

STEVENS PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT
AGENDA PACKAGE
Thursday, April 4, 2024

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:

Gabe Mena, District Manager
Michael Perez, District Manager
Jan Carpenter, District Counsel
Kristen Trucco, District Counsel
Peter Glasscock, District Engineer
Kerry Satterwhite, Director of Operations

Meeting Agenda

Thursday, April 4, 2024 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Public Comment Period**
3. **Staff Reports**
 - A. ROA Liaison
 - B. Field Manager
 1. Field Management Report..... Page 4
 2. Yellowstone Landscape Report Page 32
 - a. Ratification of Yellowstone Proposal #397492 - **\$793.23**
Line Repairs between Sanctuary and Grove Page 33
 - b. Ratification of Yellowstone Proposal #397508 - **\$940.37**
Main Line between Grove and Magnolia Page 34
 - c. Consideration of Yellowstone Proposal #380835 - **\$18,162.87**
Plant Installation at the Corporate Campus Entrance Page 35
 - d. Consideration of Yellowstone Proposal #380868 - **\$13,257.37**
Plant Installation at the Verandah Lake Entrance..... Page 37
 - e. Consideration of Yellowstone Proposal #385440 - **\$2,118.20**
Plant Installation at the Budinger Entrance Page 39
 - f. Consideration of Yellowstone Proposal #397434 - **\$16,829.22**
Moss Removal from Crepe Myrtles..... Page 41
 - g. Consideration of Yellowstone Proposal #401284 - **\$1,924.78**
Sod Replacement along Nolte Rd next to The Grove..... Page 42
 - h. Consideration of Yellowstone Proposal #405585 - **\$2,977.96**
Boulders by the Center Median Page 44
 - i. Consideration of Yellowstone Proposal #406413 - **\$1,815.49**
Plant Install next to The Grove Entrance..... Page 46
 - j. Consideration of Yellowstone Proposal #406442 - **\$1,081.79**
Plant Install next to Budinger Ave. Entrance..... Page 48
 - k. Consideration of Yellowstone Proposal #406459 - **\$1,081.79**
Plant Install at Budinger Ave. next to Median..... Page 50
 - l. Consideration of Yellowstone Proposal #406687 - **\$943.99**
Plant Install next to Budinger Ave..... Page 52
 - m. Consideration of Yellowstone Proposal #406692 - **\$1,399.59**
Plant Install in Median at the Estates..... Page 54
 - n. Consideration of Yellowstone Proposal #406698 - **\$2,163.59**
Plant Install next to The Estates and Budinger Ave Page 56
 - o. Consideration of Yellowstone Proposal #406725 - **\$2,210.72**
Plant Install next to The Estates and Budinger Ave Page 58
 - p. Consideration of Yellowstone Proposal #406736 - **\$1,306.79**
Plant Install in Median next to The Estates and Budinger Ave. Page 60
 - q. Consideration of Yellowstone Proposal #407039 - **\$399.77**
Sod Replacement by The Estate Entrance Page 62

District Office:

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

Meeting Location:

Cornerstone Family Church
2925 Canoe Creek Rd,
St. Cloud, FL 34772

Stevens Plantation Community Development District

Board of Supervisors

David Meisner, Chairman
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C.	District Engineer	
D.	District Counsel	
	1. Consideration of GrayRobinson Engagement Letter	Page 64
	2. Discussion regarding Resident Encroachment Letter	
E.	District Manager	
	1. Discussion regarding Budget Meeting Date Change	
	2. Meeting Minutes from February 8, 2024.....	Page 72
	3. Financial Statements	Page 77
	4. First-Quarter Website Compliance Audit	Page 95
4.	Business Items	
	A. Ratification of O&M Assessment Methodology Report Update Proposal	Page 107
	B. Consideration of 2024-03, General Election.....	Page 110
	C. Consideration of Tile column repairs Proposal - \$3,800	Page 113
	D. Consideration of Sign Replacement Proposal - \$5,186.69	Page 116
	E. Consideration of Pressure Washing Proposal - \$1,400	Page 118
	F. Consideration of Skimmer Repairs Proposal.....	Page 123
	G. Review of the Bonds Corrective Action Letter.....	Page 124
	H. Discussion regarding FEMA Disaster Closure Request Letter.....	Page 126
5.	Supervisor Requests	
6.	Adjournment	

The next meeting is scheduled for Thursday, June 6, 2024

District Office:

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

Meeting Location:

Cornerstone Family Church
2925 Canoe Creek Rd,
St. Cloud, FL 34772

PROJECT 3/13/24, 3:28 PM

Wednesday, March 13, 2024

53 Issues Identified



Issue 1 - Nolte Rd. (Fountain)

Assigned To Techni-Pool & Inframark

The fountain is not working, needs to be fixed, and the monument needs pressure washing.

Recommendation: A pressure washing proposal was submitted for approval.



Issue 2 - Nolte Rd.

Assigned To Yellowstone

The bushes need to be trimmed.



Issue 3 - Nolte Rd. (Median)

Assigned To Yellowstone

The area damaged by car tires needs to be fixed.

Recommendation: Yellowstone will be submitting a proposal for repairs.



Issue 4 - Nolte Rd. (Median)

Assigned To Yellowstone

The ant piles throughout the property needs to be treated.

has been completed



Issue 5 - Nolte Rd. (Median)

Assigned To Yellowstone

The weeds growing through the bushes need to be removed.

has been Completed



Issue 6 - Nolte Rd.

Assigned To Yellowstone

The tree suckers need to be removed.

has been Completed



Issue 7 - Nolte Rd.

Assigned To Yellowstone
The Spanish moss in the bushes
needs to be removed.

has been Completed



Issue 8 - Nolte Rd.

Assigned To Yellowstone
A irrigation leak was found,
Yellowstone will be attending it.

Not Done as yet



Issue 9 - Nolte Rd. (Median)

Assigned To Yellowstone

The low tree branches need to be pruned.

has been Completed



Issue 10 - Nolte Rd. (Median)

Assigned To Yellowstone

Empty spots.

Recommendation: Yellowstone will be submitting a new plants proposal for approval.

Provide a Proposal



Issue 11 - Nolte Rd. (Median)

Assigned To Yellowstone

The weeds growing between bushes and mulch need to be removed.

has been completed



Issue 12 - Nolte Rd.

Assigned To Yellowstone

Empty spots.

Recommendation: Yellowstone will be submitting a new plants proposal for approval.

Provide a proposal



Issue 13 - Nolte Rd.

Assigned To Yellowstone

The Spanish moss in the trees needs to be removed.

Provide a Proposal



Issue 14 - Nolte Rd.

Assigned To Yellowstone

Empty spots.

Recommendation: Yellowstone will be submitting a new plants proposal for approval.

Provide a proposal



Issue 15 - Nolte Rd.

Assigned To Yellowstone

The broken irrigation box lid was replaced by Yellowstone during the inspection.

has been completed



Issue 16 - Nolte Rd.

Assigned To Yellowstone

The grass damaged by car tires need to be repaired.

Recommendation: Yellowstone will be submitting a repairs proposal for approval.

Provide a Proposal



Issue 17 - Nolte Rd. (Fountain)

Assigned To Inframark

The fountain monument needs pressure washing.

Recommendation: A pressure washing proposal was submitted for approval.



Issue 18 - Nolte Rd. (Main Line)

Assigned To Yellowstone

The irrigation main line broken was repaired by the Yellowstone team during the inspection.

has been completed



Issue 19 - Nolte Rd.

Assigned To Yellowstone
Empty spots.

Recommendation: Yellowstone will be submitting a new plants proposal for approval.

Provide a Proposal



Issue 20 - The Grove (Entrance)

Assigned To Inframark
The entrance sign monument needs pressure washing, paint and a new sign installation.

Recommendation: A pressure washing, new paint and new sign proposal will be submitted for approval.



Issue 21 - The Grove (Entrance)

Assigned To Inframark

The curbing needs new yellow paint.



Issue 22 - The Grove Conservation Area

Assigned To Inframark

A resident approached to us, telling that he's been trimming part of the conservation area, claiming that is his property.

Reference:

3707 Cedar Hammock Trail
Saint Cloud, FL 34772
United States



Issue 23 - The Grove (Pond 2)

Assigned To Yellowstone

Along the pond needs to be trim the edge.

Recommendation: The ponds throughout the property need to be trimmed in the edges.

has been Completed



Issue 24 - The Grove (Pond 2)

Assigned To Sitex

The weeds need to be treated.



Issue 25 - The Grove (Pond 2)

Assigned To Engineer

The broken skimmer needs to be repaired.



Issue 26 - Tybee Rd.

Assigned To Yellowstone

The tall grass needs to be mowed.

has been Completed



Issue 27 - Tybee Rd.

Assigned To Yellowstone

The tall grass and the low tree branches need to be trimmed.

has been completed



Issue 28 - Tybee Rd.

Assigned To Yellowstone

The low tree branches need to be pruned.

will be done by April 15



Issue 29 - Tybee Rd.

Assigned To Yellowstone

The vegetation needs to be trimmed.

Not complete as yet



Issue 30 - Pond 22

Assigned To Yellowstone & Sitex

The aquatic weeds need to be treated and the tall grass along the edge needs to be trimmed.

has been completed



Issue 31 - Pond 22

Assigned To Inframark

The grate needs to be cleaned.



Issue 32 - Nolte Rd (Pond)

Assigned To Engineer & Sitex

The broken skimmer needs to be repaired and the aquatic weeds need to be treated.



Issue 33 - Nolte Rd. (Streetlight Poles)

Assigned To Inframark

The streetlight lamp frames need new paint.

Recommendation: A proposal will be submitted for the frames new paint.



Issue 34 - Budinger Ave.

Assigned To Yellowstone

Empty spots.

Recommendation: Yellowstone will be submitting a new plants proposal for approval.



Issue 35 - Corporate Campus

Assigned To Inframark

The tiles broken in the sign structure need to be repaired.

Recommendation: A new tiles installation needed and will be submitting a proposal for approval.



Issue 36 - Corporate Campus

Assigned To Yellowstone

The area damaged by car tires needs to be fixed.

Recommendation: Yellowstone will be submitting a proposal for repairs.



Issue 37 - Innovation Dr.

Assigned To Sitex

The trash needs to be picked up, and the water level is too low.



Issue 38 - Corporate Campus

Assigned To Inframark

The tiles broken in the sign structure need to be repaired.

Recommendation: A new tiles installation needed and will be submitting a proposal for approval.



