05/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action	0.30	67.50
02/06/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action	1.00	225.00
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association due to no answer filed; need to set Motion to Strike Reply for hearing; not able to notice for trial until pending motion is resolved since it is directed towards the pleadings	0.40	90.00
02/11/20	PHH	Prepare Affidavit in Support of Motion for Final Summary Judgment; Exchange e-mails with BRV and LAM re: same	0.30	67.50
02/12/20	PHH	Continue to prepare Motion for Final Summary Judgment and Affidavit in support thereof; Research issues re: motion to expedite trial	1.40	315.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50
02/27/20	PHH	Continue to prepare Motion for Final Summary Judgment in the CDD's lien foreclosure action	0.70	157.50

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Client Ref: CITYST - 052949
 Invoice # 429980

March 9, 2020
 Page 2

Date	Atty	Description	Hours	Amount
02/28/20	PHH	Continue to prepare Motion for Final Summary Judgment in the CDD's lien foreclosure action	0.80	180.00

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	4.50	1,012.50
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			5.00	\$1,111.00

Disbursements

Date	Description	Amount
02/24/20	Westlaw - 1/26/20 - 2/1/20 - PHH	89.80
Total Disbursements		\$89.80

Current Due	\$1,200.80
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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
Invoice # 431244

For Legal Services Rendered Through 03/31/20

Re: 052949 Ad Khan Properties, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
01/31/20	PHH	Prepare e-mail to BRV and LAM re: motions for summary judgment and notices for trial in CDD foreclosure cases; Receive and review e-mail from BRV re: same	0.10	22.50
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	0.10	22.50
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.40	\$90.00

Disbursements

Date	Description	Amount
02/24/20	Westlaw - 2/2/20 - 2/8/20 - CDD	130.40
02/24/20	Westlaw - 2/9/20 - 2/15/20 - CDD	100.10
03/31/20	Westlaw - 3/8/20 - 3/14/20 - CDD	116.10
Total Disbursements		\$346.60

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Client Ref: CITYST - 052949
Invoice # 431244

April 15, 2020
Page 2

Current Due

\$436.60

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April 15, 2020
 Invoice # 431238

For Legal Services Rendered Through 03/31/20

Re: 052943 Ahmed Family Limited Partnership v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50

Current Due	\$67.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 313 Campus Street
 Celebration, FL 34747

March 9, 2020
Invoice # 429983

For Legal Services Rendered Through 02/29/20

Re: 052952 Arco Investment Corp. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; main defendant lives in another county which requires a special process server; need to move to allow service outside 120 days to make sure no defects or objections filed later; etc.	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431225

For Legal Services Rendered Through 03/31/20

Re: 052952 Arco Investment Corp. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50

Current Due	\$67.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

January 13, 2020
Invoice # 428303

For Legal Services Rendered Through 12/31/19

Re: 052944 Lynn Breton & Gill, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/01/19	BRV	Review and analyze Answers to Plaintiff's First Set of Interrogatories	0.30	75.00
12/03/19	LAM	Review and analyze correspondence from J. Brennan with Answers to Interrogatories as to ownership of the property and tenants within each unit	0.30	67.50

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.30	75.00
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.60	\$142.50

Current Due \$142.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

March 9, 2020
Invoice # 429972

For Legal Services Rendered Through 02/29/20

Re: 052944 Lynn Breton & Gill, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; potential tenant issue; found out that the one address is broken down into separate suites and contains multiple tenants not named in the complaint; need to move to add the tenants	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due **\$98.50**

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431239

For Legal Services Rendered Through 03/31/20

Re: 052944 Lynn Breton & Gill, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
01/27/20	PHH	Telephone conference with BRV and LAM re: status of and strategy for Stevens Plantation CDD foreclosure cases; Research issues re: service of process and amendment of pleadings after determining actual identity of formerly unknown tenants; Prepare e-mail to LAM re: same	0.30	67.50
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	0.30	67.50
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.60	\$135.00
			Current Due	\$135.00

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

January 13, 2020
Invoice # 428311

For Legal Services Rendered Through 12/31/19

Re: 052953 Bwalker Consulting, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/13/19	LAM	Attend telephone conference with L. Andrews who is representing BWalker in title issue, but not in this instant case; asked for a cancellation of hearing on Motion to Dismiss; I did not agree	0.10	22.50
12/13/19	LAM	Prepare specific and detailed Response to Amended Motion to Dismiss outlaying argument for upcoming hearing re: foreclosure is an available remedy, statute of limitations has not passed, etc.	2.80	630.00
12/13/19	AMK	Prepare documents for use at hearing on Motion to Dismiss	2.50	212.50
12/13/19	CNA	Serve Plaintiff's Response to Amended motion to Dismiss in compliance with Certificate of Service	0.10	8.50
12/13/19	AMK	Prepare correspondence to BWalker Consulting re: materials for hearing on Motion to Dismiss	0.30	25.50
12/13/19	LAM	Compile documents necessary for hearing notebook for Judge Schreiber to review prior to hearing, and in accordance with her policies and procedures re: relevant pleadings, motion, and responses; case law within motion and response; resolutions and exhibits thereto, etc.	1.60	360.00

de Beaubien, Simmons, Knight, Mantzaris & Neal LLP

Client Ref: CITYST - 052953
 Invoice # 428311

January 13, 2020
 Page 2

Date	Atty	Description	Hours	Amount
12/15/19	BRV	Review correspondence from B Cumbie re: payoff of liens for Lot 9	0.20	50.00
12/16/19	LAM	Review correspondence from B. Cumbie re: his request to his prior counsel on his association with the case	0.10	22.50
12/17/19	LAM	Review correspondence from H. Short re: dismissal of Lot 9 from suit	0.20	45.00
12/17/19	LAM	Prepare correspondence to H. Short re: formal dropping of the Cumbies as parties	0.10	22.50
12/17/19	CNA	Serve Notice of Dropping Parties and Plaintiff's Amended Response to Amended Motion to Dismiss in compliance with certificate of service	0.10	8.50
12/17/19	LAM	Prepare Notice of Dropping Party as to B. Cumbie and L. Cumbie due to dismissal of Lot 9 from the lawsuit	0.20	45.00
12/18/19	LAM	Prepare argument for hearing on Amended Motion to Dismiss re: no counsel representing LLC; foreclosing is an available legal remedy; statute of limitations did not start running until 2013; etc.	0.70	157.50
12/18/19	LAM	Review correspondence from L. Shorten re: orders on motions in limine	0.10	22.50
12/19/19	BRV	Prepare portion of legal argument for hearing on Motion to Dismiss; Extended conference with LAM re: results of hearing on Motion to Dismiss	0.50	125.00
12/19/19	LAM	Travel to Osceola County; conference with B. Walker prior to hearing; attend hearing on Amended Motion to Dismiss; prepare order on same; return travel to Tampa from Osceola County	4.60	1,035.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.70	175.00
CNA	Christina N Andrade - Paralegal	85.00	0.20	17.00

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Client Ref: CITYST - 052953
 Invoice # 428311

January 13, 2020
 Page 3

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	10.50	2,362.50
AMK	Ann Margaret Kennedy - Legal Assistant	85.00	2.80	238.00
Total Fees			14.20	\$2,792.50

Disbursements

Date	Description	Amount
	Postage through 12/31/19	1.45
Total Disbursements		\$1.45

Current Due	\$2,793.95
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429984

For Legal Services Rendered Through 02/29/20

Re: 052953 Bwalker Consulting, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/10/20	PHH	Prepare Reply to BWalker's Affirmative Defenses	0.90	202.50
02/11/20	PHH	Continue to prepare Reply to BWalker's Affirmative Defenses; Research issues re: same; Prepare e-mail to BRV re: same	0.80	180.00
02/11/20	LAM	Prepare and finalize Notice of Filing Returns of Service of BWalker Consulting and Stevens Plantations Residential Owners Association	0.20	45.00
02/11/20	LAM	Prepare and finalize Alias Summons for Stevens Plantations Residential Owners Association in order to effectuate proper service	0.10	22.50
02/11/20	LAM	Revise and finalize Reply to BWalker Consulting, LLC's Reply to Affirmative Defenses	0.20	45.00
02/11/20	BRV	Revise portion of factual background and legal argument in Reply to Affirmative Defenses re: statute of limitations and negligence defenses	0.40	100.00
02/11/20	LAM	Review status of case; alias summons requested for residential owners association; once received, will serve them properly, and then can notice for trial	0.40	90.00
02/14/20	LAM	Review correspondence from S. Vis with executed Alias Summons for Residential Owners Association	0.10	22.50

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Client Ref: CITYST - 052953
 Invoice # 429984

