

**STEVENS PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, October 5, 2023

Remote Participation:

Call in (audio only) (646) 838-1601, 951246688#



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Stevens Plantation Community Development District

Board of Supervisors

David Meisner, Chairman
Timothy Sangiovanni, Vice Chairman
Christopher Knothe, Assistant Secretary
Alicia Knothe, Assistant Secretary
Darline Valcin, Assistant Secretary

Staff

Gabriel Mena, District Manager
Jan Carpenter, District Counsel
Kristen Trucco, District Counsel
Peter Glasscock, District Engineer
Freddy Blanco, Field Manager

Meeting Agenda

Thursday, October 5, 2023 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Public Comment Period**
3. **ROA Liaison**
 - A. Consideration of Evergreen Holiday Lighting Proposal #2594.....Page 3
4. **Business Administration**
 - A. Consideration of Minutes of the Board of Supervisors Meeting on September 8, 2023.....Page 4
 - B. Review of Financial Statements (August).....Page 12
 - C. Consideration of Check Register (July-August).....Page 29
5. **Staff Reports**
 - A. District Engineer
 - B. District Counsel
 1. Consideration of Direction and Consent for Foreclosure Expenses #21.....Page 33
 - C. District Manager
 - D. Field Manager
 1. Field Management Report.....Page 41
 2. Yellowstone Report.....Page 57
 3. Proposals
 - a. Consideration of the Yellowstone Proposal #351867 Remove Red Pepper Trees.....Page 60
 - b. Consideration of the Yellowstone Proposal #351770 Remove Dead Pine Tree.....Page 62
 - c. Consideration of the Yellowstone Proposal #344893 Cut Back Vegetation by Pond.....Page 64
6. **Business Items**
 - A. Consideration of Yellowstone Contract Renewal Pricing.....Page 66
7. **Supervisors' Requests**
8. **Adjournment**

The next meeting is scheduled for November 30, 2023, at 6:00 p.m.

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935

Meeting Location:

Community Center

In Person: 3101 17th Street St. Cloud, FL 34769

www.stevensplantationtoncdd.org Or Call In: 646-838-1601, 951246688#

Evergreen Holiday Lighting LLC

P.O. Box 812
Clarcona, FL 32710
407 982 9629
info@eligh.me



Estimate

ADDRESS

Stevens Plantation CDD
Leland Management, Inc.
2023 Hickory Tree Rd
St. Cloud, FL 34772

SHIP TO

Stevens Plantation CDD
Leland Management, Inc.
Nolte Rd
St. Cloud, FL 34772

ESTIMATE # 2594**DATE 08/02/2023**

ACTIVITY	QTY	AMOUNT
Re-installation Your same display re-installed for the upcoming holiday season. This includes maintenance throughout the season and take-down Your display includes: - Garland lit with warm white LED lights to decorate two sign monuments - 36" wreath lit with warm white LED lights to decorate pillars at sign monuments - LED mini lights to decorate bushes around sign monuments - Warm white C9 LED lights outlining the landscape lines around sign monuments	1	1,365.64
Storage Storage for the next year	1	216.00
<hr/>		
This estimate is for your review and approval.	SUBTOTAL	1,581.64
Please feel free to contact us if you have any questions.	TAX	0.00
We look forward to working with you.	TOTAL	\$1,581.64

Thanks for your business!
Evergreen Holiday Lighting

Accepted By

Accepted Date

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 Thursday, August 3, 2023, at 6:00 p.m. at the Community Center, 3101 17th Street, St. Cloud, Florida 34769.

Present and constituting a quorum were:

David Meisner	Chairman
Timothy Sangiovanni	Vice Chairman
Darline Valcin	Assistant Secretary

Also participating were:

Gabriel Mena	Manager
Jan Carpenter	District Counsel
Peter Glasscock	District Engineer
Freddy Blanco	Field Manager
Kaitlyn Marshall	ROA Representative

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Meisner called the meeting to order at 6:00 p.m.

Mr. Mena called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

ROA Liaison Report

A. Spectrum Contract Update

- i. Fiber Installation Progress: The ROA anticipates the completion of this installation within the next six months, with the goal of finishing by early 2024.
- ii. Upcoming Christmas Light Proposal: We plan to present a Christmas light proposal, which is estimated to cost approximately \$1,600.00.

THIRD ORDER OF BUSINESS

Public Comment Period

There being no public present, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Administration

A. Acceptance of the June 1, 2023, Meeting Minutes

The minutes are included in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to accept the minutes of the June 1, 2023, meeting, as presented.

B. Acceptance of Financial Statements

The Financial Statements are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor with a vote of 3-0, majority approval was given to accept the financial statements.

C. Approval of Check Register

The check register and invoice summary are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to accept the check register.

FIFTH ORDER OF BUSINESS

Motion to Open Public Hearing

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor with a vote of 3-0, majority approval was given to open the public hearing.

Public Hearing to Consider the adoption of Fiscal Year 2023/2024 Budget and Imposing Special Assessments

A. Report on Methodology for Operations and Maintenance Assessment in 2022

B. Presentation of the Budget for Fiscal Year

- i.** The Chairman has concerns regarding the impact on the Senior Living Facility on the District's budget, as it is expected to come online during the 2024 Fiscal Year.

ii. The Chairman provided direction to staff to assure the assessment can be updated mid-year to appropriately incorporate the new impact from this development. It was made clear that the intent of the methodology assessment update was for it to be able to handle developments such as this.

C. Public Comments

i. Input from David Miller at 3935 Marietta Way

1. Identifying Budget Anomalies:

- a. Noting a Significant Increase in Plant Replacement Costs
- b. Questioning the \$50,000 Allocation for Capital Projects
- c. Observing a Positive Ending Balance of \$44,000 in the Budget
- d. Raising Concerns About a 120% Increase in Landscaping Costs Despite Existing Issues (e.g., dog stations, trash cans)
- e. Inquiring About the Timing of the Cost Increase

2. Mr. Meisner Clarified That Much of the Landscaping Budget is Allocated for Transitions, such as the improvements approved and planned by Yellowstone at the entrances.

3. Mr. Mena suggested that there would likely be an increase in costs even if the District chose to replace Yellowstone.

ii. Feedback from Fawaz Blaney at 3924 Marietta Way

4. Expressing Concerns About Street Parking and Suggesting Allocating Funds for Parking Signs

5. Noting Fluctuations in the Quality of Landscaping Correlated with Scheduled Meetings – it appears that Yellowstone only does work knowing they’ll be going into a meeting to face the Board.

6. Ms. Trucco clarified the CDD's Limitations regarding street signs and parking enforcement; the CDD doesn’t have any authority to enforce parking, nor the right to post signs. Ms. Trucco suggested reaching out to the City of St Cloud, who does enforce this.

iii. Statements by Orville Forbes at 3918 Cedar Hammock Trail

7. Expressing Non-Support for the Budget Increase

8. Inquiring About Recouping Costs from Previous Turnpike Expenses in

Light of the New Exit/Entrance. Mr. Mena and Ms. Trucco explained that any decisions made by past Boards would stand and that the current Board can't go after funds approved at the time. Mr. Meisner explained it was incredibly unlikely to get any money back from the City of St. Cloud.

D. Discussion and Resolution on Resolution 2023-05: Adoption of the Fiscal Year 2024 Budget

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to adopt resolution 2023-05, adopting the fiscal year 2024 budget, as amended.