Issue 39 - The Estates (Pond)

Assigned To Sitex

The aquatic weeds need to be treated.



Issue 40 - The Estates (Pond 13)

Assigned To Sitex

The aquatic weeds need to be treated.



Issue 41 - The Estates

Assigned To Inframark

The sign needs pressure washing:

Recommendation: A pressure washing proposal will be submitted for approval.



Issue 42 - Magnolia Green Entrance

Assigned To Inframark

The entrance sign monument needs pressure washing, and a new sign installation.

Recommendation: A pressure washing, and new sign proposal will be submitted for approval.



Issue 43 - Cedar Hammock Ct.

Assigned To Inframark

A lifter was parked in CDD property by the City of Saint Cloud staff, while they are pruning.

Yellowstone: The residents are being blowing the leaf from their property into the island.



Issue 44 - Verandah Lakes

Assigned To Inframark

The entrance sign monument needs pressure washing, new paint, and a new sign installation.

Recommendation: A pressure washing, new paint, and new sign proposal will be submitted for approval.



Issue 45 - Verandah Lakes Easement (Open Field)

Assigned To Yellowstone

The low tree branches need to be pruned.

Will be done by April 16



Issue 46 - Cedar Hammock Trail (Open Field)

Assigned To Yellowstone

The trees planted in CDD property need to be removed.

Recommendation: The home owner from 3910 Cedar Hammock Trail needs to be notified first.

Not Completed as yet



Issue 47 - Marietta Way

Assigned To Inframark

A inventory for sidewalk panel replacement and grinding needed, the DM will be reviewed if the sidewalks are maintained by the CDD to proceed.



Issue 48 - The Estates

Assigned To Inframark

The street light missing needs to be repaired.

Recommendation: The DM will be figuring out who maintains the street lights.



Issue 49 - Nolte Rd.

Assigned To Inframark

The street light is damaged, needs to be repaired.

Reference:

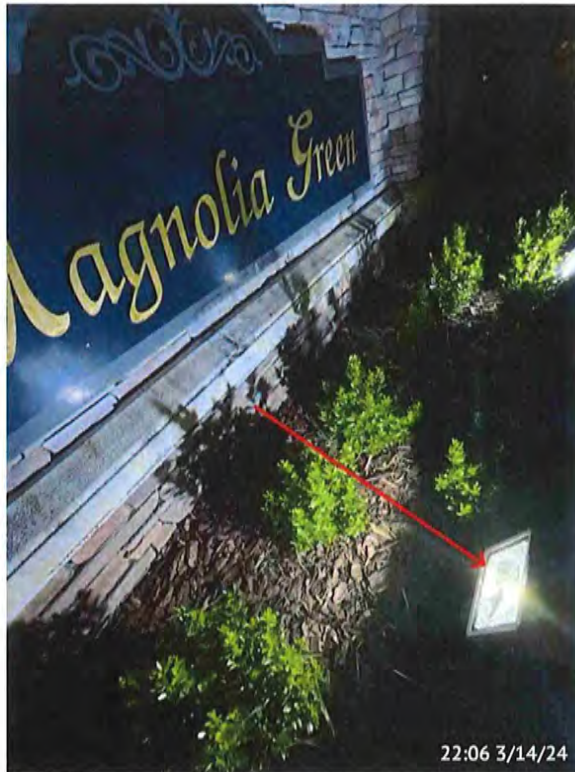
3280 Buckingham Way
Saint Cloud, FL 34772
United States



Issue 50 - The Estates

Assigned To Inframark

The lamp damaged, needs to be fixed.



Issue 51 - Magnolia Green Entrance

Assigned To Inframark

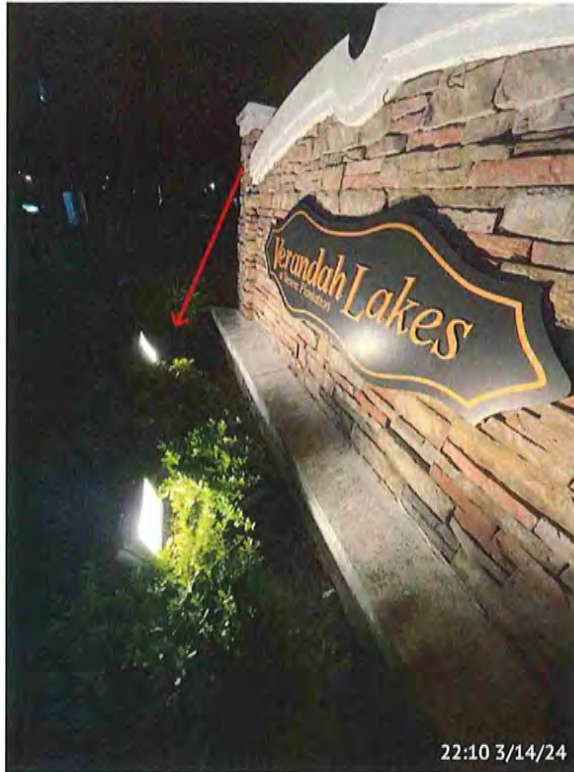
The broken lamp needs to be replaced.



Issue 52 - Magnolia Green

Assigned To Inframark

The lamp damaged needs to be replaced.



Issue 53 - Verandah Lakes Entrance

Assigned To Inframark

The lamps need to be replaced for
LED lights.

Stevens Plantation Landscape Reports

Account Manager : Nate Anderson

Wednesday, March 27, 2024



Maintenance Activities

- Emptying of trash receptacles and Dog stations weekly throughout Stevens Plantation : Mondays through Tuesday
- Trim and detail shrubs beds on Nolte road and community entrance (The Estates , Magnolia green, Verandah lakes, corporate campus, The Grove and Budinger Ave Entrance)
- Perform Mechanical and chemical weed landscape beds along Nolte road and community entrance
- Suckers on trees along the nolte Rd (has been removed)
- The spanish moss in bushes along the Nolte Rd (has been removed)
- The lower tree branches along the Nolte Rd has been pruned back
- The broken irrigation box lid was replaced during the inspection walk.
- Weedeating around the ponds (has been completed)
- Treat ants nest throughout nolte rd and common area has been (Completed)
- Hedge around tree ring along nolte rd has been (completed)
- Sill working on removing the lower hanging spanish moss in trees along nolte rd in progress

Mowing Activities

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

Irrigation Activities

- Conducted thorough inspection of the irrigation system.
- Checked for broken heads and promptly replaced any identified.
- Documented and reported any major issues requiring further attention.
- Completed necessary repairs to ensure thru irrigation systems efficiency.
- The irrigation main line between sanctuary and grove (has been completed)
- The irrigation main line between grove and magnolia (has been completed)

Fertilization and Pest Control Activities

- All shrubs was treated with insecticide, fungicide & liquid iron (Triple crown, Methyl)
- All St Augustine turf area was treated with Avenue South, Herbicide Activator and Gravity L

Projected Work

- Submit proposals to fill in plant materials in beds along the Nolte Rd
- Continue lambing up trees along the north side of Nolte road
- Submit proposal to landscape the entrance by The Grove (has been completed)
- Submit proposal to repair mainline on Nolte Rd (has been completed)
- Submit proposal to remove dead trees behind home at Buckingham Ct (has been completed)
- Submit proposal to fix lateral break near the Estate at Nolte Rd (has been completed)
- Submit proposal to replace sod along Nolte Rd next to the Grove
- Submit proposal to install boulders in median at The Estate and Verandah Lakes
- Submit proposal to remove moss from crape myrtle trees along the Nolte Rd



Proposal #397492

Date: 03/04/2024

From: Jose Nieves

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

Main Line between Sanctuary and Grove

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	7.00	\$75.000	\$525.00
4" slip fix repair coupling	1.00	\$200.970	\$200.97
4" slip coupling	2.00	\$20.770	\$41.54
Misc. shop supplies	1.00	\$14.290	\$14.29
4" TEE	1.00	\$11.430	\$11.43

Client Notes

This Proposal Includes Parts and Labor.

Signature

DocuSigned by:
x

3/4/2024

SUBTOTAL \$793.23

SALES TAX \$0.00

TOTAL \$793.23

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.



Proposal #397508

Date: 03/04/2024

From: Jose Nieves

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

Main Line between Grove and mangolia

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	9.00	\$75.000	\$675.00
4" slip fix repair coupling	1.00	\$200.970	\$200.97
4" slip coupling	2.00	\$20.770	\$41.54
4" Elbow	2.00	\$11.430	\$22.86

Client Notes


This Proposal Includes Parts and Labor.

SUBTOTAL \$940.37

SALES TAX \$0.00

TOTAL \$940.37

Signature

DocuSigned by:
x 
7E265DF5B87A4CF...

3/4/2024

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Proposal #380835

Date: 01/24/2024

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

Entrance Corporate Campus

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	70.00	\$67.799	\$4,745.93
Green Liriope , 1 GAL	620.00	\$5.714	\$3,542.80
Arbaricola Trinette 3 GAL	170.00	\$17.143	\$2,914.24
Dwarf Ixora , 3 GAL	24.00	\$18.571	\$445.71
Ti Plant Red, 3 GAL	104.00	\$21.428	\$2,228.54
Sod	1500.00	\$1.714	\$2,571.39
Pine Bark Mulch -Pallets	3.00	\$571.420	\$1,714.26

Client Notes

This proposal include the Demo, dump debris, and put the new plant Materials.

Signature

X

SUBTOTAL	\$18,162.87
SALES TAX	\$0.00
TOTAL	\$18,162.87

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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 #380868

Date: 01/24/2024

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

Entrance Verandah Lake

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	55.00	\$67.799	\$3,728.94
Green Liriope , 1 GAL	330.00	\$5.714	\$1,885.69
Arbaricola Trinette 3 GAL	90.00	\$17.143	\$1,542.83
Dwarf Ixora , 3 GAL	70.00	\$18.571	\$1,299.98
Ti Plant Red, 3 GAL	24.00	\$21.428	\$514.28
Sod	1500.00	\$1.714	\$2,571.39
Pine Bark Mulch -Pallets	3.00	\$571.420	\$1,714.26

Client Notes

This proposal include the Demo, dump debris, and put the new plant Materials.