March 9, 2020
 Page 2

Date	Atty	Description	Hours	Amount
02/14/20	CNA	Arrange for service of Complaint and recorded Lis Pendens on Stevens Plantation ROA; Prepare detailed e-mail to J. Gandy re: same	0.20	17.00
02/16/20	PHH	Receive and review e-mail from BRV re: Reply to BWalker's Affirmative Defenses	0.10	22.50
02/17/20	PHH	Prepare e-mail to BRV re: Reply to BWalker's Affirmative Defenses	0.10	22.50
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50
02/27/20	CNA	Review e-mail from J. Gandy re: confirmation of service for Complaint and Lis Pendens on authorization employee for Stevens Plantation ROA	0.10	8.50
02/28/20	CNA	Review e-mail from S. Harrison re: confirmation of service of Complaint and Lis Pendens on Stevens Plantation ROA; Extensively review Return of Service to ensure proper documentation; Prepare e-mail to LAM re: same	0.20	17.00
02/28/20	LAM	Review and analyze executed Return of Service on the Stevens Plantation Residential Owners Association; return is valid on its face	0.10	22.50

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.40	100.00
PHH	Hayden P Haskins - Associate	225.00	1.90	427.50
CNA	Christina N Andrade - Paralegal	85.00	0.60	51.00
LAM	Lindsay Moczynski - Associate	225.00	1.10	247.50
Total Fees			4.00	\$826.00

Disbursements

Date	Description	Amount
02/06/20	Mileage to Kissimmee on 12/19 for hearing - Lindsay Moczynski	88.35
02/24/20	Westlaw - 2/9/20 - 2/15/20 - PHH	175.40
Total Disbursements		\$263.75

\$1089.75



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431226

For Legal Services Rendered Through 03/31/20

Re: 052953 Bwalker Consulting, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50

Disbursements

Date	Description	Amount
03/05/20	Service of process - Veritext, LLC	44.00
Total Disbursements		\$44.00

Current Due	\$111.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

January 13, 2020
Invoice # 428313

For Legal Services Rendered Through 12/31/19

Re: 052959 Cos Invest Trust v Stevens Plantation

Date	Atty	Description	Hours	Amount
12/03/19	PHH	Continue to prepare Motion for Final Summary Judgment	1.20	270.00

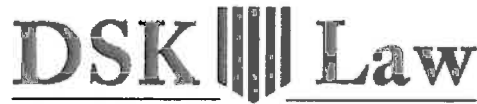
Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	1.20	270.00
Total Fees			1.20	\$270.00

Current Due	\$270.00
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429990

For Legal Services Rendered Through 02/29/20

Re: 052959 Cos Invest Trust v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/05/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action	0.30	67.50
02/06/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action	0.90	202.50
02/11/20	PHH	Prepare Affidavit in Support of Motion for Final Summary Judgment; Exchange e-mails with BRV and LAM re: same	0.30	67.50
02/11/20	LAM	Review status of case; need proper service on residential owners association; cannot notice for trial but can move for summary judgment as to remaining defendants	0.40	90.00
02/12/20	PHH	Continue to prepare Motion for Final Summary Judgment and Affidavit in support thereof; Research issues re: motion to expedite trial	1.40	315.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50
02/27/20	PHH	Continue to prepare Motion for Final Summary Judgment in the CDD's lien foreclosure action	0.70	157.50

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Client Ref: CITYST - 052959
 Invoice # 429990

March 9, 2020
 Page 2

Date	Atty	Description	Hours	Amount
02/28/20	PHH	Continue to prepare Motion for Final Summary Judgment in the CDD's lien foreclosure action; Review and analyze issues re: conveyances between the Parisots, their family trust, and to Cos Invest Trust	2.10	472.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	5.70	1,282.50
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			6.20	\$1,381.00

Current Due	\$1,381.00
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 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431233

For Legal Services Rendered Through 03/31/20

Re: 052959 Cos Invest Trust v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50
	Current Due			\$67.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

January 13, 2020
Invoice # 428307

For Legal Services Rendered Through 12/31/19

Re: 052948 Hugo & Mariana Dambrosio v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/06/19	LAM	Review and analyze Affidavit of Service of amended summons for service of process on the Residential owners Association, confirming proper service was made in accordance with the statute	0.20	45.00

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.20	45.00
Total Fees			0.20	\$45.00

Disbursements

Date	Description	Amount
12/04/19	Service of process - Veritext	43.75
Total Disbursements		\$43.75

Current Due	\$88.75
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429979

For Legal Services Rendered Through 02/29/20

Re: 052948 Hugo & Mariana Dambrosio v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association due to no answer filed; able to notice for trial	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431243

For Legal Services Rendered Through 03/31/20

Re: 052948 Hugo & Mariana Dambrosio v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; will notice for trial; etc.	0.30	67.50
03/16/20	CNA	Prepare service of Notice for Non-Jury Trial in compliance with Certificate of Service	0.10	8.50
03/16/20	LAM	Revise and finalize Notice for Non-Jury Trial requesting case be set for a 2 hour trial since it is at issue	0.20	45.00
03/17/20	LAM	Review and analyze Defendants', Dambrosio, Objection to Notice for Trial stating that two hours is not enough time for trial and that more discovery needs to be conducted before trial should take place	0.20	45.00
03/19/20	BRV	Review and analyze Objection to Notice of Trial and Memorandum of Law	0.20	50.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.20	50.00
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.70	157.50

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Client Ref: CITYST - 052948
Invoice # 431243

April 15, 2020
Page 2

Total Fees	1.00	\$216.00
	Current Due	<u>\$216.00</u>

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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March 9, 2020
Invoice # 429993

For Legal Services Rendered Through 02/29/20

Re: 052969 Mark Davis, Leland Grimes, Karon Davis & Teresa Davis-Green v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need alias summons for residential owners association; unable to notice for trial and have to wait for the 20 days to pass from the filing of the answer to the Bank's counterclaim	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 Celebration, FL 34747

April 15, 2020
 Invoice # 431232

For Legal Services Rendered Through 03/31/20

Re: 052969 Mark Davis, Leland Grimes, Karon Davis & Teresa Davis-Green v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/02/20	BRV	Review and analyze correspondence from R. Edmondson re: request for information relating to pay-off calculation	0.30	75.00
03/02/20	LAM	Review correspondence from R. Edmonson re: request for exhibits to the Resolutions and the Lien Book	0.10	22.50
03/03/20	BRV	Prepare detailed correspondence to opposing counsel re: confirmation that Stevens Plantation will provide lien information and back-up documentation	0.20	50.00
03/05/20	LAM	Prepare correspondence to R. Edmonson re: copies of Assessment Methodology Report, Engineering Report and Lien Book applicable to lots 74 and 75	0.20	45.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.50	125.00
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.80	\$192.50

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Client Ref: CITYST - 052969
Invoice # 431232

April 15, 2020
Page 2

Current Due

\$192.50

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Stevens Plantation CDD
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January 13, 2020
Invoice # 428309

For Legal Services Rendered Through 12/31/19

Re: 052950 IBL v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/06/19	LAM	Review and analyze Affidavit of Service of amended summons for service of process on the Residential owners Association, confirming proper service was made in accordance with the statute	0.20	45.00

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.20	45.00
Total Fees			0.20	\$45.00

Disbursements

Date	Description	Amount
12/04/19	Service of process - Veritext	63.25
Total Disbursements		\$63.25

Current Due	\$108.25
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Celebration, FL 34747

March 9, 2020
Invoice # 429981

For Legal Services Rendered Through 02/29/20

Re: 052950 IBL v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association due to no answer filed; need to resolve pending Motion to Dismiss Amended Complaint and set for hearing before can move rest of case forward	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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April 15, 2020
 Invoice # 431245

For Legal Services Rendered Through 03/31/20

Re: 052950 IBL v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/03/20	CNA	Review Judge M. Murphy's procedures re: scheduling hearing on Motion to Dismiss Amended Complaint; Exchange e-mails with D. Cohen re: same; Prepare e-mail to W. Blair re: same	0.30	25.50
03/05/20	CNA	Exchange e-mails with B. Greene re: hearing on Motion to Dismiss Amended Complaint; Review Judge M. Murphy's calendar re: same; Exchange e-mails with D. Cohen re: same; Prepare Notice of Hearing on Motion to Dismiss Amended Complaint; Arrange for court reporter at hearing to document judicial ruling; Exchange e-mails with D. Cohen re: mandatory meet and confer requirement to proceed with hearing on Motion to Dismiss Amended Complaint	0.40	34.00
03/30/20	LAM	Review court's policy on social distancing and whether upcoming hearing on Motion to Dismiss Amended Complaint will be by digital means, especially in light of recent President order	0.20	45.00

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.70	59.50
LAM	Lindsay Moczynski - Associate	225.00	0.20	45.00
Total Fees			0.90	\$104.50



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Stevens Plantation CDD
c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

January 13, 2020
Invoice # 428306

For Legal Services Rendered Through 12/31/19

Re: 052947 Julius & Thelma Licong v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/02/19	CNA	Review correspondence from Veritext Legal Solutions re: service of Summons and Complaint on Stevens Plantation ROA	0.10	8.50
12/06/19	LAM	Review and analyze Affidavit of Service of amended summons for service of process on the Residential owners Association, confirming proper service was made in accordance with the statute	0.20	45.00

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.20	45.00
Total Fees			0.30	\$53.50