E. Discussion and Resolution on Resolution 2023-06: Implementation of Special Assessments and Certification of Assessment Roll

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor with a vote of 3-0, majority approval was given to adopt resolution 2023-06, Implementation of Special Assessments and Certification of Assessment Roll.

F. Motion to Close Public Hearing

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to close the public hearing.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

- i. Mr. Glasscock is still in the process of searching for the as built documents from the city.

B. District Counsel

- i. **Memorandum on Ethics Training for Elected Officials and Legislative Updates**

1. **Ethics Training Requirement:** All supervisors and CDD members are now obligated to complete a four-hour ethics training program, akin to the onboarding training received by new supervisors.
2. **Concealed Carry Update:** Despite recent changes in firearm laws, it remains prohibited to carry concealed firearms during public government meetings, as specified by a separate law.
3. **Social Media Post Deletion:** Public officials are now prohibited from requesting the deletion of social media posts, as outlined in the amendment to Section 112.23.
4. **Vendor Selection Based on Ideology:** Evaluating vendors or awarding contracts based on their political or social ideologies is now discouraged.
5. **Arco Foreclosure Case:** The property in the Arco foreclosure case has been sold, potentially resulting in increased revenue for the CDD.

ii. Chairman's Inquiry - Status of Bond Closure Documents:

The Chairman inquired about the status of the Bond closure documents. Legal advice suggests that these should be resolved with the property sale. Currently, there is no information on any property transfer, but we will remain vigilant in monitoring this.

iii. Bondholder Direction and Consent

1. **Bond Default Resolution:** The District has defaulted on the bond, and we have engaged DSK for litigation. The district will be reimbursed for these legal costs.

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to approve the Bond Default Resolution.

C. District Manager

i. Fiscal Year 2024 Meeting Schedule

1. Motion to Approve FY 2024 Schedule with Date Change from December 7th to November 3rd

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to approve the fiscal year 2024 meeting schedule with a date change from December 7th to November 3rd.

D. Field Manager

i. Field Management Report

1. Addressing a Complaint Received from 3742 Cedar Hammock Trail –
Mr. Blanco stated that when Inframark field crew went behind this property to post the “no encroachment” signs in the conservation, the resident fought back stating she was not made aware. This resident has a trampoline in the conservation.

ii. Yellowstone Report

iii. Proposals

1. **Yellowstone #321174 - Vegetation Cutback by the Pond**

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to approve Yellowstone #321174 - Vegetation Cutback by the Pond located at Pawley’s Loop in the amount of \$2961.96.

2. **Yellowstone #321173 - Vegetation Cleanup Near the Pond on Nolte Road**

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor with a vote of 3-0, majority approval was given to approve Yellowstone #321173 - Vegetation Cleanup Near the Pond on Nolte Road in the amount of \$3639.95.

3. **Yellowstone #327627 - Removal of Dead Oak Trees on Nolte Boulevard**

Not Approved.

4. **Yellowstone #318522 - Limbing up a Palm Tree**

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to authorize Yellowstone #318522 - Limbing up a Palm Tree in the amount of \$588.05

5. Ratification of Yellowstone #332084

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to ratify Yellowstone #332084.

6. Techni-Pools #1501

On MOTION by Mr. Sangiovanni, seconded by Ms. Valcin, with all in favor with a vote of 3-0, majority approval was given to approve Techni-pools #1501.

7. (Introduced) Technipools #1453

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to approve Techni-pools #1453.

8. Inframark #WOSP07262023 - Removal of Four Dead Trees at Nolte

On MOTION by Ms. Valcin, seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to approve Inframark #WOSP07262023 - Removal of Four Dead Trees at Nolte

iv. Hoover Maintenance Contract

On MOTION by Mr. Sangiovanni seconded by Ms.Valcin, with all in favor with a vote of 3-0, majority approval was given to approve Hover's maintenance contract.

SEVENTH ORDER OF BUSINESS

Business Items

There being no comments, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

There being no comments, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Valcin seconded by Mr. Sangiovanni, with all in favor with a vote of 3-0, majority approval was given to adjourn the meeting at 8:02 p.m.

Gabriel Mena, Secretary

Chairman

**Stevens Plantation
Community Development District**

Financial Report

August 31, 2023



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STEVENS PLANTATION
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2003 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 176,525	\$ -	\$ 176,525
Accounts Receivable	41,668	-	41,668
Due From Others	-	25,000	25,000
Due From Other Funds	-	41,668	41,668
Investments:			
Money Market Account	614,129	-	614,129
Interest Account	-	220,468	220,468
Prepayment Account A	-	388,802	388,802
Prepayment Account B	-	3,837,397	3,837,397
Reserve Fund A	-	1,036	1,036
Reserve Fund B	-	77,732	77,732
Ret Reserve A	-	1	1
Ret Reserve B	-	10,547	10,547
Revenue Fund	-	2,388,316	2,388,316
TOTAL ASSETS	\$ 832,322	\$ 6,990,967	\$ 7,823,289
<u>LIABILITIES</u>			
Accounts Payable	\$ 36,617	\$ -	\$ 36,617
Accrued Expenses	10,795	-	10,795
Mature Bonds Payable	-	6,130,907	6,130,907
Mature Interest Payable	-	1,079,612	1,079,612
Due To Other Funds	41,668	-	41,668
TOTAL LIABILITIES	89,080	7,210,519	7,299,599
<u>FUND BALANCES</u>			
Assigned to:			
Operating Reserves	130,860	-	130,860
Reserves - Irrigation System	56,454	-	56,454
Reserves - Landscape/Hardscape	31,794	-	31,794
Reserves - Water System	71,585	-	71,585
Unassigned:	452,549	(219,552)	232,997
TOTAL FUND BALANCES	\$ 743,242	\$ (219,552)	\$ 523,690
TOTAL LIABILITIES & FUND BALANCES	\$ 832,322	\$ 6,990,967	\$ 7,823,289

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 916	\$ 23,567	\$ 22,651
Interest - Tax Collector	100	100	650	550
Special Assmnts- Tax Collector	646,790	646,790	645,901	(889)
Special Assmnts- Delinquent	-	-	727	727
Special Assmnts- Discounts	(25,872)	(25,872)	(20,559)	5,313
TOTAL REVENUES	622,018	621,934	650,286	28,352

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	6,000	4,000	2,000
FICA Taxes	459	459	306	153
ProfServ-Arbitrage Rebate	700	700	700	-
ProfServ-Engineering	10,000	9,166	1,913	7,253
ProfServ-Legal Services	35,000	32,084	17,542	14,542
ProfServ-Mgmt Consulting	63,330	58,053	58,053	-
ProfServ-Property Appraiser	593	593	295	298
Auditing Services	4,100	4,100	4,200	(100)
Postage and Freight	1,500	1,375	653	722
Insurance - General Liability	23,356	23,356	20,967	2,389
Printing and Binding	2,500	2,291	246	2,045
Legal Advertising	2,653	2,653	426	2,227
Misc-Assessment Collection Cost	12,936	12,936	12,521	415
Misc-Contingency	600	550	1,967	(1,417)
Office Supplies	500	459	-	459
Annual District Filing Fee	175	175	175	-
Cap Outlay-ADA Requirements	3,500	3,500	1,718	1,782
Total Administration	167,902	158,450	125,682	32,768