Signature

X

SUBTOTAL	\$13,257.37
SALES TAX	\$0.00
TOTAL	\$13,257.37

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Nathaniel Anderson

Office:
nanderson@yellowstonelandscape.com



Proposal #385440
Date: 01/30/2024
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

Plants Install By The Entrance Of Budinger

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	6.00	\$67.798	\$406.79
Dwarf ixora - 3 Gal	32.00	\$18.571	\$594.28
Indian Hawthorn - 3 Gal	44.00	\$18.571	\$817.13
Pine Bark Mulch (bags)	30.00	\$10.000	\$300.00

Client Notes



Furnish the labor and material to install plants by the entrance of Budinger

Signature

X

SUBTOTAL	\$2,118.20
SALES TAX	\$0.00
TOTAL	\$2,118.20

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Nathaniel Anderson

Office:
nanderson@yellowstonelandscape.com



Proposal #397434

Date: 03/04/2024

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

Moss Removal From Crape Myrtle Trees

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Moss Removal	1.00	\$16,829.22

Client Notes

Provide the labor to clean out moss from all crape myrtle trees along the Nolte Rd and haul away all debris.

	SUBTOTAL	\$16,829.22
Signature	SALES TAX	\$0.00
x	TOTAL	\$16,829.22

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

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Nathaniel Anderson

Office:
nanderson@yellowstonelandscape.com



Proposal #401284

Date: 03/13/2024

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

Sod Replacement Along Nolte Rd Next To The Grove

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	8.00	\$542.39
Top Soil cuyd	2.00	\$142.86
St. Augustine Sod 2 Pallets	2.00	\$1,057.13
Irrigation Labor	2.00	\$182.40

Client Notes

Furnish the labor and material to remove existing plant material add topsoil and install 2 pallets of St. Augustine Sod some irrigation adjustments needed.

Signature

x

SUBTOTAL	\$1,924.78
SALES TAX	\$0.00
TOTAL	\$1,924.78

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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 #405585

Date: 03/27/2024

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

Stevens Plantation Boulders By The Center Median At Estates And
Verandah Lakes

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	10.00	\$677.99
Boulders	7.00	\$2,299.97

Client Notes

Provide the labor and materials to install 24" by 24" boulders in the center median at the Estate entrance and Verandah Lakes to prevent vehicles from damaging turf.

Signature

X

SUBTOTAL	\$2,977.96
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SALES TAX	\$0.00
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TOTAL	\$2,977.96
-------	------------

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 #406413
Date: 03/27/2024
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

Plant install Next To The Grove Entrance

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	10.00	\$677.99
3 GaL Burford Holly	30.00	\$525.00
Pine Bark Mulch - Bag	35.00	\$262.50
3 GAL Azalea	20.00	\$350.00

Client Notes

Furnish the labor and material to install 30 - 3 Gall Burford holly and 20 Azaleas plants in bed next to the Grove entrance



Signature

X

SUBTOTAL	\$1,815.49
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$1,815.49
-------	------------

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 #406442

Date: 03/27/2024

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

Plant install Next To Buninger Ave Entrance

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	6.00	\$406.79
Pine Bark Mulch - Bag	20.00	\$150.00
3 GAL Lemongrass	30.00	\$525.00

Client Notes

Furnish the labor and material to install 30 - 3 Gal Lemongrass plants in the bed next to the Buninger entrance



Signature

X

SUBTOTAL	\$1,081.79
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$1,081.79
-------	------------

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 #406459

Date: 03/26/2024

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

Plant install Next To Buninger Ave Next To The Median

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	6.00	\$406.79
Pine Bark Mulch - Bag	20.00	\$150.00
3 GAL Indian Hawthorn	30.00	\$525.00

Client Notes

Furnish the labor and material to install 30 - 3 Gal Indian Hawthorn plants in the bed next to the Buninger entrance



Signature

X

SUBTOTAL	\$1,081.79
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$1,081.79
-------	------------

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 #406687

Date: 03/27/2024

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

Plant install Next To Buninger Ave On The Right side

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	5.00	\$338.99
Pine Bark Mulch - Bag	20.00	\$150.00
3 GAL Indian Hawthorn	26.00	\$455.00

Client Notes



Furnish the labor and material to install 26 - 3 Gal Indian Hawthorn plants in the bed next to the Buninger entrance

Signature

x

SUBTOTAL \$943.99

SALES TAX \$0.00

TOTAL \$943.99

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 #406692

Date: 03/27/2024

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

Plant install in Median Next To The Estates

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	7.00	\$474.59
Pine Bark Mulch - Bag	30.00	\$225.00
3 GAL Indian Hawthorn	40.00	\$700.00

Client Notes



Furnish the labor and material to install 40 - 3 Gal Indian Hawthorn plants in the bed next to the estate and Buning entrance.

Signature

x

SUBTOTAL \$1,399.59

SALES TAX \$0.00

TOTAL \$1,399.59

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 #406698
Date: 03/27/2024
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

Plant install Next To The Estates And Buninger Ave

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	12.00	\$813.59
Pine Bark Mulch - Bag	40.00	\$300.00
3 GAL Loropetalum	60.00	\$1,050.00

Client Notes



Furnish the labor and material to install 60 - 3 Gal Loropetalum plants in the bed next to the estate and Buninger entrance.

Signature

x

SUBTOTAL \$2,163.59

SALES TAX \$0.00

TOTAL \$2,163.59

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 #406725

Date: 03/27/2024

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

Plant install Next To The Estates And Buninger Ave

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	12.00	\$813.59
Pine Bark Mulch - Bag	40.00	\$300.00
3 GAL Trinettes	64.00	\$1,097.13

Client Notes



Furnish the labor and material to install 40 - 3 Gal Trinettes plants in the bed next to the estate and Buninger entrance.

Signature

x

SUBTOTAL	\$2,210.72
SALES TAX	\$0.00
TOTAL	\$2,210.72

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 #406736

Date: 03/27/2024

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

Plant install In Median Next To The Estates And Buninger Ave

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	6.00	\$406.79
Pine Bark Mulch - Bag	20.00	\$150.00
1 GAL Jasmine	100.00	\$750.00

Client Notes



Furnish the labor and material to install 40 - 3 Gal Trinettes plants in the bed next to the estate and Buninger entrance.

Signature

x

SUBTOTAL	\$1,306.79
SALES TAX	\$0.00
TOTAL	\$1,306.79

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 #407039

Date: 03/27/2024

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

Sod Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	4.00	\$271.20
Sod (St. Augustine)	30.00	\$128.57

Client Notes

Provide the labor and material to lay St Augustine sod by the Estate entrance, the water fountain across the Estate, and the light by Buninger.

Signature

x

SUBTOTAL	\$399.77
SALES TAX	\$0.00
TOTAL	\$399.77

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

Kent L. Hipp | Kent.Hipp@Gray-Robinson.com | D 407.204.3141
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | T 407.843.8880 | F 407.244.5690

August 17, 2023

Stevens Plantation CDD
c/o Jan Carpenter, Esquire
210 N. University Dr., Ste 702
Coral Springs, FL 3307

**ATTORNEY-CLIENT PRIVILEGED
CONFIDENTIAL COMMUNICATION**

**RE: Proposed Taking by Osceola County for the
Canoe Creek Road Project from US-192 to Deer Dun Road
Osceola County Parcel Nos. 15-26-30-0700-TRAC-00Y0 & 15-26-30-
0700-TRAC-00X0
(Vacant Parcels on Canoe Creek Road)
Property Owner: Stevens Plantation CDD ("Stevens")**

Dear Jan:

This confirms that Stevens has retained me and my law firm to represent it in any acquisition and/or eminent domain action by Osceola County for the above-referenced project. Our representation will cover all stages of the acquisition and/or eminent domain action including negotiations and trial.

The following Agreement is made regarding my firm's attorney fees and costs for this legal representation:

By Florida law, Section 73.092, Florida Statutes, Osceola County (as the taking authority) is required to pay my firm's fees and costs for representing Stevens. My firm agrees to accept these statutory attorney's fees as our fee for the representation. Our fee is in addition to what Stevens is paid as full compensation for the property taken. Stevens will agree that it will not accept a settlement offer that is conditioned upon us waiving any or all of our statutory fees. Stevens also agrees that, in the event the condemning authority approaches it with a single number offer (otherwise known as a "wrap offer"), that Florida Statutes Sections 73 and 74 will be used to calculate the attorney fee.

We will be required to retain experts such as an appraiser, land planner and engineer in order to determine the appropriate amount of compensation for the taking of Stevens' land and any compensable damage to the remaining property. Florida law requires the taking authority to pay reasonable fees for these necessary experts. Accordingly, we will request that these experts defer their fees and accept the court award or negotiated settlement in full payment of their fees. Again, in the event the condemning authority approaches Stevens with a "wrap offer", Stevens agrees that the experts invoices will be paid from that amount.

In accordance with the Rules Regulating the Florida Bar, we understand and consent to GrayRobinson, P.A. associating Jan Carpenter, Esquire of Latham, Luna,

Boca Raton | Fort Lauderdale | Fort Myers | Gainesville | Jacksonville | Key West | Lakeland
Melbourne | Miami | Naples | Orlando | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

Eden & Beaudine, LLP, as co-counsel and that the applicable fees in the Agreements be distributed as follows:

GrayRobinson, P.A.	85%
Lathan, Luna, Eden & Beaudine, LLP	15%

Pursuant to GrayRobinson's file retention policy, at the conclusion of Stevens' case, we will maintain your file for ten (10) years. After ten years, the file will be destroyed.

From time to time, we use client successes in our marketing materials including amounts recorded in the public records as paid for the property by the condemning authority, a description of the property and case, as well as first offers. By retaining us, Stevens consents to our use of this information after the case has been concluded.

If the above stated arrangement meets with Stevens' approval, please indicate so by signing this letter in the space provided below, and return it to our offices. Approval of this letter will include agreement regarding the fees and costs arrangement.

We appreciate the confidence and trust you have placed in our firm in asking us to represent Stevens. We encourage you to communicate with us if at any time there are questions on the status or progress of the matter.

Very truly yours,



Kent L. Hipp, Esquire

KLH/smc

Agreed to and Accepted by Stevens Plantation CDD:

_____ Date: _____

Print: _____

Title: _____

Address (if different from above):

Home Phone: _____

Business Phone: _____

Mobile Phone: _____

Fax Number: _____

E-mail address: _____

I would like to receive my mail and client documents via e-mail transmission ☐ ☐

ATTORNEY AUTHORIZATION

TO: Osceola County

PROJECT NAME: Canoe Creek Road

OWNER: Stevens Plantation CDD

OSCEOLA PROPERTY TAX ID NOs.: 15-26-30-0700-TRAC-00Y0 &
15-26-30-0700-TRAC-00X0

This is to advise you the STEVENS PLANTATION CDD authorizes Kent L. Hipp, Esquire, of GrayRobinson, P.A. whose address is 301 East Pine Street, Suite 1400, P.O. Box 3068, Orlando, Florida 32802, to represent them in all future dealings with Osceola County in the above-referenced projects regarding properties owned by Stevens Plantation CDD, and to accept service of process on its behalf, concerning any legal proceedings in eminent domain which may be filed by Osceola County regarding the referenced project.