Disbursements

Date	Description	Amount
12/04/19	Service of Process - Veritext	43.75
12/04/19	Service of Process - Veritext	43.75
Total Disbursements		\$87.50

de Beaubien, Simmons, Knight, Mantzaris & Neal LLP

Client Ref: CITYST - 052947
Invoice # 428306

January 13, 2020
Page 2

Current Due

\$141.00

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

March 9, 2020
Invoice # 429978

For Legal Services Rendered Through 02/29/20

Re: 052947 Julius & Thelma Licong v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association and tenant due to no answer filed; able to notice for trial	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
Invoice # 431242

For Legal Services Rendered Through 03/31/20

Re: 052947 Julius & Thelma Licong v. Stevens Plantation

Date	Atty	Description	Hours	Amount
01/27/20	PHH	Telephone conference with BRV and LAM re: status of and strategy for Stevens Plantation CDD foreclosure cases; Research issues re: service of process and amendment of pleadings after determining actual identity of formerly unknown tenants; Prepare e-mail to LAM re: same	0.30	67.50
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; will notice for trial; etc.	0.30	67.50
03/16/20	CNA	Prepare service of Notice for Non-Jury Trial in compliance with Certificate of Service	0.10	8.50
03/16/20	LAM	Revise and finalize Notice for Non-Jury Trial requesting trial be set in this matter since it is at issue and requesting 2 hours be set aside	0.20	45.00
03/17/20	LAM	Review and analyze Defendant's, Licong, Objection to Notice for Trial stating more discovery needs to be conducted and more time is needed for trial	0.20	45.00
03/19/20	BRV	Review and analyze Objection to Notice of Trial and Memorandum of Law	0.20	50.00

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Client Ref: CITYST - 052947
 Invoice # 431242

April 15, 2020
 Page 2

Summary of Services				
		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.20	50.00
PHH	Hayden P Haskins - Associate	225.00	0.30	67.50
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.70	157.50
Total Fees			1.30	\$283.50
Current Due				\$283.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Celebration, FL 34747

January 13, 2020
Invoice # 428305

For Legal Services Rendered Through 12/31/19

Re: 052946 MIGA Group, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/02/19	CNA	Review correspondence from Veritext Legal Solutions re: service of Summons and Complaint on Stevens Plantation ROA	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
Total Fees			0.10	\$8.50
	Current Due			\$8.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429977

For Legal Services Rendered Through 02/29/20

Re: 052946 MIGA Group, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association and tenant due to no answer filed; able to notice for trial	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431241

For Legal Services Rendered Through 03/31/20

Re: 052946 MIGA Group, LLC v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; will also notice for trial; etc.	0.30	67.50
03/16/20	CNA	Prepare service of Notice for Non-Jury Trial in compliance with Certificate of Service	0.10	8.50
03/16/20	LAM	Revise and finalize Notice for Non-Jury Trial requesting to be placed on a trial docket for 2 hours	0.20	45.00
03/17/20	LAM	Review and analyze Defendant's, MIGA Group, Objection to Notice for Trial stating 2 hours is not enough time and need more time to conduct discovery	0.20	45.00
03/19/20	BRV	Review and analyze Objection to Notice of Trial and Memorandum of Law	0.20	50.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.20	50.00
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.70	157.50
Total Fees			1.00	\$216.00

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Client Ref: CITYST - 052946
Invoice # 431241

April 15, 2020
Page 2

Current Due

\$216.00

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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313 Campus Street
Celebration, FL 34747

January 13, 2020
Invoice # 428312

For Legal Services Rendered Through 12/31/19

Re: 052955 Tan Nguyen & Khanh La v Stevens Plantation

Date	Atty	Description	Hours	Amount
12/03/19	LAM	Prepare correspondence to M. Solloa re: possible resolution of claim	0.10	22.50
12/03/19	LAM	Review correspondence from M. Solloa re: open to discuss possible resolution of the matter	0.10	22.50
12/05/19	LAM	Attend telephone conference with M. Solloa re: status of case; possibility of settlement; etc.	0.20	45.00

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.40	\$90.00
			Current Due	\$90.00

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429986

For Legal Services Rendered Through 02/29/20

Re: 052955 Tan Nguyen & Khanh La v Stevens Plantation

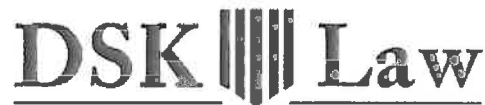
Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need service on residential owners association before noticing for trial; can move for summary judgment as to remaining defendants	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50
			Current Due	\$98.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431228

For Legal Services Rendered Through 03/31/20

Re: 052955 Tan Nguyen & Khanh La v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50
	Current Due			\$67.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

January 13, 2020
Invoice # 428310

For Legal Services Rendered Through 12/31/19

Re: 052951 Osceola Development Group v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/03/19	PHH	Continue to prepare Motion for Final Summary Judgment	1.30	292.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	1.30	292.50
Total Fees			1.30	\$292.50

Disbursements

Date	Description	Amount
12/26/19	Westlaw - 12/1/19 - 12/7/19 - PHH	245.10
12/26/19	Westlaw - 12/8/19 - 12/14/19 - CDD	14.30
Total Disbursements		\$259.40

Current Due	\$551.90
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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429982

For Legal Services Rendered Through 02/29/20

Re: 052951 Osceola Development Group v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/05/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action; Receive and review e-mail from LAM re: issues regarding unknown tenants	0.30	67.50
02/06/20	PHH	Continue to prepare Motion for Summary Judgment in the CDD's foreclosure action	1.00	225.00
02/07/20	LAM	Review status of case; residential owners association not served properly; need to add tenant since prior one as dropped without replacing with new tenant; unable to notice for trial at this time	0.40	90.00
02/10/20	PHH	Prepare Affidavit in Support of Motion for Summary Judgment	0.40	90.00
02/11/20	PHH	Prepare Affidavit in Support of Motion for Final Summary Judgment; Exchange e-mails with BRV and LAM re: same	0.30	67.50
02/11/20	LAM	Prepare correspondence to PHH re: need good through date to calculate amount due for Affidavit in Support of Motion for Summary Judgment	0.10	22.50

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Client Ref: CITYST - 052951
 Invoice # 429982

March 9, 2020
 Page 2

Date	Atty	Description	Hours	Amount
02/11/20	BRV	Revise portion of detailed Affidavit in Support of Motion for Summary Judgment re: facts supporting amounts due and owing and specific factual issues to avoid Affirmative Defenses	0.80	200.00
02/12/20	PHH	Continue to prepare Motion for Final Summary Judgment and Affidavit in support thereof; Research issues re: motion to expedite trial	1.50	337.50
02/14/20	BRV	Revise portions of detailed Motion for Final Summary Judgment re: factual basis for entry of final judgment and detailed legal argument in regard to 9 affirmative defenses including statute of limitations, laches, unclean hands, estoppel, waiver, equitable defenses, negligence, unconscionability, lack of authority, default in performance, failure of condition precedent, and failure to mitigate	1.30	325.00
02/14/20	BRV	Revise portions of detailed Affidavit in Support of Motion for Final Summary Judgment re: factual basis for levy of assessments, validity of assessments, lack of payment, detailed calculations to support the amount of principal and interest due and owing and allegations to defeat affirmative defenses including statute of limitations, laches, unclean hands, estoppel, waiver, equitable defenses, negligence, unconscionability, lack of authority, default in performance, failure of condition precedent, and failure to mitigate	0.70	175.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50
02/26/20	PHH	Revise Motion for Final Summary Judgment in the CDD's foreclosure action; Receive and review comments from BRV re: same	0.50	112.50
02/27/20	PHH	Continue to prepare Motion for Final Summary Judgment in the CDD's lien foreclosure action	1.60	360.00
02/28/20	BRV	Revise portion of legal argument in Motion for Summary Judgment	0.40	100.00

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Client Ref: CITYST - 052951
 Invoice # 429982

March 9, 2020
 Page 3

Date	Atty	Description	Hours	Amount
02/28/20	PHH	Exchange e-mails with DFM and BRV re: strategy and status of proceeding with motions for summary judgment in all of the CDD's pending lien foreclosure actions	0.20	45.00
02/29/20	PHH	Receive and review e-mail from BRV re: revisions to affidavit in support of motion for summary judgment in the CDD's foreclosure action	0.10	22.50

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	3.20	800.00
PHH	Hayden P Haskins - Associate	225.00	5.90	1,327.50
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.50	112.50
Total Fees			9.70	\$2,248.50

Disbursements

Date	Description	Amount
02/24/20	Westlaw - 1/26/20 - 2/1/20 - PHH	24.50
02/24/20	Westlaw - 2/2/20 - 2/8/20 - PHH	81.60
02/24/20	Westlaw - 2/9/20 - 2/15/20 - PHH	126.20
Total Disbursements		\$232.30

Current Due	\$2,480.80
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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431246