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	18,000	16,500	16,500	-
Contracts-Lake and Wetland	18,720	17,160	17,160	-
Contracts-Fountain	2,771	2,540	2,862	(322)
Contracts-Landscape	139,562	127,635	127,349	286
Utility - General	33,000	30,250	53,864	(23,614)
Electricity - Streetlights	111,425	102,139	111,786	(9,647)
R&M-Common Area	15,000	12,916	11,176	1,740
R&M-Fountain	2,000	1,834	7,765	(5,931)
R&M-Irrigation	25,000	22,916	15,717	7,199
R&M-Plant Replacement	25,000	22,916	28,363	(5,447)
R&M-Pressure Washing	5,000	4,584	-	4,584
R&M-Emergency & Disaster Relief	-	-	1,320	(1,320)
Misc-Contingency	20,000	18,334	4,434	13,900
Reserves - Irrigation System	5,000	5,000	-	5,000
Reserve - Other	20,000	20,000	-	20,000
Total Field	440,478	404,724	398,296	6,428
<u>ROA-Other Community</u>				
Utility - General	1,500	1,375	4,483	(3,108)
R&M-Grounds	12,138	11,127	11,127	-
Total ROA-Other Community	13,638	12,502	15,610	(3,108)
TOTAL EXPENDITURES	622,018	575,676	539,588	36,088
Excess (deficiency) of revenues Over (under) expenditures	-	46,258	110,698	64,440
Net change in fund balance	\$ -	\$ 46,258	\$ 110,698	\$ 64,440
FUND BALANCE, BEGINNING (OCT 1, 2022)	632,544	632,544	632,544	
FUND BALANCE, ENDING	\$ 632,544	\$ 678,802	\$ 743,242	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 500	\$ 459	\$ 207,377	\$ 206,918
Special Assmnts- Tax Collector	390,788	390,788	390,013	(775)
Special Assmnts- Prepayment	-	-	41,668	41,668
Special Assmnts- Discounts	(15,632)	(15,632)	(12,722)	2,910
TOTAL REVENUES	375,656	375,615	626,336	250,721
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Legal Services	10,000	10,000	-	10,000
ProfServ-Special Assessment	7,725	7,725	7,725	-
ProfServ-Trustee Fees	5,500	5,500	-	5,500
Misc-Assessment Collection Cost	7,816	7,816	7,546	270
Total Administration	32,541	32,541	16,771	15,770
Debt Service				
Debt Retirement Series A	245,000	245,000	-	245,000
Interest Expense Series A	348,255	348,255	-	348,255
Total Debt Service	593,255	593,255	-	593,255
TOTAL EXPENDITURES	625,796	625,796	16,771	609,025
Excess (deficiency) of revenues Over (under) expenditures	(250,140)	(250,181)	609,565	859,746
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	1	1
Contribution to (Use of) Fund Balance	(250,140)	-	-	-
TOTAL FINANCING SOURCES (USES)	(250,140)	-	1	1
Net change in fund balance	\$ (250,140)	\$ (250,181)	\$ 609,566	\$ 859,747
FUND BALANCE, BEGINNING (OCT 1, 2022)	(829,118)	(829,118)	(829,118)	
FUND BALANCE, ENDING	\$ (1,079,258)	\$ (1,079,299)	\$ (219,552)	

Notes to the Financial Statements
August 31, 2023

General Fund

► **Assets**

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

■ **Accounts Receivable** - Debt Service transfer check 674 was erroneously mailed to Inframark's lockbox and deposited upon receipt. Reimbursement is pending in the form of a wire transfer.

► **Liabilities**

■ **Accounts Payable** - Represents posted invoices that were paid in September.

■ **Accrued Expenses** - See below for August accruals:

TOHO - Water & Reclaimed Water	\$	1,995
Orlando Utilities - Electricity		8,800
Total	\$	10,795

■ **Due To Other Funds** - Check 708 was printed 9/15/23.

DSK settlement Due to DS	\$	41,668
Total	\$	41,668

► **Fund Balance**

■ **Assigned Fund Balance** - Per the approved FY22 motion to assign reserves.

Operating Reserves	\$	130,860
Irrigation System		56,454
Landscape/Hardscape		31,794
Water System		71,585
Total	\$	290,693

Debt Service Fund

► **Assets**

■ **Due from Others** - Due from Zimmerman, Kiser & Sutcliffe, P.A. - \$25,000 Escrow Deposit from 9/29/22 land sale deposited 9/18/2023.

► **Liabilities**

■ **Mature Bonds Payable** - The value of Series 2003A Bonds unpaid principal thru 9/30/2022 audit.

■ **Mature Interest Payable** - The value of Series 2003A Bonds unpaid interest thru 9/30/2022 audit.

Notes to the Financial Statements

August 31, 2023

Financial Overview / Highlights

- ▶ The Total Non-Ad Valorem assessments are approximately 100% collected compared to 100% at the same time last year.
- ▶ The General Fund expenditures are approximately 94% of the YTD budget.

Variance Analysis

	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures - General Fund				
<u>Administrative</u>				
ProfServ - Engineering	\$ 9,166	\$ 1,913	21%	Hanson, Walter & Associates district engineering services billed thru June 2023.
ProfServ - Legal Services	\$ 32,084	\$ 17,542	55%	Latham, Luna, Eden & Beudine, LLP general legal fees billed thru August 2023.
Auditing Services	\$ 4,100	\$ 4,200	102%	Grau's FY22 Audit Engagement letter was executed on 09/23/22, after the budget was adopted.
Insurance - General Liability	\$ 23,356	\$ 20,967	90%	Insurance is paid in full for FY 2023.
Misc - Contingency	\$ 550	\$ 1,967	358%	Meeting room rental \$75 and monthly Record Storage Fees \$1,892.
<u>Field</u>				
Contracts - Fountain	\$ 2,540	\$ 2,862	113%	New vendor Techni-Pools service commenced January 2023.
Contracts-Landscape	\$ 127,635	\$ 127,349	100%	Services are provided by Yellowstone Landscaping. The contracted fees increased to \$13,225/mo in June. \$1,011.50 is allocated to the ROA Grounds expense line item each month.
Utility-General	\$ 30,250	\$ 53,864	178%	Water and Reclaimed Water services provided by TOHO and Orlando Utilities Commission were reviewed and verified.
Electricity-Streetlights	\$ 102,139	\$ 111,786	109%	Orlando Utility Commission streetlighting was reviewed and verified.
R&M - Common Area	\$ 12,916	\$ 11,176	87%	Yellowstone Landscape - Flush cut 4 trees \$2,097. FastSigns - 32 pond signs \$4,156. Inframark - Sign installation WO \$1,050; Nolte road WO to remove fallen tree and repair fence \$2,070.
R&M - Fountain	\$ 1,834	\$ 7,765	423%	Techni-Pools - Fountain repairs \$2,183; One-time cleanup \$500; New 5hp Motor \$3,102.
R&M - Irrigation	\$ 22,916	\$ 15,717	69%	Hoover Pumping System - 1 year service agreement on irrigation pumps \$2,290 plus numerous irrigation repairs completed by Yellowstone Landscape.
R&M - Plant Replacement	\$ 22,916	\$ 28,363	124%	Estates Island planting \$13,366; Magnolia Entrance planings \$7,807; Cut back and clear vegetation by pond \$6,602.
R&M - Emergency & Disaster Relief	\$ -	\$ 1,320	n/a	Inframark WOSP10112022-A Hurricane Ian storm clean-up.
Misc - Contingency	\$ 18,334	\$ 4,434	24%	Evergreen Holiday Lighting, Inc - FY23 Holiday Lighting & Storage \$1,473; Inframark - sidewalk repairs \$1,995; Propet - DogiPot can liners and bags \$966.