Agreed to and Accepted by Stevens Plantation CDD:

_____ Date: _____

Print: _____

Title: _____

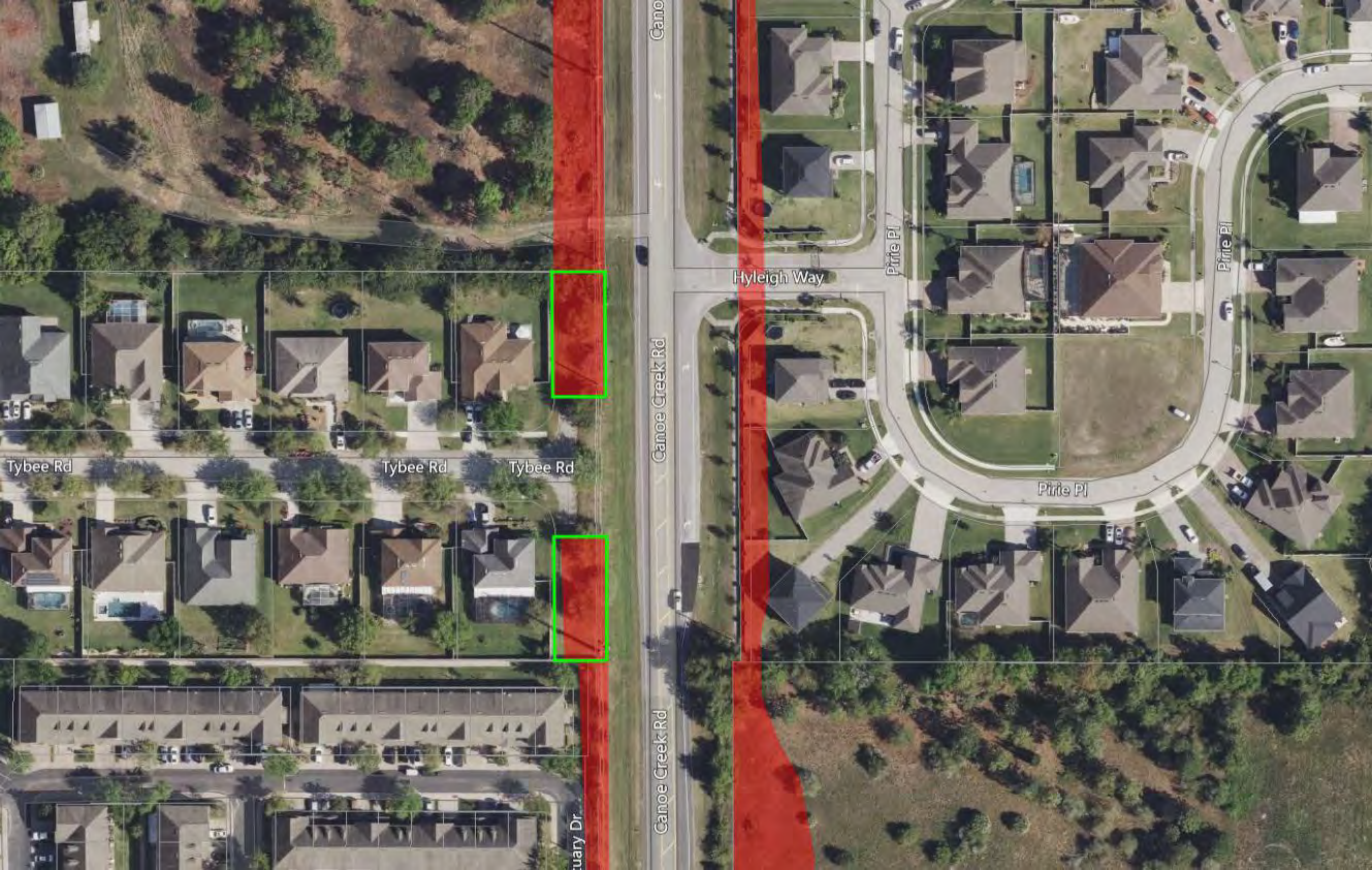
This is to advise you that I have been retained to represent the above referenced property owner(s) in all future dealings involving your acquisition requirements for the above referenced project regarding property owned by them. This is to further advise that I am a member of the Florida Bar and I will accept service of process on their behalf in any legal proceedings in eminent domain which may be filed regarding the referenced project. Please direct all inquiries to my attention.

GRAYROBINSON, P.A.



By: _____
Kent L. Hipp, Esquire

8/17/2023
Date: _____



Canoe

Hyleigh Way

Pirie Pl

Pirie Pl

Pirie Pl

Canoe Creek Rd

Canoe Creek Rd

Tybee Rd

Tybee Rd

Tybee Rd

Canoe Dr



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 15-26-30-0700-TRAC-00Y0



Owner Information

Owner Name	STEVENS PLANTATION CDD
Mailing Address	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
Physical Address	CANOE CREEK RD, SAINT CLOUD FL 34772
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	100 - ST CLOUD

Tax Values

Current Values

Current Value represents working appraised values as of 08/16/2023, which are subject to change prior to certification

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed(estimated)	\$2
Exemption(estimated)	\$0
Taxable(estimated)	\$2

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed*	\$2
Exemption	\$0
Taxable	\$2

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Land Information - Total Acreage: 0.11

Land Description	Units	Depth	Land Type	Land Value
ROADWAY / PEDESTRIAN	0.11	0.00	AC	\$55

Legal Description

Legal Description STEVENS PLANTATION PB 16 PGS 34-41 TRACT Y LANDSCAPE, SIDEWALK & UTILITY



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 15-26-30-0700-TRAC-00X0



Owner Information

Owner Name	STEVENS PLANTATION CDD
Mailing Address	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
Physical Address	CANOE CREEK RD, SAINT CLOUD FL 34772
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	100 - ST CLOUD

Tax Values

Current Values

Current Value represents working appraised values as of 08/16/2023, which are subject to change prior to certification

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed(estimated)	\$2
Exemption(estimated)	\$0
Taxable(estimated)	\$2

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed*	\$2
Exemption	\$0
Taxable	\$2

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Land Information - Total Acreage: 0.11

Land Description	Units	Depth	Land Type	Land Value
ROADWAY / PEDESTRIAN	0.11	0.00	AC	\$55

Legal Description

Legal Description STEVENS PLANTATION PB 16 PGS 34-41 TRACT X LANDSCAPE, SIDEWALK & UTILITY

MINUTES OF MEETING

**STEVENS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Stevens Plantation Community Development District regular meeting of the Board of Supervisors was held on **Thursday, February 8, 2024, at 6:00 p.m.** at the **Cornerstone Family Church, located at 2925 Canoe Creek Rd, St Cloud, FL 34772.**

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager, Inframark
Gabe Mena	District Manager, Inframark
Peter Glasscock	District Engineer, Hanson, Walter & Associates
Kristen Trucco	District Counsel, Latham, Luna, Eden & Beaudine
Peter Wittman	Representative, Yellowstone Landscape

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 6:00 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There was no audience present.

THIRD ORDER OF BUSINESS

Staff Reports

A. ROA Liaison

Mr. Mena introduced Mr. Perez as the new District Manager, stating that he will continue to remain involved in the District. Discussions included liaison roles, during which Mr. Mena provided details on Kerry Satterwhite and Vincent Morrell's positions from Inframark.

B. Field Manager

1. Field Management Report

Mr. Wittman from Yellowstone praised Inframark's inspection during a ride-along and proposed cleaning up the Crepe Myrtles by removing moss.

Mr. Perez updated the Board on resolved community issues, including pest spraying, turf weed control, and fungus treatment. He also addressed repairs needed for dog stations and emphasized the necessity for pressure washing.

Mr. Perez expressed concerns about difficulties in resolving a backflow leak issue due to challenges with securing a plumber.

The Board discussed options for installing parking signs versus using boulders along the roadsides. Additionally, there was a discussion about enforcing fines for parking in the grassed areas, acknowledging the limitations faced by the CDD.

2. Yellowstone Landscape Report

a. Ratification of Yellowstone proposal for Main Line Irrigation Repairs

On a Motion from Mr. Knothe, seconded by Ms. Knothe, with all in favor, the Board approved the Yellowstone proposal #357056 for Main Line Irrigation Repairs, in the amount of \$540, for the Stevens Plantation Community Development District.

b. Consideration of Yellowstone proposal for Plant Installation at Corporate Campus Entrance

This proposal was tabled until the April 2024 meeting.

c. Consideration of Yellowstone proposal for Plant Installation at the Verandah Lake Entrance

This proposal was tabled until the April 2024 meeting. The Board requested a revised proposal to include boulders.

d. Consideration of Yellowstone proposal for Plant Installation at the Grove Entrance

On a Motion from Mr. Meisner, seconded by Ms. Valcin, with all in favor, the Board approved the Yellowstone proposal #380870 for Plant Installation at the Grove Entrance, in the amount of \$6,576.19, for the Stevens Plantation Community Development District.

e. Consideration of Yellowstone proposal for Lateral Line Break Repairs

On a Motion from Mr. Meisner, seconded by Mr. Knothe, with all in favor, the Board approved the Yellowstone proposal #381089 for Lateral Line Break Repairs, in the amount of \$856.80, for the Stevens Plantation Community Development District.

f. Consideration of Yellowstone proposal for January 2024 Irrigation Repairs

On a Motion from Mr. Meisner, seconded by Mr. Knothe, with all in favor, the Board approved the Yellowstone proposal #384141 for January 2024 Irrigation Repairs, in the amount of \$989.54, for the Stevens Plantation Community Development District.

g. Consideration of Yellowstone proposal for Plant Installation at the Budinger Entrance

This proposal was tabled until the April 2024 meeting.

h. Consideration of Yellowstone proposal for Dead Tree Removal

On a Motion from Mr. Meisner, seconded by Ms. Knothe, with all in favor, the Board approved the Yellowstone proposal #385477 for Dead Tree Removal, in the amount of \$203.40, for the Stevens Plantation Community Development District.