For Legal Services Rendered Through 03/31/20

Re: 052951 Osceola Development Group v. Stevens Plantation

Date	Atty	Description	Hours	Amount
01/29/20	PHH	Receive and review multiple e-mails from BRV and DFM re: update on Stevens Plantation CDD foreclosure cases	0.10	22.50
01/31/20	PHH	Prepare e-mail to BRV and LAM re: motions for summary judgment and notices for trial in CDD foreclosure cases; Receive and review e-mail from BRV re: same	0.10	22.50
03/01/20	PHH	Receive and review e-mail from BRV re: timeframe for having motions for summary judgment heard in the CDD's foreclosure actions	0.10	22.50
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	0.30	67.50
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.60	\$135.00

de Beaubien, Simmons, Knight, Mantzaris & Neal LLP

Client Ref: CITYST - 052951
Invoice # 431246

April 15, 2020
Page 2

Current Due

\$135.00

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
Invoice # 429970

For Legal Services Rendered Through 02/29/20

Re: 052941 S & M Reddy Investments v. Stevens Plantation CDD

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; still pending service of Residential Owners Association even with submitting alias summons to the clerk for issuance; unable to notice for trial due to pending service issue; able to move for defaults in the meantime	0.40	90.00
02/07/20	LAM	Prepare motion for default as to the two tenants due to no responsive pleading filed	0.20	45.00
02/24/20	CNA	Prepare Notice for Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.60	135.00
Total Fees			0.70	\$143.50

Current Due	\$143.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431236

For Legal Services Rendered Through 03/31/20

Re: 052941 S & M Reddy Investments v. Stevens Plantation CDD

Date	Atty	Description	Hours	Amount
01/27/20	PHH	Telephone conference with BRV and LAM re: status of and strategy for Stevens Plantation CDD foreclosure cases; Research issues re: service of process and amendment of pleadings after determining actual identity of formerly unknown tenants; Prepare e-mail to LAM re: same	0.30	67.50
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
PHH	Hayden P Haskins - Associate	225.00	0.30	67.50
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.60	\$135.00

Current Due	\$135.00
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429992

For Legal Services Rendered Through 02/29/20

Re: 052967 Robert E. Smith Family Trust, Robert E. Smith, Co-Trustee v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/03/20	LAM	Review and analyze affidavit of non-service on the trust, which is the property owner; unable to serve after multiple attempts	0.10	22.50
02/11/20	LAM	Review status of case; need to move for extension of time to serve the trust, and publish for service; all other parties have been served and filed replies	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.50	112.50
Total Fees			0.60	\$121.00

Current Due	\$121.00
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
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April 15, 2020
 Invoice # 431231

For Legal Services Rendered Through 03/31/20

Re: 052967 Robert E. Smith Family Trust, Robert E. Smith, Co-Trustee v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50
	Current Due			\$67.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429988

For Legal Services Rendered Through 02/29/20

Re: 052957 Intisar Szymezak v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need to obtain proper service on property owner; for some reason lis pendens was not recorded so new owner did not receive notice of foreclosure; need to amend complaint to add proper party	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due \$98.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431229

For Legal Services Rendered Through 03/31/20

Re: 052957 Intisar Szymezak v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50
	Current Due			\$67.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

January 13, 2020
Invoice # 428304

For Legal Services Rendered Through 12/31/19

Re: 052945 Transition House, Inc. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
12/02/19	CNA	Review correspondence from Veritext Legal Solutions re: service of Summons and Complaint on Stevens Plantation ROA	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
Total Fees			0.10	\$8.50

Disbursements

Date	Description	Amount
12/04/19	Service of Process - Veritext	44.25
Total Disbursements		\$44.25

Current Due	\$52.75
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392

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Stevens Plantation CDD
c/o Kristen Suit, District Manager
313 Campus Street
Celebration, FL 34747

March 9, 2020
Invoice # 429976

For Legal Services Rendered Through 02/29/20

Re: 052945 Transition House, Inc. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
02/07/20	LAM	Review status of case; all parties have been served; need to default residential owners association due to no answer filed; able to notice for trial	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
 Invoice # 431240

For Legal Services Rendered Through 03/31/20

Re: 052945 Transition House, Inc. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; will also notice for trial; etc.	0.30	67.50
03/16/20	CNA	Prepare service of Notice for Non-Jury Trial in compliance with Certificate of Service	0.10	8.50
03/16/20	LAM	Revise and finalize Notice of Trial estimating 2 hours needed and requesting to be placed on trial docket	0.20	45.00
03/17/20	LAM	Review and analyze Defendant's, Transition House, Objection to Notice of Trial stating case is not ready due to pending discovery and not enough time requested	0.20	45.00
03/19/20	BRV	Review and analyze Objection to Notice of Trial and Memorandum of Law	0.20	50.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.20	50.00
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.70	157.50
Total Fees			1.00	\$216.00

de Beaubien, Simmons, Knight, Mantzaris & Neal LLP

Client Ref: CITYST - 052945
Invoice # 431240

April 15, 2020
Page 2

Current Due	<u>\$216.00</u>
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392



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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

March 9, 2020
 Invoice # 429991

For Legal Services Rendered Through 02/29/20

Re: 052961 Vero Atlantic 2, LLC v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need proper service on residential owners association; need to resolve pending motion for extension of time to respond to complaint by property owner and move case forward	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50
Current Due				\$98.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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Stevens Plantation CDD
 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
Invoice # 431234

For Legal Services Rendered Through 03/31/20

Re: 052961 Vero Atlantic 2, LLC v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50
	Current Due			\$67.50

All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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March 9, 2020
 Invoice # 429985

For Legal Services Rendered Through 02/29/20

Re: 052954 Mark & Lisa Winkelbauer v Stevens Plantation

Date	Atty	Description	Hours	Amount
02/11/20	LAM	Review status of case; need to reply to Winkelbauer's affirmative defenses; improper service on MERS which may be why the have failed to file a response; need an second alias summons	0.40	90.00
02/24/20	CNA	Prepare Notice of Non-Jury Trial	0.10	8.50

Summary of Services

		Rate	Hours	Amount
CNA	Christina N Andrade - Paralegal	85.00	0.10	8.50
LAM	Lindsay Moczynski - Associate	225.00	0.40	90.00
Total Fees			0.50	\$98.50

Current Due	\$98.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

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 c/o Kristen Suit, District Manager
 313 Campus Street
 Celebration, FL 34747

April 15, 2020
Invoice # 431227

For Legal Services Rendered Through 03/31/20

Re: 052954 Mark & Lisa Winkelbauer v Stevens Plantation

Date	Atty	Description	Hours	Amount
03/12/20	LAM	Review status of case; need to move case forward due to bondholder deadline; working on substantive motion for summary judgment in highly litigated case to streamline remainder of CDD foreclosures; etc.	0.30	67.50

Summary of Services

		Rate	Hours	Amount
LAM	Lindsay Moczynski - Associate	225.00	0.30	67.50
Total Fees			0.30	\$67.50

Current Due	\$67.50
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All Invoices Due Upon Receipt. Balance Subject to 12% Finance Charge.

Our Federal Tax ID #: 59-2206392

From: Karina Veaudry

Subject: RE: Tybee Road Fence Contract and Permit Application

All,

Shawn Hindle had comments on the plan regarding ROW location, etc. Attached is the revised plan.

To address Becky's comments:

1. I increased the installation size of the Shrubs – so they will be large going in. The shrubs have a large mature size and have thick trunks, if allowed to be in the ground for a year or two without being run over, they would be a size that will do damage to a car.
2. These are Native Florida shrubs and will and will do fine with natural precipitation rates (they may need watering here and there over the years). However, they will need to be watered on a regular basis for over one year until establishment. The number of watering cycles will wane off over time. Please see attached watering schedule.

The watering can be accomplished through an irrigation system being installed (I could design it for you) or through a water truck. Please let me know which you choose.

I will wait for approval and direction to move forward before contacting the City of St. Cloud and obtaining permit for construction.