STEVENS PLANTATION
Community Development District

Supporting Schedules

August 31, 2023

STEVENS PLANTATION

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					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				\$ 1,035,914	\$ 645,901	\$ 390,013
Allocation %				100%	62%	38%
11/18/22	\$ 5,208	\$ 259	\$ 106	\$ 5,573	\$ 3,475	\$ 2,098
11/22/22	79,317	3,372	1,619	84,309	52,567	31,741
12/09/22	687,334	29,224	14,027	730,586	455,526	275,059
12/22/22	53,930	2,087	1,101	57,118	35,613	21,504
01/10/23	3,263	93	67	3,422	2,134	1,289
01/10/23	8,384	265	171	8,820	5,499	3,321
02/10/23	12,797	281	261	13,340	8,318	5,022
03/10/23	15,117	156	309	15,582	9,715	5,866
04/10/23	2,265	-	46	2,311	1,441	870
04/10/23	48,611	-	992	49,603	30,928	18,675
05/09/23	1,935	(46)	39	1,928	1,202	726
05/09/23	6,042	(180)	123	5,986	3,732	2,254
06/15/23	35,454	(1,054)	724	35,124	21,900	13,224
06/12/23	22,422	(666)	458	22,214	13,850	8,363
TOTAL	\$ 982,080	\$ 33,791	\$ 20,042	\$ 1,035,914	\$ 645,901	\$ 390,013

% COLLECTED 100% 100% 100%

TOTAL OUTSTANDING	\$ -	\$ -	\$ -
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****Variance due to 2 prepaids on west pod, 1 on center pod and 10.32 acres of Corp Commercial prepaying assessments.**

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Debt Svc Fund
10/07/22	\$ 101	\$ (40)	\$ 2	\$ 63	\$ 63	\$ -
11/08/22	101	(40)	2	63	63	-
12/09/22	202	(82)	4	124	124	-
01/10/23	101	(42)	2	62	62	-
02/10/23	101	(42)	2	61	61	-
03/10/23	101	(43)	2	60	60	-
04/10/23	101	(43)	2	60	60	-
06/12/23	202	(88)	4	118	118	-
07/11/23	101	(45)	2	58	58	-
07/12/23	101	(45)	2	58	58	-
TOTAL	\$ 1,212	\$ (510)	\$ 25	\$ 727	\$ 727	\$ -

Cash and Investment Report
August 31, 2023

<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	Bank United 4749	Business Ckg	n/a	0.00%	\$ 176,525
Money Market Account	Bank United 2904	Money Market	n/a	5.15%	\$ 614,129
Subtotal					<u>\$ 790,654</u>
DEBT SERVICE & CONSTRUCTION FUNDS					
Series 2003 Interest Account B	US Bank	US Bank MMA	n/a	4.74%	\$ 220,468
Series 2003 Prepayment Account A	US Bank	US Bank MMA	n/a	4.74%	388,802
Series 2003 Prepayment Account B	US Bank	US Bank MMA	n/a	4.74%	3,837,397
Series 2003 Reserve A Account	US Bank	US Bank MMA	n/a	4.74%	1,036
Series 2003 Reserve B Account	US Bank	US Bank MMA	n/a	4.74%	77,732
Series 2003 Ret Reserve Account A	US Bank	US Bank MMA	n/a	4.74%	1
Series 2003 Customer Rt. Reserve B	US Bank	US Bank MMA	n/a	4.74%	10,547
Series 2003 Revenue	US Bank	US Bank MMA	n/a	4.74%	2,388,316
Subtotal					<u>\$ 6,924,299</u>
Total					<u><u>\$ 7,714,953</u></u>

Stevens Plantation CDD

Bank Reconciliation

Bank Account No. 4749 Bank United GF
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	176,524.98	Statement Balance	176,709.68
G/L Balance	176,524.98	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	176,709.68
Subtotal	176,524.98	Outstanding Checks	184.70
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	176,524.98	Ending Balance	176,524.98
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/9/2023	Payment	696	TIMOTHY J. SANGIOVANNI	184.70	0.00	184.70
Total Outstanding Checks.....				184.70		184.70

STEVENS PLANTATION
Community Development District

Check Register

July - August, 2023

STEVENS PLANTATION

Community Development District

Payment Register by Fund
For the Period from 7/1/23 to 8/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 121							
001	08/04/23	STEVENS PLANTATION CDD	072523-2904	REPLENISH OP ACCT	Due From Other Funds	131000	\$150,000.00
Check Total							\$150,000.00
CHECK # 671							
001	07/06/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	115168	MAY 11-24, 2023 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,418.60
Check Total							\$1,418.60
CHECK # 672							
001	07/06/23	PROPET DISTRIBUTORS INC	142674	(2) LINER TRASH BAGS, (3)PICK UP BAGS	Misc-Contingency	549900-53901	\$965.60
Check Total							\$965.60
CHECK # 673							
001	07/06/23	SITEX AQUATICS LLC	7485	JUNE 2023 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$1,560.00
Check Total							\$1,560.00
CHECK # 675							
001	07/14/23	GRAU & COMPANY	24299	AUDIT FYE 09/30/22	Auditing Services	532002-51301	\$1,000.00
Check Total							\$1,000.00
CHECK # 676							
001	07/14/23	OSCEOLA NEWS GAZETTE	95167DA1-0001	Notice of 8/3/23 PH (Publ 7/13/23, 7/20/23)	Legal Advertising	548002-51301	\$219.45
Check Total							\$219.45
CHECK # 677							
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Record Storage Fee	549900-51301	\$315.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,277.50
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,500.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Postage and Freight	541006-51301	\$2.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Website Domain Renewal	564064-51301	\$14.00
Check Total							\$7,108.50
CHECK # 678							
001	07/21/23	INNERSYNC STUDIO, LTD	21376	ADA Website & PDF Compliance svcs	Cap Outlay-ADA Requirements	564064-51301	\$388.13
Check Total							\$388.13
CHECK # 679							
001	07/21/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	118665	6/1-6/30/23 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$2,666.54
Check Total							\$2,666.54
CHECK # 680							
001	07/21/23	YELLOWSTONE LANDSCAPE	OS 548100	Install Plants by Magnolia Entrance	R&M-Plant Replacement	546071-53901	\$7,807.38
Check Total							\$7,807.38
CHECK # 681							
001	07/27/23	GRAU & COMPANY	24488	AUDIT FYE 09/30/2022	Auditing Services	532002-51301	\$700.00
Check Total							\$700.00
CHECK # 682							
001	07/27/23	TECHNI-POOLS	51262	JULY 2023 FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$480.00
Check Total							\$480.00