C. District Engineer

Mr. Glasscock mentioned the removal of plants at Nolte Road towards Canoe Creek Road. Yellowstone will provide proposals with sod versus installing jasmine. District Management will coordinate with the city to ascertain whether the removal of existing plants is permissible or if replacement is necessary.

A bid for the repair of three damaged skimmers was presented. Despite the skimmers currently functioning, the Board agreed to table this matter until the April 2024 meeting.

District Management raised concerns regarding potential visual erosion around the pond, although Mr. Glasscock indicated that everything appears to be within acceptable parameters. However, it was unanimously agreed by all to conduct an insurance walk to inspect the area, as a precautionary measure.

D. District Counsel

1. Review of FY 21-22 Annual Audit Findings Letter

The Board engaged in a discussion regarding the audit letter.

2. Review of Financial Settlement Disbursement

The Board deliberated on the default bond from 2003.

On a Motion from Mr. Meisner, seconded by Ms. Valcin, with all in favor, the Board authorized the transfer of \$43,598.96, for the Stevens Plantation Community Development District.

During the meeting, District Counsel discussed the contract with OUC, and which lights would be covered at this time.

E. District Manager

1. Meeting Minutes from November 30, 2023

On a Motion from Mr. Sangiovanni, seconded by Mr. Knothe, with all in favor, the Board approved the meeting minutes from November 30, 2023, for the Stevens Plantation Community Development District.

2. Financial Statements

On a Motion from Mr. Knothe, seconded by Mr. Sangiovanni, with all in favor, the Board approved the December 2023 Financial Statements, for the Stevens Plantation Community Development District.

3. Fourth-Quarter Website Compliance Audit

District Management informed the Board that the District is currently in compliance.

There was a discussion regarding a resident whose plant bed is encroaching onto CDD property. The Board decided that the resident would receive an official document requesting them to move the plant bed back onto their property.

On a Motion from Mr. Knothe, seconded by Ms. Valcin, with all in favor, the Board approved to send an objection letter to the resident whose plant bed is encroaching onto CDD property, for the Stevens Plantation Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

1. Consideration of Resolution 2024-02, Designating Officers

On a Motion from Ms. Valcin, seconded by Mr. Knothe, with all in favor, the Board adopted Resolution 2024-02, Designating Officers, for the Stevens Plantation Community Development District.

2. Consideration of Southside Tile Column Repairs Proposal

This proposal was tabled until the April 2024 meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Meisner discussed various items during the meeting, including the completion of tree replacements and the installation of signs.

There was a discussion about homes that had damaged the preserve on Cedar Hammock Trail and the necessity of holding the residents accountable for the associated costs. It was decided that a formal letter would be sent out to address this matter.

Mr. Knothe raised concerns about traffic and proposed conducting a traffic study. It was agreed that District Management would take the necessary steps to arrange for the completion of this study.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Valcin, seconded by Mr. Knothe, with all in favor, the Board of Supervisors approved to adjourn the meeting at 8:00 p.m., for the Stevens Plantation Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Stevens Plantation
Community Development District

Financial Report

February 29, 2024



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STEVENS PLANTATION
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2003 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 87,239	\$ -	\$ 87,239
Due From Other Funds	63,800	-	63,800
Investments:			
Money Market Account	1,075,475	-	1,075,475
Interest Account	-	302,074	302,074
Prepayment Account A	-	398,579	398,579
Prepayment Account B	-	4,128,074	4,128,074
Reserve Fund A	-	1,036	1,036
Reserve Fund B	-	77,732	77,732
Ret Reserve A	-	1	1
Ret Reserve B	-	10,812	10,812
Revenue Fund	-	2,887,630	2,887,630
TOTAL ASSETS	\$ 1,226,514	\$ 7,805,938	\$ 9,032,452
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,253	\$ 159	\$ 13,412
Accrued Expenses	6,443	-	6,443
Deferred Revenue	68,724	-	68,724
Mature Bonds Payable	-	6,130,907	6,130,907
Mature Interest Payable	-	1,079,612	1,079,612
Due To Other Funds	-	63,800	63,800
TOTAL LIABILITIES	88,420	7,274,478	7,362,898
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	531,460	531,460
Assigned to:			
Operating Reserves	160,647	-	160,647
Reserves - Irrigation System	61,454	-	61,454
Reserves - Landscape/Hardscape	31,794	-	31,794
Reserves-Misc. Site Improvement	20,000	-	20,000
Reserves - Water System	71,585	-	71,585
Unassigned:	792,614	-	792,614
TOTAL FUND BALANCES	\$ 1,138,094	\$ 531,460	\$ 1,669,554
TOTAL LIABILITIES & FUND BALANCES	\$ 1,226,514	\$ 7,805,938	\$ 9,032,452

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 834	\$ 13,912	\$ 13,078
Interest - Tax Collector	100	50	893	843
Special Assmnts- Tax Collector	752,592	587,022	698,919	111,897
Special Assmnts- Discounts	(30,104)	(23,482)	(27,371)	(3,889)
TOTAL REVENUES	724,588	564,424	686,353	121,929

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	3,000	2,200	800
FICA Taxes	459	230	168	62
ProfServ-Arbitrage Rebate	700	700	700	-
ProfServ-Engineering	10,000	4,166	1,517	2,649
ProfServ-Legal Services	35,000	14,584	10,550	4,034
ProfServ-Legal Litigation	-	-	180	(180)
ProfServ-Mgmt Consulting	65,230	27,179	27,179	-
ProfServ-Property Appraiser	593	593	276	317
Auditing Services	4,200	-	-	-
Postage and Freight	1,500	625	41	584
Insurance - General Liability	23,356	23,356	22,488	868
Printing and Binding	2,500	1,041	-	1,041
Legal Advertising	2,553	220	141	79
Misc-Assessment Collection Cost	15,052	11,873	13,431	(1,558)
Misc-Contingency	1,800	750	1,661	(911)
Office Supplies	500	209	-	209
Annual District Filing Fee	175	175	175	-
Cap Outlay-ADA Requirements	3,500	776	945	(169)
Total Administration	173,118	89,477	81,652	7,825

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	18,540	7,725	7,725	-
Contracts-Lake and Wetland	18,720	7,800	7,800	-
Contracts-Fountain	5,760	2,400	3,360	(960)
Contracts-Landscape	162,462	67,693	67,693	-
Utility - General	41,250	17,188	18,922	(1,734)
Electricity - Streetlights	111,600	46,500	46,465	35
R&M-Common Area	15,000	5,416	2,833	2,583
R&M-Fountain	2,000	834	1,461	(627)
R&M-Irrigation	25,000	10,416	5,912	4,504
R&M-Plant Replacement	30,000	12,500	12,088	412
R&M-Pressure Washing	5,000	5,000	-	5,000
Misc-Contingency	20,000	8,334	3,595	4,739
Reserve - Capital Projects	57,000	57,000	-	57,000
Reserves - Irrigation System	5,000	5,000	-	5,000
Reserve - Other	20,000	20,000	-	20,000
Total Field	537,332	273,806	177,854	95,952
<u>ROA-Other Community</u>				
Utility - General	2,000	875	1,398	(523)
R&M-Grounds	12,138	5,058	5,058	-
Total ROA-Other Community	14,138	5,933	6,456	(523)
TOTAL EXPENDITURES	724,588	369,216	265,962	103,254
Excess (deficiency) of revenues				
Over (under) expenditures	-	195,208	420,391	225,183
Net change in fund balance	\$ -	\$ 195,208	\$ 420,391	\$ 225,183
FUND BALANCE, BEGINNING (OCT 1, 2023)	717,703	717,703	717,703	
FUND BALANCE, ENDING	\$ 717,703	\$ 912,911	\$ 1,138,094	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 209	\$ 119,158	\$ 118,949
Special Assmnts- Tax Collector	376,969	294,903	350,086	55,183
Special Assmnts- Discounts	(15,079)	(11,796)	(13,710)	(1,914)
Settlements	-	-	324,915	324,915
TOTAL REVENUES	362,390	283,316	780,449	497,133
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,500	1,500	3,000	(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	7,539	5,650	6,727	(1,077)
Total Administration	32,264	30,375	17,452	12,923
<u>Debt Service</u>				
Debt Retirement Series A	260,000	-	-	-
Interest Expense Series A	330,860	165,430	-	165,430
Total Debt Service	590,860	165,430	-	165,430
TOTAL EXPENDITURES	623,124	195,805	17,452	178,353
Excess (deficiency) of revenues Over (under) expenditures	(260,734)	87,511	762,997	675,486
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(260,734)	-	-	-
TOTAL FINANCING SOURCES (USES)	(260,734)	-	-	-
Net change in fund balance	\$ (260,734)	\$ 87,511	\$ 762,997	\$ 675,486
FUND BALANCE, BEGINNING (OCT 1, 2023)	(231,537)	(231,537)	(231,537)	
FUND BALANCE, ENDING	\$ (492,271)	\$ (144,026)	\$ 531,460	

Notes to the Financial Statements
February 29, 2024

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).

► **Liabilities**

■ **Accounts Payable \$13,253**- Represents posted invoices that were paid in March 2024.

■ **Accrued Expenses \$6,443** - Unpaid invoices per the documents listed below:

Direction and Consent #19	\$	580
Direction and Consent #20		997
Direction and Consent #21		480
Direction and Consent #22		360
Latham, Luna LLP Feb Inv		4,026
Total	\$	6,443

■ **Deferred Revenue \$68,724** - Reimbursements due from Bondholders. In previous years, the General Fund paid legal fees to DSK for settlement services related to debt service defaults.

Direction and Consent #17	\$	63,064
Direction and Consent #18		5,660
Total	\$	68,724

■ **Due To/From Other Funds - \$63,800** is the net of funds due between General Fund and Debt Service Fund.

	General Fund	Debt Service
Dir & Con 17 - DSK 2018, 2019, 2020 Invc's	\$ -	\$ 63,064.05
Dir & Con 18 - Feb 2022 & May 2022 Invc's	-	5,659.50
Dir & Con 19 - DSK March & April 2023 Inv	-	579.50
Dir & Con 20 - DSK May 2023 Invoices	-	997.00
Dir & Con 21 - DSK August 2023 Invoices	-	480.00
Dir & Con 22 - DSK September 2023 Inv	-	360.00
DSK AD Khan Inv correction-Timing difference		(158.50)
February Debt Service Assmnts trfd in March	(8,681.00)	-
Dissemination - Paid both Inframark & DAC		1,500.00
Total	\$ (8,681.00)	\$ 72,481.55

► **Fund Balance**

■ **Assigned Fund Balance** - Per the FY23 motion to assign reserves that was approved at the 11/30/23 meeting. Operating Reserves reflect FY24 first quarter requirement.