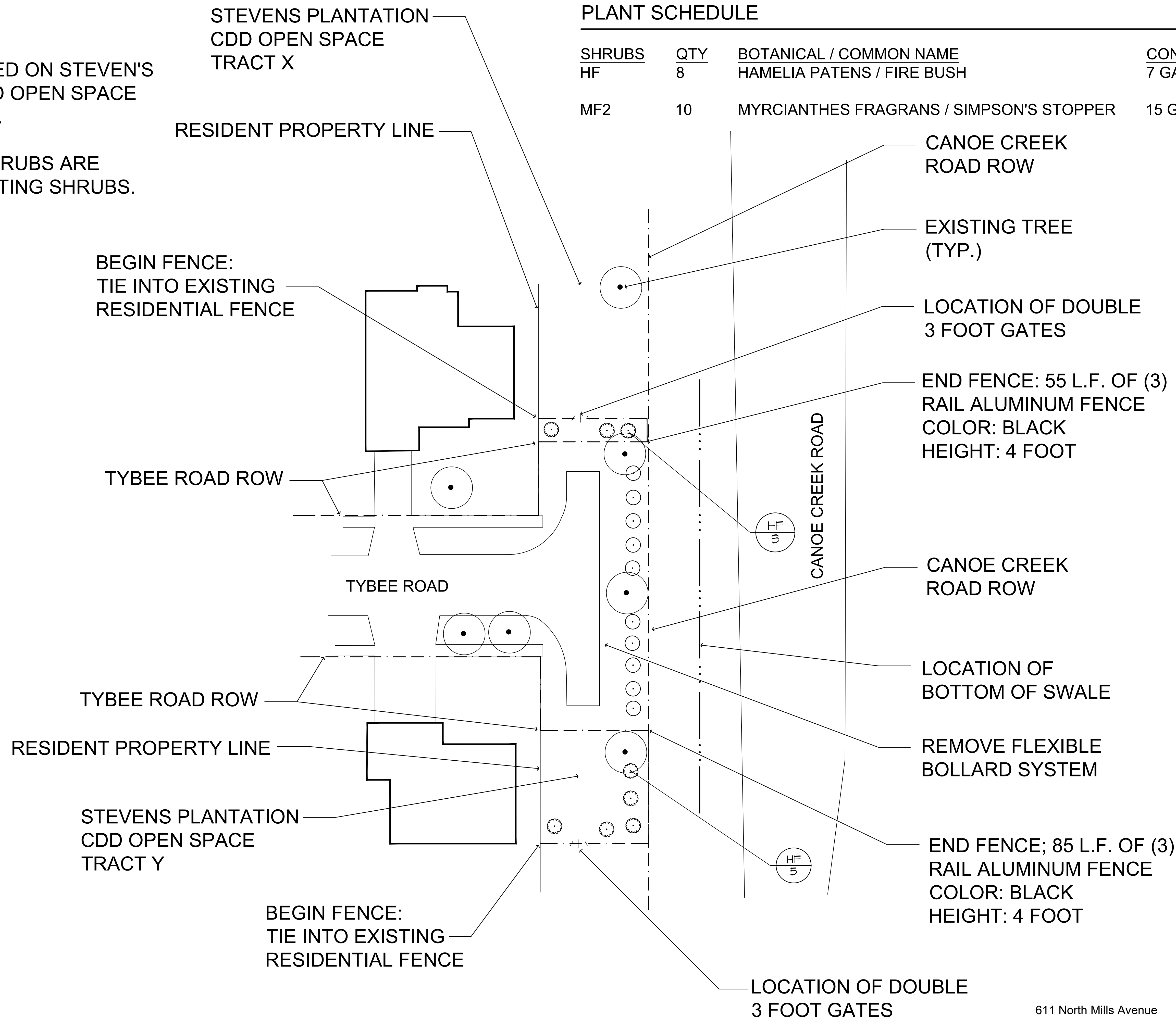
Karina A. Veaudry, RLA
NFC Landscape Architects, Inc.

NOTES:
1. FENCE LOCATED ON STEVEN'S PLANTATION CDD OPEN SPACE TRACTS X AND Y.

2. PROPOSED SHRUBS ARE REPLACING EXISTING SHRUBS.

PLANT SCHEDULE

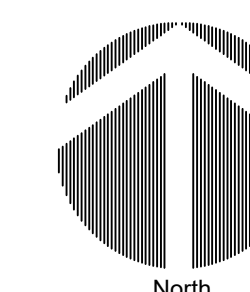
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
HF	8	HAMELIA PATENS / FIRE BUSH	7 GALLON	72" o.c.
MF2	10	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	15 GALLON	72" o.c.

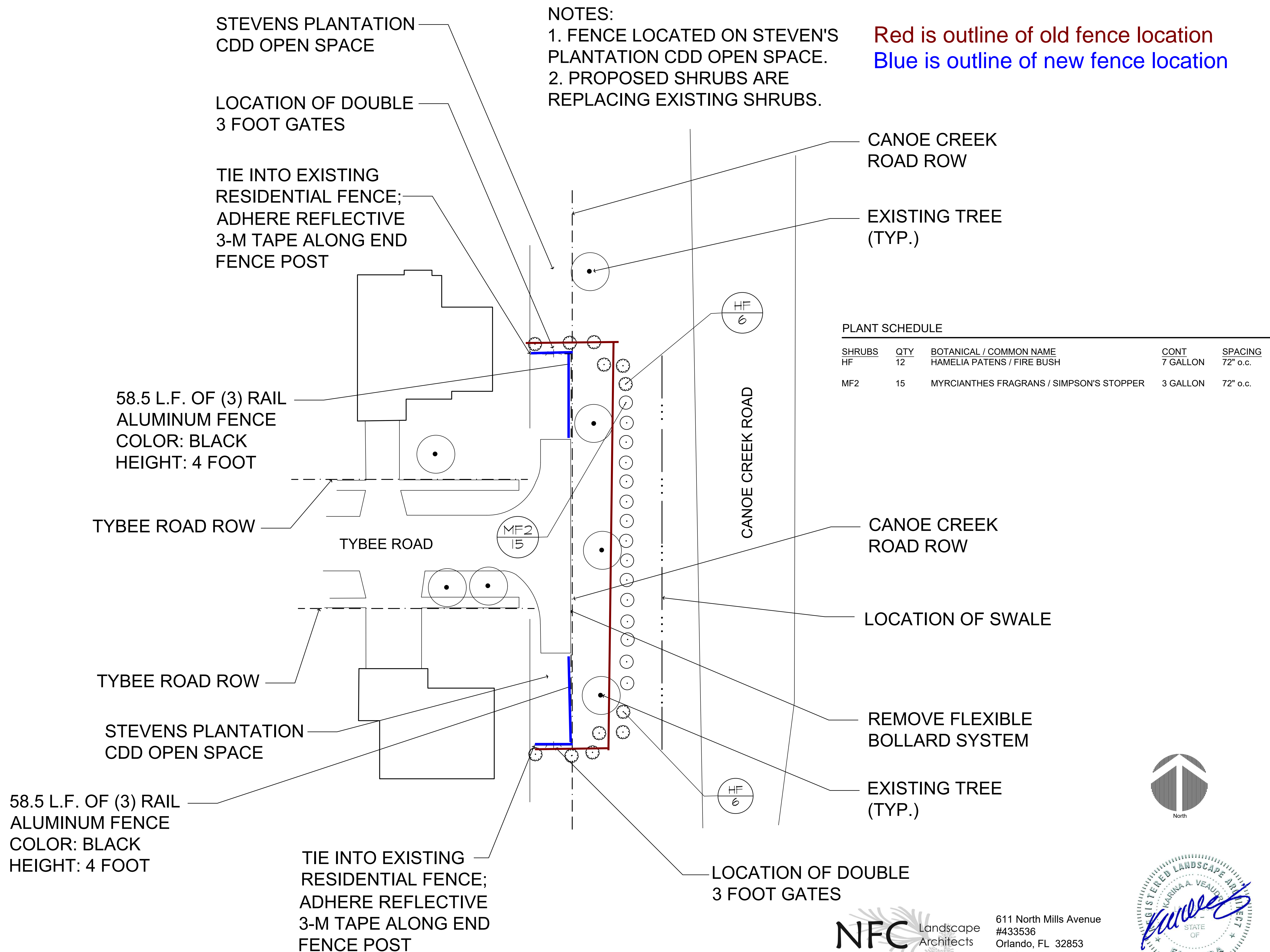


TYBEE ROAD BARRICADE PLAN

SCALE: 1" = 10'
02/11/20'

611 North Mills Avenue
#433536
Orlando, FL 32853
(321) 388-4781



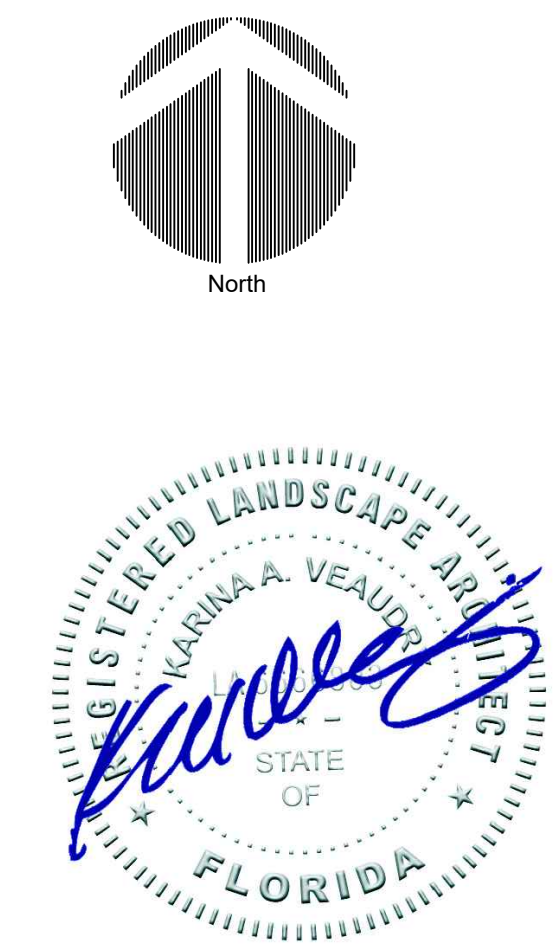


TYBEE ROAD BARRICADE PLAN

SCALE: 1" = 10'
 02/10/20'



611 North Mills Avenue
 #433536
 Orlando, FL 32853
 (321) 388-4781



Tybee Road Plantings - Water Establishment Schedule		
<u>Establishment Watering Shhedule</u>		
Daily for one month,		
Then three time per week for two months,		
Then two times per week for two months,		
Then one time per week for two months,		
Then one time every other week for two months,		
Then once per month for two months,		
Then once per every three months for nine months		
Karina Veaudry		
NFC Landscape Architects		
kveaudry@nfclandscape.com		
(321) 388-4781		



U.S. Bank National Association
Global Corporate Trust Services
60 Livingston Ave.
St. Paul, Minnesota 55107

NOTICE OF DEFAULT DISTRIBUTION

Re: Stevens Plantation Improvement Project Dependent Special District Revenue Bonds, Series 2003 CUSIP No. 860244 AA0*

Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003A CUSIP No. 860242 AA4*

Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003B CUSIP No. 860242 AB2*

Please forward this notice to beneficial holders.