STEVENS PLANTATION

Community Development District

Payment Register by Fund For the Period from 7/1/23 to 8/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 683							
001	07/27/23	YELLOWSTONE LANDSCAPE	OS 548863	JULY 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$13,225.00
Check Total							\$13,225.00
CHECK # 684							
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287351	ENG'G SVCS THRU 6/1/2023	ProfServ-Engineering	531013-51501	\$600.00
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287352	Construction Mgmt Svcs thru 5/31/23	ProfServ-Engineering	531013-51501	\$150.00
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287705	Construction Mgmt Svcs thru 6/30/23	ProfServ-Engineering	531013-51501	\$150.00
Check Total							\$900.00
CHECK # 685							
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	LAKE MAINT	534021-53901	\$935.00
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	MIDGE FLY TREATMENT	534021-53901	\$450.00
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	MIDGE FLY LARVICIDING	534021-53901	\$175.00
Check Total							\$1,560.00
CHECK # 687							
001	08/04/23	YELLOWSTONE LANDSCAPE	OS 556247	IRRIGATION REPAIRS at Nolte Rd	R&M-Irrigation	546041-53901	\$496.63
Check Total							\$496.63
CHECK # 691							
001	08/08/23	FEDEX	8-201-97845	7/14/23 FedEx (DS Tfr)	Postage and Freight	541006-51301	\$9.18
Check Total							\$9.18
CHECK # 692							
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,277.50
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,500.00
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Postage and Freight	541006-53901	\$4.80
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Rmv fallen tree, rpr fence	546016-53901	\$2,070.00
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Misc-Contingency	549900-51301	\$315.00
Check Total							\$9,167.30
CHECK # 697							
001	08/23/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	119819	7/7-7/26/23 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$728.00
Check Total							\$728.00
CHECK # 698							
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	MIDGE FLY TREATMENT	534021-53901	\$450.00
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	MIDGE FLY LARVICIDING	534021-53901	\$175.00
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	LAKE MAINT	534021-53901	\$935.00
Check Total							\$1,560.00
CHECK # 699							
001	08/23/23	TECHNI-POOLS	51552	AUG 2023 FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$480.00
Check Total							\$480.00
CHECK # 700							
001	08/23/23	YELLOWSTONE LANDSCAPE	OS 564418	AUGUST 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$13,225.00
Check Total							\$13,225.00
CHECK # DD393							
001	07/05/23	ORLANDO UTILITIES COMMISSION	061523 ACH	OUC BILL PRD 5/16-6/15/23	Electricity - Streetlighting	543013-53901	\$9,214.99
001	07/05/23	ORLANDO UTILITIES COMMISSION	061523 ACH	OUC BILL PRD 5/16-6/15/23	Utility - General	543001-53901	\$779.19
Check Total							\$9,994.18

STEVENS PLANTATION

Community Development District

Payment Register by Fund
For the Period from 7/1/23 to 8/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD394							
001	07/17/23	ORLANDO UTILITIES COMMISSION	062723 ACH	W New Nolte Rd 5/25-6/26/23 Elec	Electricity - Streetlighting	543013-53901	\$264.77
Check Total							<u>\$264.77</u>
CHECK # DD395							
001	07/19/23	TOHO WATER AUTHORITY	062823 ACH	TOHO 5/15-6/15/23 Water/Reclaimed Water	Utility - General	543001-53901	\$7,622.50
001	07/19/23	TOHO WATER AUTHORITY	062823 ACH	TOHO 5/15-6/15/23 Water/Reclaimed Water	Utility - General	543001-53920	\$1,531.76
Check Total							<u>\$9,154.26</u>
CHECK # DD396							
001	08/07/23	ORLANDO UTILITIES COMMISSION	071823 ACH	OUC BILL PRD 6/15-7/18/23	Utility - General	543001-53901	\$839.15
001	08/07/23	ORLANDO UTILITIES COMMISSION	071823 ACH	OUC BILL PRD 6/15-7/18/23	Electricity - Streetlighting	543013-53901	\$9,391.74
Check Total							<u>\$10,230.89</u>
CHECK # DD397							
001	08/18/23	ORLANDO UTILITIES COMMISSION	072723 ACH	W New Nolte Rd 6/27-7/27/23 Elec	Electricity - Streetlighting	543013-53901	\$264.77
Check Total							<u>\$264.77</u>
CHECK # DD398							
001	08/18/23	TOHO WATER AUTHORITY	072623 ACH	TOHO 6/15-7/15/23 Water/Reclaimed Water	Utility - General	543001-53901	\$8,141.66
001	08/18/23	TOHO WATER AUTHORITY	072623 ACH	TOHO 6/15-7/15/23 Water/Reclaimed Water	Utility - General	543001-53920	\$1,118.76
Check Total							<u>\$9,260.42</u>
CHECK # 694							
001	08/09/23	DARLINE VALCIN	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 695							
001	08/09/23	DAVID MEISNER	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 696							
001	08/09/23	TIMOTHY J. SANGIOVANNI	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
Fund Total							<u>\$255,388.70</u>

SERIES 2003 DEBT SERVICE FUND - 201

CHECK # 674							
201	07/06/23	STEVENS PLANTATION CDD	062323-TFR	DSK- Lot 75 Sale Proceeds	Due From Other Funds	131000	\$41,668.00
Check Total							<u>\$41,668.00</u>
CHECK # 693							
201	08/08/23	STEVENS PLANTATION CDD	080123-SER 2003	TFR FY23 ASSESSMENTS	Due From Other Funds	131000	\$8,441.85
Check Total							<u>\$8,441.85</u>
Fund Total							<u>\$50,109.85</u>

Total Checks Paid	\$305,498.55
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STEVENS PLANTATION
Community Development District

Check Register

July - August, 2023

STEVENS PLANTATION

Community Development District

Payment Register by Fund
For the Period from 7/1/23 to 8/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 121							
001	08/04/23	STEVENS PLANTATION CDD	072523-2904	REPLENISH OP ACCT	Due From Other Funds	131000	\$150,000.00
Check Total							\$150,000.00
CHECK # 671							
001	07/06/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	115168	MAY 11-24, 2023 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,418.60
Check Total							\$1,418.60
CHECK # 672							
001	07/06/23	PROPET DISTRIBUTORS INC	142674	(2) LINER TRASH BAGS, (3)PICK UP BAGS	Misc-Contingency	549900-53901	\$965.60
Check Total							\$965.60
CHECK # 673							
001	07/06/23	SITEX AQUATICS LLC	7485	JUNE 2023 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$1,560.00
Check Total							\$1,560.00
CHECK # 675							
001	07/14/23	GRAU & COMPANY	24299	AUDIT FYE 09/30/22	Auditing Services	532002-51301	\$1,000.00
Check Total							\$1,000.00
CHECK # 676							
001	07/14/23	OSCEOLA NEWS GAZETTE	95167DA1-0001	Notice of 8/3/23 PH (Publ 7/13/23, 7/20/23)	Legal Advertising	548002-51301	\$219.45
Check Total							\$219.45
CHECK # 677							
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Record Storage Fee	549900-51301	\$315.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,277.50
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,500.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Postage and Freight	541006-51301	\$2.00
001	07/21/23	INFRAMARK, LLC	97034	JUNE 2023 MGMT FEES	Website Domain Renewal	564064-51301	\$14.00
Check Total							\$7,108.50
CHECK # 678							
001	07/21/23	INNERSYNC STUDIO, LTD	21376	ADA Website & PDF Compliance svcs	Cap Outlay-ADA Requirements	564064-51301	\$388.13
Check Total							\$388.13
CHECK # 679							
001	07/21/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	118665	6/1-6/30/23 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$2,666.54
Check Total							\$2,666.54
CHECK # 680							
001	07/21/23	YELLOWSTONE LANDSCAPE	OS 548100	Install Plants by Magnolia Entrance	R&M-Plant Replacement	546071-53901	\$7,807.38
Check Total							\$7,807.38
CHECK # 681							
001	07/27/23	GRAU & COMPANY	24488	AUDIT FYE 09/30/2022	Auditing Services	532002-51301	\$700.00
Check Total							\$700.00
CHECK # 682							
001	07/27/23	TECHNI-POOLS	51262	JULY 2023 FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$480.00
Check Total							\$480.00