Operating Reserves	\$	160,647
Irrigation System		61,454
Landscape/Hardscape		31,794
Misc. Site Improvement		20,000
Water System		71,585
Total	\$	345,480

Debt Service Fund

► **Liabilities**

■ **Mature Bonds Payable** - The value of Series 2003A Bond unpaid principal as reported in the FY22 audit report.

■ **Mature Interest Payable** - The value of Series 2003A Bond unpaid interest as reported in the FY22 audit report.

Notes to the Financial Statements

February 29, 2024

Financial Overview / Highlights

- ▶ The Total Non-Ad Valorem assessments are approximately 93% collected compared to 87% during the same period last year.
- ▶ The General Fund expenditures are approximately 72% of the YTD budget.

Variance Analysis

	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures - General Fund				
<u>Administrative</u>				
P/R-Board of Supervisors	\$ 3,000	\$ 2,200	73%	One district supervisor has elected to be paid for services.
ProfServ - Engineering	\$ 4,166	\$ 1,517	36%	Hanson, Walter & Associates district engineering services billings thru December 2023.
ProfServ - Legal Services	\$ 14,584	\$ 10,550	72%	Latham, Luna, Eden & Beudine, LLP general legal fee billings thru February 2024.
ProfServ - Legal Litigation	\$ -	\$ 180	n/a	DSK - Savi Investments December 2023 Inv 49787 \$21; AD Khan Prop Jan 2024 Inv 499787 \$158.50.
Insurance - General Liability	\$ 23,356	\$ 22,488	96%	Insurance is paid in full for FY 2024.
Misc - Contingency	\$ 750	\$ 1,661	221%	Record storage fee \$315/mo.
<u>Field</u>				
Contracts - Fountain	\$ 2,400	\$ 3,360	140%	Techni-Pools service \$480/mo. Also includes 2 back-billings from March & April 2023. Service began February 2023.
Contracts-Landscape	\$ 67,693	\$ 67,693	100%	Services are provided by Yellowstone Landscaping. The contracted fees increased to \$14,550/mo in October 2023. \$1,011.50 is allocated to the ROA Grounds expense line item each month.
Utility-General	\$ 17,188	\$ 18,922	110%	Water and Reclaimed Water services provided by TOHO and Orlando Utilities Commission were reviewed and verified.
Electricity-Streetlights	\$ 46,500	\$ 46,465	100%	Orlando Utility Commission streetlighting was reviewed and verified.
R&M - Common Area	\$ 5,416	\$ 2,833	52%	Inframark - Repair pavers at Magnolia Entrance \$820; October work order \$1,760.
R&M - Fountain	\$ 834	\$ 1,461	175%	Techni-Pools - Small Fountain repaired \$1,461.
R&M - Irrigation	\$ 10,416	\$ 5,912	57%	Hoover Pumping System - 1 year service agreement on irrigation pumps \$2,290 plus numerous irrigation repairs completed by Yellowstone Landscape.
R&M - Plant Replacement	\$ 12,500	\$ 12,088	97%	Yellowstone Landscape - Cut back and clear vegetation by pond \$5,633.
Misc - Contingency	\$ 8,334	\$ 3,595	43%	Evergreen Holiday Lighting, Inc - FY24 Holiday Lighting & Storage \$1,582; Inframark work order - LED Lights Installation \$970; Propet - DogiPot can liners and bags \$1,043.

STEVENS PLANTATION
Community Development District

Supporting Schedules

February 29, 2024

STEVENS PLANTATION
Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					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				\$ 1,129,559	\$ 752,590	\$ 376,969
Allocation %				100%	67%	33%
11/10/23	\$ 7,068	\$ 327	\$ 144	\$ 7,539	\$ 5,023	\$ 2,516
11/24/23	151,526	6,442	3,092	161,061	107,310	53,751
12/11/23	753,084	32,018	15,369	800,471	533,329	267,142
12/22/23	13,840	504	282	14,626	9,745	4,881
01/10/24	32,564	1,028	665	34,257	22,824	11,433
01/10/24	3,670	116	75	3,861	2,572	1,288
02/08/24	25,604	634	523	26,761	17,830	8,931
02/08/24	409	13	8	430	286	143
TOTAL	\$ 987,765	\$ 41,082	\$ 20,158	\$ 1,049,005	\$ 698,919	\$ 350,086
% COLLECTED					93%	93%
TOTAL OUTSTANDING					\$ 80,554	\$ 26,883

Cash and Investment Report
February 29, 2024

<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%	\$ 87,239
Money Market Account	Bank United 2904	Money Market	n/a	5.25%	1,075,475
Subtotal					<u>\$ 1,162,714</u>
DEBT SERVICE & CONSTRUCTION FUNDS					
Series 2003 Interest Account B	US Bank	US Bank MMA	n/a	4.98%	\$ 302,074
Series 2003 Prepayment Account A	US Bank	US Bank MMA	n/a	4.98%	398,579
Series 2003 Prepayment Account B	US Bank	US Bank MMA	n/a	4.98%	4,128,074
Series 2003 Reserve A Account	US Bank	US Bank MMA	n/a	4.98%	1,036
Series 2003 Reserve B Account	US Bank	US Bank MMA	n/a	4.98%	77,732
Series 2003 Ret Reserve Account A	US Bank	US Bank MMA	n/a	4.98%	1
Series 2003 Customer Rt. Reserve B	US Bank	US Bank MMA	n/a	4.98%	10,812
Series 2003 Revenue	US Bank	US Bank MMA	n/a	4.98%	2,887,630
Subtotal					<u>\$ 7,805,938</u>
Total					<u><u>\$ 8,968,652</u></u>

Stevens Plantation CDD

Bank Reconciliation

Bank Account No. 4749 BankUnited GF
Statement No. 02-24
Statement Date 2/29/2024

G/L Balance (LCY)	87,239.34	Statement Balance	87,708.19
G/L Balance	87,239.34	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	87,708.19
Subtotal	87,239.34	Outstanding Checks	468.85
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	87,239.34	Ending Balance	87,239.34
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/20/2024	Payment	782	KATRINA S SCARBOROUGH	276.35	0.00	276.35
2/27/2024	Payment	783	LATHAM,LUNA,EDEN & BEAUDINE LLP	192.50	0.00	192.50
Total Outstanding Checks.....				468.85		468.85

STEVENS PLANTATION
Community Development District

Check Register

January 1, 2024 - February 29, 2024

STEVENS PLANTATION
Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 755							
001	01/03/24	YELLOWSTONE LANDSCAPE	OS 623965A	OCT 2023 LANDSCAPE MAINT-BAL DUE	Contracts-Landscape	534050-53901	\$1,325.00
						Check Total	<u>\$1,325.00</u>
CHECK # 756							
001	01/16/24	HANSON,WALTER & ASSOCIATES, INC	5289406	ENG'G SVCS THRU 11/30/23	ProfServ-Engineering	531013-51501	\$450.00
						Check Total	<u>\$450.00</u>
CHECK # 757							
001	01/16/24	INNERSYNC STUDIO, LTD	21895	ADA Website & PDF Compliance Services	Cap Outlay-ADA Requirements	564064-51301	\$388.13
						Check Total	<u>\$388.13</u>
CHECK # 758							
001	01/16/24	SITEX AQUATICS LLC	7880-B	LAKE Mint/MIDGE FLY TREATMENT	#11, #13 MIDGE FLY TREATMENT	534021-53901	\$450.00
001	01/16/24	SITEX AQUATICS LLC	7880-B	LAKE Mint/MIDGE FLY TREATMENT	#9 MIDGE FLY LARVICIDING	534021-53901	\$175.00
001	01/16/24	SITEX AQUATICS LLC	7880-B	LAKE Mint/MIDGE FLY TREATMENT	LAKE MAINT	534021-53901	\$935.00
						Check Total	<u>\$1,560.00</u>
CHECK # 759							
001	01/16/24	TECHNI-POOLS	53350	JAN 2024 FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$480.00
						Check Total	<u>\$480.00</u>
CHECK # 760							
001	01/16/24	YELLOWSTONE LANDSCAPE	OS 639128	IRR REPAIRS	R&M-Irrigation	546041-53901	\$2,283.35
						Check Total	<u>\$2,283.35</u>
CHECK # 761							
001	01/23/24	DE BEAUBIEN,KNIGHT,SIMMONS	497879	Savi Investments vs SPCDD / Dec 2023 Svc	ProfServ-Legal Litigation	531024-51401	\$21.00
						Check Total	<u>\$21.00</u>
CHECK # 763							
001	01/23/24	INFRAMARK, LLC	107076	DEC 2023 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,435.83
001	01/23/24	INFRAMARK, LLC	107076	DEC 2023 MGMNT SVCS	ProfServ-Field Management	531016-53901	\$1,545.00
001	01/23/24	INFRAMARK, LLC	107076	DEC 2023 MGMNT SVCS	Postage and Freight	541006-51301	\$12.60
001	01/23/24	INFRAMARK, LLC	107076	DEC 2023 MGMNT SVCS	RECORD STORAGE	549900-53901	\$315.00
						Check Total	<u>\$7,308.43</u>
CHECK # 764							
001	01/23/24	PROPET DISTRIBUTORS INC	144808	(3) LINER TRASH BAGS, (3) PICK UP BAGS	Misc-Contingency	549900-53901	\$1,043.40
						Check Total	<u>\$1,043.40</u>
CHECK # 766							
001	01/23/24	TECHNI-POOLS	53529	4/1/2023 FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$480.00
001	01/23/24	TECHNI-POOLS	53528	3/1/23 FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$480.00
						Check Total	<u>\$960.00</u>