U.S. Bank National Association acts as successor trustee (the "Trustee") under the terms of that Trust Indenture dated as of November 1, 2003 (the "DSD Indenture"), by and between the Stevens Plantation Improvement Project Dependent Special District (the "DSD") and U.S. Bank National Association, with respect to the Stevens Plantation Improvement Project Dependent Special District Revenue Bonds, Series 2003 (the "DSD Bonds"). U.S. Bank National Association, also acts as trustee under that Master Trust Indenture dated as of November 1, 2003 (the "Master Indenture") by and between the Stevens Plantation Community Development District (the "District") and the Trustee, as amended and supplemented by the First Supplemental Trust Indenture dated as of November 1, 2003, by and between the Trustee and the District (the "First Supplement" and together with the Master Indenture, the "CDD Indenture" and together with the DSD Indenture, the "Indentures") with respect to the Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003A (the "Series 2003A Bonds") and the Stevens Plantation Community Development District (City of St. Cloud, Florida) Special Assessment Revenue Bonds, Series 2003B (the "Series 2003B Bonds" and together with the Series 2003A Bonds, the "CDD Bonds"). Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the DSD Indenture or the CDD Indenture, respectively.

Events of Default have occurred and continue to exist with respect to the DSD Bonds under the DSD Indenture and with respect to the CDD Bonds under the CDD Indenture. The occurrence of an Event of Default under the respective Indentures creates certain remedial rights and remedies in favor of the Trustee.

* CUSIP numbers are included solely for the convenience of the Bondholder. The Trustee shall have no responsibility with respect to the selection or use of any CUSIP number, nor is any representation made as to the correctness of any CUSIP number, either as printed on any Bond or in this Notice.

Each of the DSD Indenture and the CDD Indenture provide that a requisite percentage of the Bondholders may direct the Trustee with regard to such rights and remedies.

On February 19, 2020, the Trustee will make the below distributions to holders of record as of February 14, 2020.

The Trustee has received direction from 100% of the beneficial holders of the Outstanding DSD Bonds to make an interest distribution representing payment of all past-due, accrued interest for the period May 1, 2014 through October 31, 2018, and a portion of the past-due, accrued interest from November 1, 2018 through October 31, 2019, in the aggregate amount of \$1,321,826.56 (the "DSD Interest Distribution") as follows:

CUSIP	Bonds Outstanding	Interest Payment	Rate per \$1,000.00
860244 AA 0	\$4,460,000.00	\$1,321,826.56	\$296.37366

The Trustee has received direction from 100% of the beneficial holders of the Outstanding Series 2003A Bonds to make the following interest distributions, representing payment of all past-due, accrued interest for the period May 1, 2016 through April 30, 2019, and a portion of the past-due, accrued interest for the period May 1, 2019 through October 31, 2019, in the aggregate amount of \$1,317,811.41 (the "CDD Series 2003A Interest Distribution") as follows:

CUSIP	Bonds Outstanding	Interest Payment	Rate per \$1,000.00
860242 AA 4	\$6,050,000.00	\$1,317,811.41	\$217.82006

The Trustee has received direction from 100% of the beneficial holders of the Outstanding Series 2003B Bonds to make the following interest distributions, representing payment of all past-due, accrued interest for the period May 1, 2016 through October 31, 2019, in the aggregate amount of \$1,702,443.75 (the "CDD Series 2003B Interest Distribution") as follows:

CUSIP	Bonds Outstanding	Interest Payment	Rate per \$1,000.00
860242 AB 2	\$7,630,000.00	\$1,702,443.75	\$223.125

Additionally, the Trustee has received direction from 100% of the beneficial holders of the Outstanding Series 2003BBonds to make the following principal distributions (the "Series 2003BPrincipal Distributions").

Bonds Outstanding	Principal Payment	Rate per \$1,000	Ending Factor
\$7,630,000.00	\$980,000.00	\$128.44037	.87155963

Prior to any distribution to holders, funds held under the respective Indenture are to be used first for payment of the fees and costs incurred or to be incurred by the Trustee in performing its duties, as well as for any indemnities owing or to become owing to the Trustee. This includes fees and costs incurred by counsel and other agents or professionals the Trustee employs to pursue remedies or other actions to protect the security or other interests of holders, as well as compensation and expense reimbursement for the Trustee's extraordinary administration services, including charges for time spent at the Trustee's currently prevailing hourly rates. If the Trustee is not paid within 45 days, the Trustee may charge interest at a prevailing market rate of 12.0% on amounts owed to it.

Please be advised that the Trustee may conclude that a specific response to particular inquiries from individual holders is not consistent with equal and full dissemination of information to all holders. Holders should not rely on the Trustee as their sole source of information. The Trustee makes no recommendations and gives no investment advice herein or as to the Bonds generally.

Holders with questions about this notice should direct them in writing to Kathy Broecker Vice President - Default Group, US Bank Global Corporate Trust Services, 225 E. Robinson Street, Suite 250, Orlando, FL 32801. U.S. Bank National Association. Holders with other questions may contact U.S. Bank at (800) 934-6802, option #4 or at www.usbank.com/corp_trust/bondholder_contact.html.

February 14, 2020

**U.S. BANK NATIONAL ASSOCIATION
As Trustee**

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

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

May 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
- Oversee sidewalk repairs project
- Repaired lights at Veranda entrance
- Follow up with Churchills regarding fountains

**STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT
YELLOWSTONE REPORT**

Stevens Plantation Landscape Reports

Account Manager : Paul A Newman

Monday, May 18, 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
- Continue treating ant mound throughout property as needed
- All flower beds was changeout on March 16 , 2020 with Celosia flowers as planed
- Install 19 Seven Gallon Viburnum suspensum along property line by lift station at Budingeg Ave
- Cut back encroaching wood line behind Dodi station at Varandah lakes entrance
- Treat ant mound along Nolte road
- Weed and detail all annuals beds throughout property
-

Mowing Activities

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

Irrigation Activities

- Repair mainline break on the northside of Nolte road by Sanctuary drive
- Bypass leaking booster pump at Varandah lake entrance (Pump need to be replace)
- Repair irrigation on median on Nolte road across from Sanctuary drive (May 14, 2020)
- Perform wet check , repair minor breaks and adjustment to some irrigation heads (5-5-20 / 5-14-20)

Fertilization and Pest Control Activities

- All St Augustine turf areas was treated for weeds on April 14 , 2020 with Atrazine (Pre & Post Emergence Herbicide)
- All St Augustine turf areas was treated insect properly Chinch bug (Arena insecticide)

Projected Work

- Limb up lower hanging tree over sidewalk along Nolte road
- Raise canopy on designated trees in turf and landscape beds areas along Nolte road
- Cut back encroaching and over hanging wooded area land bridge west of Varandah Lake entrance
- Add 500 square feet of St Augustine Sod to bare area cleaned up by crew
- Treat all shrubs and Ornamental grass beds with Copper fungicide and Insecticide along Nolte road community entrances
- Treat selective ST Augustine turf areas for brown patch fungus
- Summer changeout of all Flower beds throughout property (Add 8 additional flats to flower beds at the Estates)
- Add additional sod to skinny strip of turf areas along beds edges on Nolte road

**STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT
SITEX REPORT**

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT
OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

March 2020



All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1- treated for grasses

POND2- treated for grasses

POND3- treated for grasses

POND4-treated for grasses

POND5- treated for grasses

POND6- treated for grasses

POND7- treated for algae and grasses

POND8- treated for Algae

POND9- treated for grasses

POND10- treated for grasses

POND11-treated for grasses

POND12 treated for grasses

POND13-Ditch was treated for grasses

ADDITIONAL NOTES:

All ponds were treated for any algae present. Trash was removed from all outflow structures. Please don't hesitate to reach to myself or my staff if you need anything.

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT
OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

April 2020



All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1- treated for algae

POND2- treated for grasses and algae

POND3- treated for algae

POND4-treated for algae

POND5- treated for algae

POND6- treated for grasses

POND7- treated for algae

POND8- treated for Algae

POND9- treated for grasses and algae

POND10- treated for algae

POND11-treated for grasses and algae

POND12 treated for grasses and algae

POND13-Ditch was treated for grasses

ADDITIONAL NOTES:

The water levels are low this month from lack of rainfall. All ponds were treated for any algae present. Trash was removed from all outflow structures. Please don't hesitate to reach to myself or my staff if you need anything.

**STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT
CHURCHILLS REPORT**

FACILITY REPORT

Stevens Plantation – Fountains

Report Date- To May 15th 2020

Service Frequency – Weekly

Check/balance water chemistry, add/adjust chemicals, net debris, check water level, clean filters & check equipment.

East Fountain:

No issues.

West Fountain:






No issues other than two occasions of soap vandalism, March 24th & April 23rd.

General:


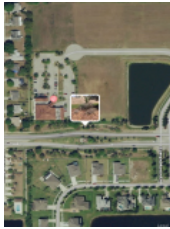












**STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT
LANDSCAPE REVIEW**


Steven Plantation Landscape Review Report

Issue	Location	Date of Drive-thru	Status	Field Manager Comments	Photos
Mulch retaining wall	At Nolte rd.	4/9/2020	Pending	Provide proposal for install mulch retaining wall landscape	
Irrigation repair	At Nolte rd.	4/9/2020	completed	A Irrigation leak was repair and the grass was completely cover with dirt and some wood sticks was just left there.	 
Flower beds	At Nolte rd.	4/9/2020	Pending	Annual Flowers beds service is not fully completed. On the small fountain section the flowers beds is still pending.	
Irrigation leak	At Nolte rd.	4/9/2020	Pending	Irrigation leak inside the box and poor maintenance service of the irrigation boxes.	 
Irrigation leak	At Nolte rd.	4/9/2020	Pending	Irrigation box full of water, probably valve leak and without the lid	 


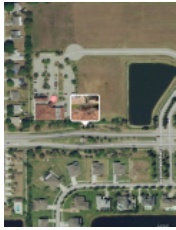







Irrigation leak	At Marietta Way	4/9/2020	Pending	Irrigation Leak both side of the Verandah Lakes entrance	
Remove dead pine tree.	At Nolte rd.	4/9/2020	not completed	Provide proposal for remove dead pine tree.	
Remove dead pine tree.(other one)	At Nolte rd.	4/9/2020	Pending	Provide proposal for remove other dead pine tree. Next to the dead pine tree pending for removal.	
Weed control service.	At Nolte rd.	4/9/2020	completed	The bed need weed control service behind the Big fountain section.	
Irrigation Boxes	At Nolte rd.	4/9/2020	completed	Provide the cleaning services to all the irrigation boxes	

Dead plants.	At Nolte rd.	4/9/2020	Pending	Plants complete dead on the bed.	 
	At Nolte rd.	4/9/2020	Pending	Several areas are dying for lack of irrigation	    <p>Image.jpeg</p>
Irrigation Issue	At Nolte rd.	4/9/2020	Pending	Several areas are dying for lack of irrigation	     

Steven Plantation Landscape Review Report

Issue	Location	Date of Drive-thru	Status	Field Manager Comments	Photos	
Mulch retaining wall	At Nolte rd.	5/8/2020	not completed	Provide proposal for install mulch retaining wall landscape		
Flower beds	At Nolte rd.	5/8/2020	Completed	Flowers beds is not fully completed. On the small fountain section the flowers beds is still pending.		
Branches cut off	At Nolte rd. Near to the big fountain.	5/8/2020	Pending	Some branches left on the ring tree bed after the trimming service.		
Irrigation adjusted (Sprinkler head)	At Innovation Dr.	5/8/2020	Pending	Provide the necessary adjusted to improve the Irrigation sprinkler head position. (The irrigation is pointing the sidewalk)		
Irrigation leak	At Nolte rd.	5/8/2020	Pending	Irrigation leak inside the box and poor maintenance service of the irrigation boxes.		
Irrigation leak	At Nolte rd.	5/8/2020	Completed	Irrigation box full of water, probably valve leak and without the lid		

Irrigation leak	At Marietta Way	5/8/2020	Completed	Irrigation Leak both side of the Verandah Lakes entrance	
Remove dead pine tree.	At Nolte rd.	5/8/2020	Pending	Provide proposal for remove dead pine tree.	
Remove dead pine tree.(other one)	At Nolte rd.	5/8/2020	Pending	Provide proposal for remove other dead pine tree. Next to the dead pine tree pending for removal.	
Weed control service.	At Nolte rd.	5/8/2020	Completed	The bed need weed control service behind the Big fountain section.	
Irrigation Boxes	At Nolte rd.	5/8/2020	Completed	Provide the cleaning services to all the irrigation boxes	

Dead plants.	At Nolte rd.	5/8/2020	Pending	Plants complete dead on the bed.	 
Leaning tree.	At Nolte Rd. Across the big fountain.	5/8/2020	Pending	Inspect leaning tree and install support if need it.	
Irrigation Issue	At Nolte rd.	5/8/2020	Pending	Several areas are dying for lack of irrigation. After the pump left working a 50% the quality of the sods has improved.	     



Company: City of St. Cloud Stevens Plantation
Attention: Michael D Smith

RE: City of St. Cloud Stevens Plantation W. Replaces ID4653 - Fiberglass Enclosed Irrigation Pump Station

Hoover Pumping Systems will furnish one Hoover model **HCBF-10PDV-230/3-MR3Q-Z**
10 HP Single Centrifugal Variable Frequency Drive (VFD) Hooverflow Pump Station specifically designed for this project with the following features:

- Deliver an estimated 150 GPM @ 65 PSI at the station discharge, with a minimum inlet pressure of 30 PSI.
- 4 ft x 6 ft Hoover reinforced pump enclosure with:
 - Ultraviolet and chemical-resistant forest green fiberglass (Painted or Powder Coated Steel Not Acceptable)
 - Lockable corrosion-resistant stainless steel hardware
 - Ventilation for motors and controls
 - Hinged access cover with gas-filled support shocks
- UL listed self-diagnostic Hooverflow VFD control system specifically configured for this project includes:
 - Hooverflow controls to sequence pump start and retirement using mag flow sensing to operate pump(s) as close as possible to best efficiency point
 - An individual, dedicated VFD for each motor (Non-dedicated VFD Not Acceptable)
 - Consistent pressure control throughout design flow range
 - Environmentally sealed design to guard against dust, insects, and moisture (chassis/IP20 enclosure not acceptable)
 - User friendly web interface
 - Supervisory controls and monitoring with automatic alerts capability
 - Soft ramp-up and ramp-down
 - Current, phase and voltage protection
 - VFD fault protection
 - VFD forced air cooling
 - Individual Hand-Off-Auto selector
 - Loss of Prime protection
 - Motor O/L and thermal protection
 - Transient surge protection
 - Industrial UPS to guard electronics
- Hoover Flowguard® Internet-based water management system, remote operation, history, 24/7 email notification of problems, flow and pressure graphs, water use reports and permit compliance, settable water and maintenance windows. Includes shut-off valve with local bypass for maintenance, one year communication plan, remotely managed rain gauge.
- Single 10HP Centrifugal Pump with flanged suction and discharge connections (threaded connections not acceptable). Includes Premium -efficiency, dust and water resistant, Totally Enclosed Fan Cooled (TEFC) motor (Open Drip Proof (ODP) motor not acceptable).
- 3" Corrosion-resistant discharge header includes:
 - Hot-dipped galvanized grooved pipe and fittings (Painted or Powder Coated Steel Pipe and Fittings Not Acceptable)
 - Bronze disk discharge maintenance isolation valve
 - Epoxy coated cast iron magnetic flow meter with no moving parts to control pump sequencing, resulting in longer equipment life and lower operating cost (Insertion Type Flow Meter Not Acceptable)
- 4 ft x 6 ft Hot-dipped galvanized structural steel skid (painted steel not acceptable) placed on Hoover installed (5 ft x 7 ft size) reinforced concrete pad



Company: City of St. Cloud Stevens Plantation
Attention: Michael D Smith

RE: City of St. Cloud Stevens Plantation W. Replaces ID4653 - Fiberglass Enclosed Irrigation Pump Station

- Pressure tank assembly that saves energy and extends the service life of variable frequency drive, pump motor and irrigation system fittings. Hoover-designed, adequately sized pressure tank system reduces typical pump start frequency that occurs due to normally expected irrigation field leaks.
- 3" Corrosion-resistant pump station discharge line includes:
 - Hot-dipped galvanized grooved pipe and fittings (Painted or Powder Coated Steel Pipe and Fittings Not Acceptable)
 - Galvanized steel adapter below grade for irrigation main line tie-in by Customer
- 4" (140gpm) Galvanized Intake Z-Pipe Assembly
- Pressure transducer on the intake line to capture the pressure fluctuations of the reclaim line.
- Removal and offsite disposal of the existing pump station.
- One service call to perform initial Startup and Calibration.