STEVENS PLANTATION

Community Development District

Payment Register by Fund
For the Period from 7/1/23 to 8/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 683							
001	07/27/23	YELLOWSTONE LANDSCAPE	OS 548863	JULY 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$13,225.00
Check Total							\$13,225.00
CHECK # 684							
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287351	ENG'G SVCS THRU 6/1/2023	ProfServ-Engineering	531013-51501	\$600.00
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287352	Construction Mgmt Svcs thru 5/31/23	ProfServ-Engineering	531013-51501	\$150.00
001	08/04/23	HANSON,WALTER & ASSOCIATES, INC	5287705	Construction Mgmt Svcs thru 6/30/23	ProfServ-Engineering	531013-51501	\$150.00
Check Total							\$900.00
CHECK # 685							
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	LAKE MAINT	534021-53901	\$935.00
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	MIDGE FLY TREATMENT	534021-53901	\$450.00
001	08/04/23	SITEX AQUATICS LLC	7622B	JULY 2023 LAKE MAINT	MIDGE FLY LARVICIDING	534021-53901	\$175.00
Check Total							\$1,560.00
CHECK # 687							
001	08/04/23	YELLOWSTONE LANDSCAPE	OS 556247	IRRIGATION REPAIRS at Nolte Rd	R&M-Irrigation	546041-53901	\$496.63
Check Total							\$496.63
CHECK # 691							
001	08/08/23	FEDEX	8-201-97845	7/14/23 FedEx (DS Tfr)	Postage and Freight	541006-51301	\$9.18
Check Total							\$9.18
CHECK # 692							
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,277.50
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,500.00
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Postage and Freight	541006-53901	\$4.80
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Rmv fallen tree, rpr fence	546016-53901	\$2,070.00
001	08/08/23	INFRAMARK, LLC	98448	JULY 2023 MGMT FEES	Misc-Contingency	549900-51301	\$315.00
Check Total							\$9,167.30
CHECK # 697							
001	08/23/23	LATHAM,LUNA,EDEN & BEAUDINE LLP	119819	7/7-7/26/23 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$728.00
Check Total							\$728.00
CHECK # 698							
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	MIDGE FLY TREATMENT	534021-53901	\$450.00
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	MIDGE FLY LARVICIDING	534021-53901	\$175.00
001	08/23/23	SITEX AQUATICS LLC	7744B	AUG 2023 LAKE MAINT	LAKE MAINT	534021-53901	\$935.00
Check Total							\$1,560.00
CHECK # 699							
001	08/23/23	TECHNI-POOLS	51552	AUG 2023 FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$480.00
Check Total							\$480.00
CHECK # 700							
001	08/23/23	YELLOWSTONE LANDSCAPE	OS 564418	AUGUST 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$13,225.00
Check Total							\$13,225.00
CHECK # DD393							
001	07/05/23	ORLANDO UTILITIES COMMISSION	061523 ACH	OUC BILL PRD 5/16-6/15/23	Electricity - Streetlighting	543013-53901	\$9,214.99
001	07/05/23	ORLANDO UTILITIES COMMISSION	061523 ACH	OUC BILL PRD 5/16-6/15/23	Utility - General	543001-53901	\$779.19
Check Total							\$9,994.18

STEVENS PLANTATION

Community Development District

Payment Register by Fund
For the Period from 7/1/23 to 8/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD394							
001	07/17/23	ORLANDO UTILITIES COMMISSION	062723 ACH	W New Nolte Rd 5/25-6/26/23 Elec	Electricity - Streetlighting	543013-53901	\$264.77
Check Total							<u>\$264.77</u>
CHECK # DD395							
001	07/19/23	TOHO WATER AUTHORITY	062823 ACH	TOHO 5/15-6/15/23 Water/Reclaimed Water	Utility - General	543001-53901	\$7,622.50
001	07/19/23	TOHO WATER AUTHORITY	062823 ACH	TOHO 5/15-6/15/23 Water/Reclaimed Water	Utility - General	543001-53920	\$1,531.76
Check Total							<u>\$9,154.26</u>
CHECK # DD396							
001	08/07/23	ORLANDO UTILITIES COMMISSION	071823 ACH	OUC BILL PRD 6/15-7/18/23	Utility - General	543001-53901	\$839.15
001	08/07/23	ORLANDO UTILITIES COMMISSION	071823 ACH	OUC BILL PRD 6/15-7/18/23	Electricity - Streetlighting	543013-53901	\$9,391.74
Check Total							<u>\$10,230.89</u>
CHECK # DD397							
001	08/18/23	ORLANDO UTILITIES COMMISSION	072723 ACH	W New Nolte Rd 6/27-7/27/23 Elec	Electricity - Streetlighting	543013-53901	\$264.77
Check Total							<u>\$264.77</u>
CHECK # DD398							
001	08/18/23	TOHO WATER AUTHORITY	072623 ACH	TOHO 6/15-7/15/23 Water/Reclaimed Water	Utility - General	543001-53901	\$8,141.66
001	08/18/23	TOHO WATER AUTHORITY	072623 ACH	TOHO 6/15-7/15/23 Water/Reclaimed Water	Utility - General	543001-53920	\$1,118.76
Check Total							<u>\$9,260.42</u>
CHECK # 694							
001	08/09/23	DARLINE VALCIN	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 695							
001	08/09/23	DAVID MEISNER	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 696							
001	08/09/23	TIMOTHY J. SANGIOVANNI	PAYROLL	August 09, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
Fund Total							<u>\$255,388.70</u>

SERIES 2003 DEBT SERVICE FUND - 201

CHECK # 674							
201	07/06/23	STEVENS PLANTATION CDD	062323-TFR	DSK- Lot 75 Sale Proceeds	Due From Other Funds	131000	\$41,668.00
Check Total							<u>\$41,668.00</u>
CHECK # 693							
201	08/08/23	STEVENS PLANTATION CDD	080123-SER 2003	TFR FY23 ASSESSMENTS	Due From Other Funds	131000	\$8,441.85
Check Total							<u>\$8,441.85</u>
Fund Total							<u>\$50,109.85</u>

Total Checks Paid	\$305,498.55
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**BONDHOLDER DIRECTION AND CONSENT
NO. 21**

**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 **\$480.00** to reimburse Foreclosure Fees, covering August 2023 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. 21**

**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. 21**

**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. 21**

**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 - AUGUST 2023			
PENDING LITIGATION	STATUS	INVOICE DATE & NO.	AMOUNT
Stevens Plantation v. Arco Investment Corp.	August 2023 fees associated with correspondence and conferences related to the settlement of funds for the 2003B assessment lien and preparation of estoppel letter	9/14/2023 - #490580	\$480.00
			\$480.00
			TOTAL OUTSTANDING

DSK Law

de Beaubien · Simmons · Knight · Mantzaris · Neal

EST. 1976

Post Office Box 87
332 North Magnolia Avenue
Orlando, Florida 32802
Phone: 407-422-2454
Tax ID No. 59-2206392
www.dsklawgroup.com