STEVENS PLANTATION
Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 767							
001	01/23/24	YELLOWSTONE LANDSCAPE	OS 646848	JAN 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$14,550.00
						Check Total	\$14,550.00
CHECK # 768							
001	01/31/24	INFRAMARK, LLC	108572	JAN 2024 MGMNT SVCS	RECORD STORAGE	549900-51301	\$315.00
001	01/31/24	INFRAMARK, LLC	108572	JAN 2024 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,435.83
001	01/31/24	INFRAMARK, LLC	108572	JAN 2024 MGMNT SVCS	ProfServ-Field Management	531016-53901	\$1,545.00
						Check Total	\$7,295.83
CHECK # 769							
001	02/02/24	LATHAM,LUNA,EDEN & BEAUDINE LLP	123127	DEC 2023 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$665.13
						Check Total	\$665.13
CHECK # 770							
001	02/02/24	YELLOWSTONE LANDSCAPE	OS 649591	Pine Trees - Landscape Enhncmnt	R&M-Plant Replacement	546071-53901	\$4,933.46
						Check Total	\$4,933.46
CHECK # 776							
001	02/14/24	HANSON,WALTER & ASSOCIATES, INC	5289716	ENG'G SVCS THRU DEC 2023	ProfServ-Engineering	531013-51501	\$225.00
						Check Total	\$225.00
CHECK # 777							
001	02/14/24	INFRAMARK, LLC	109118	JAN 2023 Variable Charges	Room Rental	549900-51301	\$86.25
001	02/14/24	INFRAMARK, LLC	109118	JAN 2023 Variable Charges	Postage and Freight	541006-51301	\$8.82
001	02/14/24	INFRAMARK, LLC	109118	JAN 2023 Variable Charges	GoDaddy - Email & Archive Renewal	564064-51301	\$151.52
001	02/14/24	INFRAMARK, LLC	110022	FEB 2024 MGMNT SVC	Misc-Contingency	549900-51301	\$315.00
001	02/14/24	INFRAMARK, LLC	110022	FEB 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,435.83
001	02/14/24	INFRAMARK, LLC	110022	FEB 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$1,545.00
						Check Total	\$7,542.42
CHECK # 778							
001	02/14/24	SITEX AQUATICS LLC	8006-B	FEB 2024 LAKE MAINT	#11, #13 MIDGE FLY TREATMENT	534021-53901	\$450.00
001	02/14/24	SITEX AQUATICS LLC	8006-B	FEB 2024 LAKE MAINT	#9 MIDGE FLY LARVICIDING	534021-53901	\$175.00
001	02/14/24	SITEX AQUATICS LLC	8006-B	FEB 2024 LAKE MAINT	LAKE MAINT	534021-53901	\$935.00
						Check Total	\$1,560.00
CHECK # 779							
001	02/14/24	TECHNI-POOLS	53735	FEB 2024 FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$480.00
001	02/14/24	TECHNI-POOLS	53884	SMALL FOUNTAIN REPAIRS	R&M-Fountain	546032-53901	\$1,460.72
						Check Total	\$1,940.72
CHECK # 780							
001	02/14/24	YELLOWSTONE LANDSCAPE	OS 650487	FEB 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$14,550.00
						Check Total	\$14,550.00
CHECK # 781							
001	02/20/24	HANSON,WALTER & ASSOCIATES, INC	5289052	ENG'G SVCS THRU 10/31/23	ProfServ-Engineering	531013-51501	\$841.50

STEVENS PLANTATION
Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 782							Check Total
001	02/20/24	KATRINA S SCARBOROUGH	2018803	2023 Assessment Roll Services (CUST 1014)	ProfServ-Property Appraiser	531035-51301	\$841.50
							\$276.35
CHECK # 783							Check Total
001	02/27/24	LATHAM,LUNA,EDEN & BEAUDINE LLP	123602	JAN 2024 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$276.35
							\$192.50
CHECK # DD411							Check Total
001	01/02/24	ORLANDO UTILITIES COMMISSION	121423 ACH	OUC SVC PRD 11/15/23-12/14/23	Utility - General	543001-53901	\$192.50
001	01/02/24	ORLANDO UTILITIES COMMISSION	121423 ACH	OUC SVC PRD 11/15/23-12/14/23	Electricity - Streetlighting	543013-53901	\$783.51
							\$9,489.09
CHECK # DD412							Check Total
001	01/02/24	TOHO WATER AUTHORITY	122723 ACH	TOHO Water Svc 11/16/23-12/15/23	Utility - General	543001-53901	\$10,272.60
001	01/02/24	TOHO WATER AUTHORITY	122723 ACH	TOHO Water Svc 11/16/23-12/15/23	Utility - General	543001-53920	\$1,771.33
							\$569.75
CHECK # DD413							Check Total
001	02/05/24	ORLANDO UTILITIES COMMISSION	011624 ACH	OUC SVC PRD 12/14/23-01/16/24	Utility - General	543001-53901	\$2,341.08
001	02/05/24	ORLANDO UTILITIES COMMISSION	011624 ACH	OUC SVC PRD 12/14/23-01/16/24	Electricity - Streetlighting	543013-53901	\$912.21
							\$9,350.04
CHECK # DD414							Check Total
001	02/12/24	ORLANDO UTILITIES COMMISSION	012424-9513 ACH	12/27/23-01/24/24 W New Nolte Rd Elect	Electricity - Streetlighting	543013-53901	\$10,262.25
							\$264.77
CHECK # DD415							Check Total
001	02/21/24	TOHO WATER AUTHORITY	013124 ACH	TOHO 12/15/23-01/17/24 Water/Reclaimed Water	Utility - General	543001-53901	\$264.77
							\$2,354.42
CHECK # DD416							Check Total
001	02/21/24	TOHO WATER AUTHORITY	013024 ACH	TOHO 12/15/23-01/17/24 Reclaimed Water	Utility - General	543001-53920	\$2,354.42
							\$253.15
CHECK # 772							Check Total
001	02/12/24	ALICIA A. KNOTHE	PAYROLL	February 12, 2024 Payroll Posting			\$253.15
							\$184.70
CHECK # 773							Check Total
001	02/12/24	DARLINE VALCIN	PAYROLL	February 12, 2024 Payroll Posting			\$184.70
							\$184.70
CHECK # 774							Check Total
001	02/12/24	DAVID MEISNER	PAYROLL	February 12, 2024 Payroll Posting			\$184.70
							\$184.70

STEVENS PLANTATION
Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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CHECK # 775

001	02/12/24	TIMOTHY J. SANGIOVANNI	PAYROLL	February 12, 2024 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
Fund Total							<u>\$96,879.29</u>

SERIES 2003 DEBT SERVICE FUND - 201

CHECK # 762

201	01/23/24	DIGITAL ASSURANCE	66417	DISSEMINATION PROF SVCS	ProfServ-Dissemination Agent	531012-51301	\$1,500.00
Check Total							<u>\$1,500.00</u>

CHECK # 763

201	01/23/24	INFRAMARK, LLC	107076	DEC 2023 MGMNT SVCS	ProfServ-Special Assessment	531038-51301	\$7,725.00
Check Total							<u>\$7,725.00</u>

CHECK # 765

201	01/23/24	STEVENS PLANTATION % U.S. BANK N.A.	011724-SER 2003	Transfer FY24 Assessments	Due From Other Funds	131000	\$314,603.62
Check Total							<u>\$314,603.62</u>

CHECK # 771

201	02/07/24	STEVENS PLANTATION % U.S. BANK N.A.	020124-4749	TRFR DSK SETTLEMENT CHK	Due From Other Funds	131000	\$324,914.50
Check Total							<u>\$324,914.50</u>
Fund Total							<u>\$648,743.12</u>

Total Checks Paid	\$745,622.41
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Quarterly Compliance Audit Report

Stevens Plantation

Date: March 2024 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

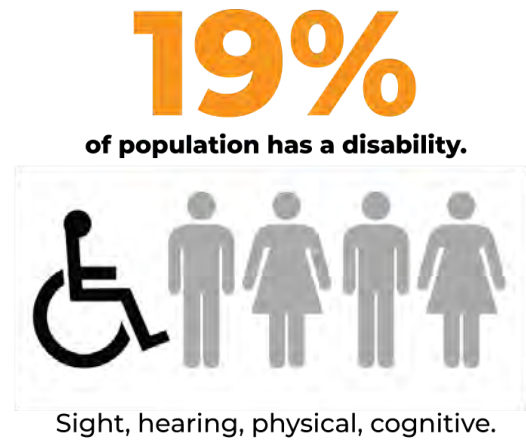
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



Real Estate Econometrics, Inc.

PROPOSAL

TO: Mr. David Meisner, Chairman
Stevens Plantation Community Development District

FROM: G. Russell Weyer
President
Real Estate Econometrics, Inc.

**G. Russell
Weyer**

Digitally signed by G. Russell Weyer
DN: cn=G. Russell Weyer, o=Real
Estate Econometrics, Inc., ou,
email=rweyer@ree-i.com, c=US
Date: 2024.03.19 13:02:16 -04'00'

SUBJECT: Stevens Plantation Community Development District Operations & Maintenance Master Assessment Methodology Report Update

DATE: March 19, 2024

VIA: Email to Mr. Gabriel Mena, District Manager, Gabriel.Mena@inframark.com

Background

The Board of Supervisors ("Board") of the Stevens Plantation Community Development District ("District") is requesting a proposal to update the Operations & Maintenance assessment methodology report ("Original Report") prepared by Real Estate Econometrics, Inc., ("REEI") on August 13, 2022 to account for all the changes to properties within the District that benefit from the District's operations and maintenance efforts and that applies the resulting proportionate special benefits that determines the final assessment configuration.

The District was formed in 2003 and encompasses approximately 590+/- acres in St. Cloud, Florida. The District is responsible for the operations and maintenance of the water management system including wetlands, median and general landscape maintenance, irrigation repairs and maintenance, streetlighting electricity and general grounds maintenance within its jurisdiction. The District also provides administrative services and on-site management.

REEI is a full-service fiscal, financial and economic consulting firm ("Consultant") headquartered in Naples, Florida that provides services for community development and improvement districts, government entities and private land developers.

Assignment Plan

Assignment 1 – Update the August 2022 O&M Assessment Methodology Report

The Consultant in conjunction with the District Manager will update O&M assessment methodology report for the District. The assessment methodology is a process by which the Consultant will review the Operations & Maintenance budget to verify the benefit determination categories established in the Original Report. After the budget review, the Consultant will review that various product types and update the parcels that have since been developed or developed properties that have changed their use then apportion the budget to the properties within the District that benefit from the O&M budget based upon the benefits that each property receives. The benefitting properties will receive their annual O&M assessment based upon that apportionment.

Assignment 2 – Meetings and Presentations

The Consultant will make presentations and attend meetings at the direction of the Client as needed.

Fee Proposal and Billing Arrangements

Our fee for these services is as follows:

Assignment 1 – O&M Assessment Methodology Report

Community Development District -- \$3,500

Assignment 2 – Meetings and Presentations

The Consultant will attend meetings and make presentations as needed. Meeting attendance, presentations and travel time will be billed on an hourly rate at \$200/hour. Travel expenses are not included in this fee. Mileage will be billed at \$0.555/mile.