Pump Station - Lump Sum Price: \$33,561.64

Additive Alternate: Install 10HP Hoover Green Pump Station

- Deliver an estimated 150 GPM @ 65 PSI at the station discharge, with a minimum inlet pressure of PSI.
- This station **does not include** Hoover Flowguard® Internet-based water management system, remote operation, history, 24/7 email notifications of problems, flow and pressure graphs, water use reports and permit compliance, settable water and maintenance windows. Includes shut-off valve with local bypass for maintenance, one year communication plan, remotely managed rain gauge.
- Does not include Flowguard shutoff valve. This station will remain open to the field 24/7.

Additive Alt - Lump Sum Price: \$24,170.18

Note: Electrical service, concrete pad, additional suction footage, and permits are not included. Priming of pumps on customer installed suction lines not included. Backflow protection of water source not included. 230V open-delta 3-phase may require an increase in electrical equipment size. F.O.B. Osceola County.

This proposal is valid for 60 days.

TERMS: Deposit of 35% is due with signed contract prior to commencement. Payments are due within 20 days of invoice date. Interest will be due and shall accrue at the rate of 1 1/2% per month compounded on any overdu amount. RETAINAGE WILL NOT BE WITHHELD FROM PAYMENTS DUE. Collection costs, including attorney's fees, will be due in the event of nonpayment. By execution of this proposal/contract, customer agrees that this contract incorporates the Hoover Pumping Systems Terms and Conditions of Sale. In placing an order that is subject to this Contract, you agree to follow and be bound by the Hoover Pumping Systems Terms and Conditions of Sale that are attached to this Contract are incorporated into, and an integral part of, this Contract.

Please call if pump performance or other features do not meet project criteria. Thank you for your consideration.

Sincerely,
HOOVER PUMPING SYSTEMS

Jossette Hosein

Accepted by:
City of St. Cloud Stevens Plantation

Signature / Name Printed / Date



Company: City of St. Cloud Stevens Plantation
Attention: Michael D Smith

RE: City of St. Cloud Stevens Plantation W. Replaces ID4653 - Fiberglass Enclosed Irrigation Pump Station

HOOVER PUMPING SYSTEMS TERMS AND CONDITIONS OF SALE

Hoover Pumping Systems Corporation, hereinafter referred to as "HOOVER," sets forth the following Terms and Conditions of sale to the "Buyer."

1. **CONTRACT ACCEPTANCE.** All orders and contracts are subject to acceptance by the executive office at HOOVER. Only contracts signed by HOOVER shall be honored. Previous proposals, either verbal or written, shall not be valid.
2. **TAXES.** HOOVER's prices do not include sales, use, excise or similar taxes unless expressly stated within the contract. The amount of any present or future sales, use, excise or other similar tax applicable to the sale or use of the equipment shall be paid by the BUYER, or in lieu thereof, the BUYER shall provide the Company with a tax exemption certificate acceptable to the taxing authorities.
3. **TERMS.** On approved credit, except as otherwise indicated within the contract, payment is due upon delivery or buyer requested delivery date, whichever is sooner. In the absence of approved credit, HOOVER may modify the time of payment or any agreement for extension of credit, or may require joint checks, partial or full payment prior to manufacturing, assembling, shipping, delivery, or installation of equipment. No amount may be deemed as Retainage and withheld from payment at any time. Interest will be due and shall accrue at the rate of 1 ½% per month compounded on any overdue amount. All collection costs incurred, including attorney's fees, will be due in the event of late payment or non-payment. HOOVER has the right to lien and enforce collection and exercise all rights available including refusal to provide service or completion of contracted work in the event of non-payment. In addition, HOOVER shall retain a security interest in the equipment as provided by the Uniform Commercial Code, until such time HOOVER receives payment for the equipment in full.
4. **DESIGN.** HOOVER reserves the right to discontinue the manufacture of any model or to make changes in design for any product improvement without incurring any obligation to furnish or install the same on product previously furnished. HOOVER reserves the right to request additional compensation for BUYER requested written changes.
5. **RETAINING TITLE.** Except where prohibited by law and without regard for terms apportioning risk, determining time and place of delivery, and allocating the cost of freight, HOOVER will retain title to the goods until the delivery of goods or full payment thereof, whichever is later.
6. **SHIPMENT – DELIVERY.** Shipping and delivery dates are estimates. HOOVER will make all reasonable efforts to maintain delivery schedule after receipt of a written executed contract. Shipping and delivery dates are based on HOOVER's prompt receipt of complete written contract details, credit approval, and required deposits. In the event the BUYER cannot take delivery on the agreed upon delivery date, delivery shall be deemed completed on the agreed upon delivery date at HOOVER's pump station facility for the purpose of payment. In addition, HOOVER retains the right to charge BUYER for additional storage and handling charges incurred, with a minimum charge of \$750.00.
7. **DELAYED DELIVERIES.** HOOVER shall not be liable for any delay in shipping and/or delivery of ordered goods for any cause whatsoever.
8. **CANCELLATION.** No orders or contracts may be canceled without the consent of HOOVER. At HOOVER's option, canceled orders are subject to payment of cancellation charges equal to all cost incurred by HOOVER up to the date of cancellation, including a reasonable allowance for overhead and profit (Cancellation Charges).
9. **DEPOSIT.** Unless expressly waived in writing by a duly authorized representative of HOOVER, BUYER shall be required to pay a deposit of Thirty Five percent (35%) of the contract balance upon entering into the contract. BUYER understands and agrees that said deposit will be applied to HOOVER's costs, and in the event of cancellation by BUYER, said deposit will be applied to any and all Cancellation Charges incurred.
10. **SITE ACCESS.** BUYER is responsible for providing HOOVER unrestricted access to pump site including identification of utilities and landscaping. If necessary, BUYER will relocate utilities and landscaping in conflict with proposed work. HOOVER will not be responsible for cost of repairing or replacing any utilities, landscaping, or any site improvements damaged by its work.
11. **ELECTRICAL.** Hoover Pumping Systems will not be liable for any Electrical work required by local government agencies outside the scope of connecting the pump station to the customer provided power source. Any additional requirements made by any government agency prior to completion or during inspection will be deemed a necessary change order to the contract and thereby the financial responsibility of the customer.



Company: City of St. Cloud Stevens Plantation
Attention: Michael D Smith

RE: City of St. Cloud Stevens Plantation W. Replaces ID4653 - Fiberglass Enclosed Irrigation Pump Station

12. **EXCLUSIONS.** Excluded from the Hoover Pumping Systems work scope are the following - Site, Earthwork or Excavation Shoring, De-Watering, Utility Conflict Resolution, Excavations greater than 4 feet deep, Compaction, Grading, Supplying Fill, Excavation through rock or other dense materials, Excavation on steep slopes, through pavement, roots that could damage vegetation. Removal of Excess Fill or debris, Landscape and Site Improvements or restoration.
13. **CLEAN UP.** HOOVER will remove all scrap material it has brought onto site.
14. **INSURANCE.** HOOVER will maintain insurance in accordance with acceptable business practices.
15. **RETURN OF GOODS.** Custom ordered equipment built to BUYER's specifications can not be returned unless approved in writing by HOOVER. Unless the return is to correct a HOOVER error, all equipment authorized for return is subject to a minimum handling charge of 15% of the invoice value of the returned equipment. All equipment to be returned must be packaged by the BUYER and shipped prepaid insured for full invoice value or BUYER accepts the loss or damage during shipment.
16. **CONDITIONS.** All sales made by HOOVER are subject to these conditions, as updated from time to time, unless otherwise agreed in writing with a duly authorized representative of HOOVER.
17. **FORCE MAJUERE.** Hoover Pumping Systems shall not be held liable for failure of or delay in performing its obligations under this Agreement if such failure or delay is the result of an act of God, such as earthquake, hurricane, tornado, flooding, or other natural disaster, or in the case of war, action of foreign enemies, terrorist activities, labor dispute or strike, government sanction, blockage, embargo, or failure of electrical service. The non-performing party must make every reasonable attempt to minimize delay of performance. In the event force majeure causes a material price increase in or continues longer than 120 days, either party may terminate the Agreement, repaying the full amount of the deposit within 10 days of termination notice.
18. The BUYER's sole and exclusive remedy against HOOVER shall be for the repair or replacement of or refund for defective parts as described within the Warranty Statement. No other remedy (including, but not limited to, incidental or consequential damages of any nature whatsoever, such as, but not limited to lost profits, lost sales, delay or acceleration damages, injury to personal property, other incidental or consequential loss) shall be available to BUYER for & which BUYER hereby expressly waives same.
19. In the event of any litigation arising out of or in connection with these Terms and Conditions of Sale, the Contract, and /or Contract Documents, the prevailing party shall be entitled to reasonable attorney's fees and costs. In any legal action out of or in connection with these Terms and Conditions of Sale, the Contract, and /or Contract Documents, the parties hereby waive in advance any right to a trial by jury. Legal action shall take place in Broward County, Florida.
20. **ENTIRE AGREEMENT.** The contract documents shall consist of these Standard Terms and Conditions of Sale, Hoover Pumping Systems Warranty Statement, the Contract, Project Information Form, Request for Electrical Information, and Deposit Form ("Contract Documents"). The Contract Documents contain the entire agreement between HOOVER and BUYER and shall not be modified or amended except by written instrument signed by and authorized representative of HOOVER.