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

September 14, 2023
Invoice # 490580

For Legal Services Rendered Through 08/31/23

Re: 052952 Arco Investment Corp. v. Stevens Plantation

Date	Atty	Description	Hours	Amount
08/07/23	LAM	Review correspondence from L. Tedesco re: request for payoff letter good through end of September due to extension of sale	0.10	22.50
08/07/23	BRV	Extended conference with LAM re: settlement and pay-off of total amount due and owing	0.30	75.00
08/25/23	LAM	Correspondence with L. Tedesco; Preparation of estoppel letter good thru August 28, 2023 with wiring instructions	0.50	112.50
08/25/23	LAM	Telephone conferences with M. Hennen re: settlement; estoppel amount; payment on day of closing, etc.	0.30	67.50
08/28/23	LAM	Review correspondence from L. LaCap and L. Tedesco re: check number for settlement payment	0.10	22.50
08/28/23	LAM	Review correspondence from M. Hennen with wire confirmation	0.10	22.50
08/29/23	LAM	Email from accounting confirming receipt of settlement funds via wire; Emails with L. Tedesco and M. Hennen re: confirming receipt of wire and their request for updated estoppel	0.20	45.00

de Beaubien, Simmons, Knight, Mantzaris & Neal LLP

Client Ref: CITYST - 052952
Invoice # 490580

September 14, 2023
Page 2

Date	Atty	Description	Hours	Amount
08/31/23	LAM	Correspondence with M. Hennen re: receipt of settlement funds; confirming that settlement has been made and there are no amounts due and owing for the 2003B assessment liens for this property	0.30	67.50
08/31/23	LAM	Correspondence with L. LaCap re: receipt of settlement funds only relating to 2003B assessment lien	0.20	45.00

Summary of Services

		Rate	Hours	Amount
BRV	Bart R Valdes - Partner	250.00	0.30	75.00
LAM	Lindsay Moczynski - Associate	225.00	1.80	405.00
Total Fees			2.10	\$480.00

Current Due	\$480.00
--------------------	-----------------

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

Our Federal Tax ID #: 59-2206392

SEPTEMBER 2023 FIELD INSPECTION

Stevens Plantations CDD

Monday, September 18, 2023

Prepared For Board Of Supervisors

29 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Yellowstone
Landscaping

Annual flowers are growing normally
and in good conditions



Item 2

Assigned To Techni Pools

Small fountain is not working.

Provide schedule for troubleshooting



Item 3

Assigned To Yellowstone
Landscaping

Regular maintenance service is
ongoing along the Nolte Rd.



Item 4

Assigned To Yellowstone
Landscaping

Trimming service next to the PVC
fence behind Pawleys Loop is
completed



Item 5

Assigned To Yellowstone
Landscaping

Regular maintenance service is
ongoing along the Nolte Rd.



Item 6

Assigned To Inframark

Follow up with the City of St Cloud
the pending repair of the hole in the
road near to the Tybee Road
entrance



Item 7

Assigned To Yellowstone
Landscaping

Push back vegetation service at
Pawleys Loop is complete, including
the areas behind the skimmers



Item 8

Assigned To Yellowstone
Landscaping

Push back vegetation service at
Pawleys Loop is complete, including
the areas behind the skimmers



Item 9

Assigned To Inframark

Provide Proposal for repair damaged skimmer located at Pawleys Loop



Item 10

Assigned To Yellowstone
Landscaping

Doggie pot stations cleaning service throughout the community is ongoing



Item 11

Assigned To Yellowstone
Landscaping

Mowing service around the ponds is ongoing



Item 12

Assigned To Yellowstone
Landscaping

Provide Proposal for leak repair
located next to the Hoovers pump.
(Hoover pump to the main irrigation
line)



Item 13

Assigned To Inframark

Provide Proposal for installation LED lights at Veranda Lakes entrance



Item 14

Assigned To Yellowstone Landscaping

Push back vegetation service at Nolte Rd is complete, including the areas behind the skimmers



Item 15

Assigned To Sitex

Provide Proposal for removal and control the overgrowth vegetation in the water at Nolte Rd



Item 16

Assigned To Inframark

Provide Proposal for skimmer repair
(Six poles need replacement)



Item 17

Assigned To Yellowstone
Landscaping

Provide Proposal for remove
Brazilian peppers trees located near
to the Cedar Hammock Trail entrance



Item 18

Assigned To Inframark

Provide Proposal for pavers repair (
after irrigation main line repair) at
Cedar Hammock Trail entrance



Item 19

Assigned To Yellowstone
Landscaping

Provide Proposal for remove
Brazilian peppers trees located near
to the Cedar Hammock Trail entrance



Item 20

Assigned To Yellowstone
Landscaping

Provide schedule for removal of wild
vines located at Nolte Rd next to
Cedar Hammock entrance



Item 21

Assigned To Yellowstone
Landscaping

Provide schedule for remote
overgrowth vegetation next to the
metal railing At Nolte Rd



Item 22

Assigned To Yellowstone
Landscaping

Provide schedule for installation of
new St Augustine grass (by
Warranty) at the Cedar Hammock
Trail entrance. This entrance was
updated just few months ago



Item 23

Assigned To Techni Pools

Big fountain is working normally



Item 24

Assigned To Yellowstone

Landscaping

Irrigation repair was completed but all the area is uneven and irregular.



Item 25

Assigned To Yellowstone
Landscaping

Beds located at Sutton Manor Ln
need more weeds control



Item 26

Assigned To Yellowstone
Landscaping

Provide Proposal for remove dead
pine tree located next to Nolte Rd.



Item 27

Assigned To Sitex

Weeds growing in the water edge behind backyard at Buckingham Way. This issue was reported several weeks ago without results or action plan by Sitex



Item 28

Assigned To Yellowstone

Landscaping

Sods is dying at Sutton Manor Ln. Provide schedule of irrigation system inspection ASAP



Item 29

Assigned To Yellowstone
Landscaping

Sods is dying at Sutton Manor Ln.
Provide schedule of irrigation system
inspection ASAP



Maintenance Activities

- Emptying of trash receptacles and Dogi Pots weekly throughout Stevens Plantation : Monday through Tuesday
- Trim and detail shrubs beds on Nolte road and community entrance (The Estates , Varandah lakes and The Grove)
- Proform Mechanical and chemical weed landscape beds along Nolte road and community entrance
- Pull weeds from landscape bed by the magnolia green entrance
- Push back vegetation service at Nolte Rd has been completed including the areas behind the skimmers
- Pick trash throughout landscape beds on Nolte road per site audit
- Weed and detail landscape beds along Nolte road in progress
- Spray crack weeds on sidewalk and curb edge throughout property
- Weedat along Fence line along Pawleys loop has been Completed
- Weedat along fence on property line on both side of Nolte road has been Completed
- Mow and Weedat around retention pond at Innovation drive has been Completed
- Edge around irrigation boxes along the Nolte Rd has been completed
- Pull weeds from flower bed by the water fountain across from Walmart has been Completed
- Push back vegetation service at Pawleys Loop has been completed including the areas behind the skimmers

Mowing Activities

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

Irrigation Activities

- Proform monthly irrigation inspection
- Proposal was submitted to fix irrigation main line break on Nolte road across from the water fall by the estate
- Proposal was submitted to fix irrigation main line break on Nolte road across from the estate right side of corpe
- Proposal was submitted to replace 1/1/2" hunter irrigation Valves the estate entrance

Fertilization and Pest Control Activities

- .
- .

Projected Work

- .
- Proposal was submitted to prune Sabal palm trees in island Cedar Hammock circle (Completed)
- Provide Proposal to cut back vegetation area by the pond located between the magnolia and Varandah lakes
- Limb up Oak designated Oak tree on Pawleys Loop by Dogi station in progress
- Provide Proposal to remove dead pine tree located next to Nolte Rd
- Provide Proposal for leak repair located next to the Hoovers pump.
- Provide proposal to remove Brazilian peppers trees on both side located near to the cedar hammock trail entr

- Provide schedule to remove of wild vines located at N Nolte Rd next to Cedar Hammock entrance in progress
- Provide schedule to remove overgrowth vines next to the metal railing At Nolte Rd in progress
- Provide schedule to replace St Augustine grass by the Cedar Hammock Trail entrance in progress



Proposal #351867
Date: 09/21/2023
From: Nathaniel Anderson

Proposal For

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

main:
mobile:

Location

4201 Nolte Rd
St. Cloud, FL 34772

Property Name: Stevens Plantation CDD

Flush cut and remove and disposed of 2 Brazilian Red Pepper Trees

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	15.00	\$67.799	\$1,016.98
Dump Fee	1.00	\$100.000	\$100.00

Client Notes

Funish the labor and equipment to flush cut and disposed of 2 Brazilian red pepper trees on nolte rd by the magnolia entrance.



Signature

X

SUBTOTAL \$1,116.98

SALES TAX \$0.00

TOTAL \$1,116.98

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Nathaniel Anderson

Office:

nanderson@yellowstonelandscape.com



Proposal #351770
Date: 09/21/2023
From: Nathaniel Anderson

Proposal For

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

main:
mobile:

Location

4201 Nolte Rd
St. Cloud, FL 34772

Property Name: Stevens Plantation CDD

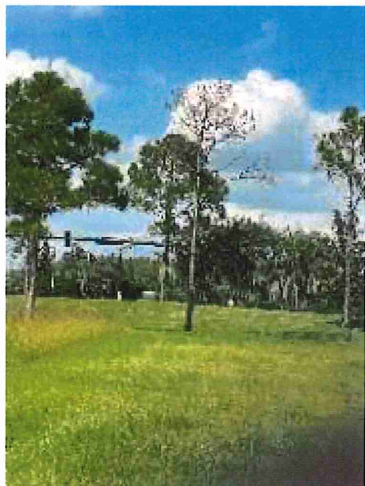
Flush cut and remove dead Pine tree

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	5.00	\$67.799	\$339.00
*Trash Removal	1.00	\$75.000	\$75.00

Client Notes

Furnish the labor and equipment to flush cut and remove and disposed of dead Pine tree on Nolte road



Signature

X

SUBTOTAL \$414.00

SALES TAX \$0.00

TOTAL \$414.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Nathaniel Anderson

Office:

nanderson@yellowstonelandscape.com

Title: _____

Date: _____



Proposal #344893

Date: 09/01/2023

From: Nathaniel Anderson

Proposal For

Stevens Plantation CDD

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main:
mobile:
inframark@avidbill.com

Location

4201 Nolte Rd
St. Cloud, FL 34772

Property Name: Stevens Plantation CDD

Cut Back Vegetation By Pond

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	80.00	\$67.799	\$5,423.92
Dump Fee	1.00	\$200.000	\$200.00

Client Notes

Furnish the labor to cut back vegetation area by the pond located inside the magnolia price Includes labor and hauling away debris

Signature

x

SUBTOTAL \$5,623.92

SALES TAX \$0.00

TOTAL \$5,623.92

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Nathaniel Anderson

Office:
nanderson@yellowstonelandscape.com



407.396.0529 tel

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

September 28, 2023

Stevens Plantation
Inframark
313 Campus Street
Celebration, FL 34747

Dear Board of Directors and Inframark Management Team:

On behalf of your local Yellowstone Landscape Professionals, I would like to begin by saying "Thank you" for the privilege of serving as your property's landscape maintenance service partner. We remain committed to providing the best value for your landscape investment. Throughout the challenges of the past few years, we have worked hard to control costs without impacting our ability to provide the level of service you have come to expect from us.

However, we are currently faced with unprecedented cost increases due to general increases in labor rates, rapidly rising fuel, equipment and material costs, and drastic rise in insurance costs. We have held our pricing since 2019 and I wanted to outline some of the increases we have seen in the past 4 years. For example, our average labor rate in 2019 was \$18.66 per hour and currently is \$21.68 per hour (16% increase). Our subcontract costs (mulch and flowers) have increased by 25%. Our other materials such as fertilizer, herbicides, and fungicides are up 20-30% in some areas. Then you have fuel, which has gone from \$2.15 per gallon to up above \$3.00 currently. After evaluating all our current operating costs specifically for this property, we have determined there is no way for us to continue to absorb the tremendous financial impact of all these challenges.

Effective on 10/1/23 we will be implementing an increase to our base contractual service agreement to address these net cost increases. Your monthly billing will increase from \$12,225.00 to \$14,550.00.

Your Account Manager Jimmy and I are available to answer any specific questions you may have about pricing or any other aspect of our services. And we would be happy to look at other cost saving measures like reducing annual beds and reducing mulch quantities by turfing areas in like we have discussed in prior meetings to bring down this increase. Again, on behalf of Yellowstone Landscape, thank you for the opportunity to serve your landscape service needs. We look forward to continuing our partnership with you for many years to come.

Yours in Service,

Pete Wittman
Branch Manager
Yellowstone Landscape

STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Landscape/Grounds Maintenance Services

TASK	Frequency	Unit Cost	Total
Turf Care - St. Augustine			
Mowing/ Blowing/Edging	42	\$741.00	\$31,122.00
Fertilization	4	\$2,234.00	\$8,936.00
Weed Disease Control	4	\$247.00	\$988.00
Pest control	4	\$260.00	\$1,040.00
Subtotal			\$42,086.00
Turf Care - Bahia			
Mowing/ Blowing/Edging	36	\$1,210.00	\$43,560.00
Fertilization	3	NA	NA
Weed Disease Control	4	NA	NA
Pest control	2	\$310.00	\$620.00
Subtotal			\$44,180.00
Shrub Care/Ground Cover Care			
Pruning	24	\$420.00	\$10,080.00
Weeding/Edging	42	\$188.00	\$7,896.00
Fertilization	3	\$496.00	\$1,488.00
Pest/disease control	6	\$260.00	\$1,560.00
Mulching	1	\$20,250.00	\$20,250.00
Subtotal			\$41,274.00
Tree Care			
Pruning	2	\$640.00	\$1,280.00
Fertilization	3	\$250.00	\$750.00
Pest/disease control	6	\$150.00	\$900.00
Mulching	1	Inlcuded with shrub mulching	
All Palms	2	NA	NA
Subtotal			\$2,930.00
Irrigation System Monitoring			
Clocks - 2 7	26	\$375.00	\$9,750.00
Valves/Zones - 32 54	26	Included in above line	
Subtotal			\$9,750.00
Annuals/Seasonal Flowers - 300 1080			
Spring	1	\$1,620.00	\$1,620.00
Summer	1	\$1,620.00	\$1,620.00
Fall	1	\$1,620.00	\$1,620.00
Winter	1	\$1,620.00	\$1,620.00
Subtotal			\$6,480.00
Grand Total			\$146,700.00

\$36,102.00

\$10,365.00

\$1,146.00

\$1,206.00

\$48,819.00

Won't need 42x per year for Bahia grass
We typically mow bahia 30-36x per year

\$50,505.00

Can't fertilize or apply chemicals around
ponds

Ant mound around ponds will be treated
throughout the year by maintenance crew
members

\$718.00
\$51,224.00

\$11,693.00

\$9,159.00

\$1,726.00

\$1,810.00

450 cubic yards \$27,900.00

\$52,288.00

\$1,485.00

\$870.00

\$1,044.00

\$3,399.00

\$11,310.00

\$11,310.00

\$1,890.00

\$1,890.00

\$1,890.00

\$1,890.00

\$7,560.00

\$174,600.00