Real Estate Econometrics, Inc. Billing Procedures

We begin each engagement with your signed authorization to proceed. Fees for services and expenses will be billed on a monthly basis until the assignment is completed.

Report Delivery

REEI will diligently work with the District Manager to deliver the updated report in a timely manner to accommodate the preliminary budget adoption meeting.

Authorization to Proceed

To authorize us to proceed as outlined above, please sign below and return an executed copy of this agreement.

Should you have any questions concerning this proposal, please feel free to give us a call.

Disputes and questions concerning our work are rare, but they do sometimes occur. It is our firm's policy to keep our clients satisfied if possible. If you have a question about our work, please bring it to our attention as soon as possible. Should we be unable to resolve a problem, you may cancel this engagement by informing us in writing. We will cease work, and bill only for the work we have successfully completed. Litigation concerning our work is very rare. However, if there should be such an unhappy circumstance, the matter shall be subject to Florida law with the prevailing side to be compensated for reasonable attorney's fees and costs.

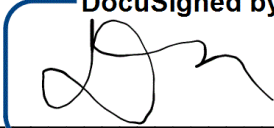
Authority to Execute

Each of the parties hereto covenant to the other that it has the lawful authority to enter into this relationship, that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, this

20th day of March, 2024.

Board of Supervisors
Stevens Plantation Community Development District

DocuSigned by:

Signature _____
Chairman, Stevens Plantation Community Development District
7E265DE5B87A4CF

Printed Name: Mr. David Meisner, Chairman

Invoice to: Stevens Plantation Community Development District
Attn: Gabriel Mena, District Manager
C/O Inframark
313 Campus Street
Celebration, FL 34747

Phone: (O) (754) 399-8440
E-Mail: Gabriel.Mena@inframark.com

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Christopher Knothe, and Seat 5, currently held by Timothy Sangiovanni, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. 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.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit "A"** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of April, 2024.

ATTEST:

**STEVENS PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT “A”

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
STEVENS PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stevens Plantation Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Hwy., Kissimmee, Florida 34744 with Phone Number **(407) 742-6000**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Stevens Plantation Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections at **(407) 742-6000** or **SOE@voteosceola.com**.



CORPORATE
CAMPUS
Stevens Plantation



CORPORATE
CAMPUS
Stevens Plantation

Stevens Plantation

PROPOSAL

Southside Tile, LLC.
3400 Kissimmee Park Rd.
St. Cloud, Florida 34772
407-498-3038 Office
407-498-3039 Fax

PROPOSAL NO.
SHEET NO.
DATE <u>1/31/2024</u>

PROPOSAL SUBMITTED TO: Inframark

WORK TO BE PERFORMED AT:

NAME <u>Vincent Morrell</u>
ADDRESS
PHONE NO. <u>407-361-3559</u>

ADDRESS <u>Innovation Sign</u>
<u>Nolte Rd. & Innovation Dr. St. Cloud, FL</u>
DATE OF PLANS
ARCHITECT <u>Vincent.Morrell@inframark.com</u>

We hereby propose to furnish the materials and perform the labor necessary for the completion of removing all existing black granite tile from exterior sign and install new black granite tile (G771 Absolute Black Slab Polished) with Schluter edge. This proposal includes all adhesives and epoxy grout, clean up and removal.

Dean's cell # 407-448-3440

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of

Thirty - Eight Hundred Dollars (\$ 3,800.00)

with payments to be made as follows: Depoist of \$1,800.00 for materials and remainder balance due upon completion.

Respectfully submitted Southside Tile LLC

Per Dean Bullington

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____ Signature _____

Payment Terms: Deposit Required Account

Created Date: 3/20/2024

DESCRIPTION: The Grove - Corporate Campus

Bill To: Stevens Plantation CDD
210 N University
Dr STE 702
Coral Spring, FL 33071
US

Installed: Stevens Plantation CDD
Stevens Plantation CDD
Church 2925 Canoe Creek Road,
St. Cloud, FL 34772
US

Requested By: Vincent M. Morrell
Email: Vincent.Morrell@inframark.com
Work Phone: (407) 566-1935
Cell Phone: (407) 361-3559
Tax ID: 85-8012921660C-2

Salesperson: Teresa Oliva
Email: fastsigns.2060@fastsigns.com
Work Phone: 407-287-6840

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	The Grove - Overall Side 56"W x 59"H <ul style="list-style-type: none">SHIELD - Back Panel - 1/4" Max Metal Vinyl and laminated on top - Mounting stud on the backTHE GROVE: Flat Cut Metal - Thickness 1/4" - Height 10" - Color/Finish -Gold Anodized - Horizontal GrainProduction time 15-20 business daysInstallation included	2	\$2,100.845	\$4,201.69
2	Corporate Campus - The letter (O) 7" 1/2 x 4" 1/2 The word Plantation 2' 1 1/2 x 7" <ul style="list-style-type: none">Back layer 1/2 White PVC - Routed CutFront Layer 1/4 Black PVC - Routed CutMounting stud for installationProduction time 15-20 business daysInstallation included	1	\$985.00	\$985.00

*This estimate is valid for 30 days.

*Please sign Estimate and include today's day.

*A 50% deposit is required to begin working on the project when is more than \$550.00 total cost. If it is less full payment is required to proceed.

*RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEEDS TO BE PAID IN FULL BEFORE PRODUCTION.

*All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day.

*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

*Design and Set-up Fee does not release a digital copy of the artwork to customers (\$180 for Release of Artwork).

*Customer will provide primary electrical service within 5 feet of sign electrical connection.

Subtotal: \$5,186.69

Taxes: \$0.00

Grand Total: \$5,186.69

*City or County Fees are not included in the estimate.
*Orders paid with card on file, once production is completed we will charge the remaining balance automatically.

CUSTOMER NOTICE
Prices listed, quoted, & advertised reflect our cash price. - OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT.
We offer savings at the point of sale when you pay with cash.

The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 169o-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document.
This sign is meant to inform customers of our regular price in compliance with this law.

Thank you for your business!

Click to make Payment:

<https://api.ipospays.com/v1/sl/03224oR01D9240e3X>

Signature: _____ **Date:** _____

Accept

Decline

Date: Mar 11, 2024
No. 2597

Estimate

Martz Pressure Washing
(407) 791-3302 Office
www.martzpressurewashing.com
martzpressurewashing@gmail.com

Presented To:
Inframark
FL

Description of Service	Qty	Each	Amount
ENTRYWAY SIGN (THE ESTATES)	1	150.00	150.00
ENTRYWAY SIGN (MAGNOLIA GREEN)	1	150.00	150.00
ENTRYWAY SIGN (VERANDAH LAKES)	1	150.00	150.00
ENTRYWAY SIGN (THE GROVE)	1	150.00	150.00
STEVENS PLANTATION EAST (WATER FOUNTAIN): Cleaning includes hard water stain removal.	1	350.00	350.00
STEVENS PLANTATION WEST (WATER FOUNTAIN & RETAINER WALL): Cleaning includes hard water stain removal.	1	450.00	450.00

Total 1,400.00

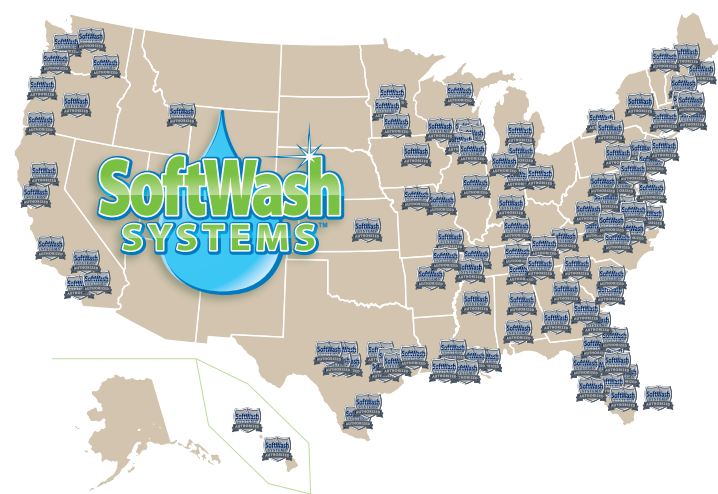
Thank you for allowing us the opportunity to present our service to you!



EDUCATION

Training & Certification

We participate in the cleaning industry's most extensive cleaning, soft washing, and safety training program provided by SoftWash Systems. Martz Pressure Washing utilizes SoftWash Systems online classes covering every aspect of the cleaning and soft washing business. Additionally, we attend SoftWash Systems Academy at their corporate offices in Orlando, Florida.



Network Support

Martz Pressure Washing is an independently owned company, and a certified member of the SoftWash Systems network of companies. As an In-network company, we benefit from and contribute to the nationwide experiences of over 100 companies from the Pro Staff veteran to the newly certified owner/operator.

SoftWash Systems Pro Staff members interact with in-network companies daily, guiding them through business procedures as well as how to tackle larger projects. They communicate through online and phone support, attending SoftWash Systems training events and camps, speaking at industry shows and meetings as well as testing and troubleshooting new products.



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407.791.3302 | MartzPressureWashing.com



ENVIRONMENTAL

Our Pledge to the Environment



Martz Pressure Washing is not a new "GREEN" company. We have always had a strong commitment to the environment. Our network's core values place stewardship and service above profits. We believe that profits will come as we focus on doing business in a way that honors our values. This is our "world is round" mindset and "we reap what we sow" is in our moral fiber. Our pledge to passing on a clean, healthy environment is what we have deemed as our Good Stewards program. As Good Stewards, Martz Pressure Washing believes and practices protocols and standards that are far more than just compliance. We wholeheartedly understand we are stewards of the resources we have been entrusted with. You as a customer of Martz Pressure Washing entrust us with your property and we respect that. That respect also transfers to the land, water, and air surrounding your property.



Biodegradable

All SoftWash Systems cleaners are designed to be biodegradable. Biodegradable means they breakdown in to carbon and water within 20 days of their introduction into the environment. Our desire is that the only thing we leave behind is a clean, sanitized surface.



Low VOC

VOC's [Volatile Organic Compounds] are particles in the air containing hazardous compounds that threaten public health. Our cleaning process and chemicals conform to the California Air Quality Management District standard and do not release harmful VOC's.



Non-Hazardous

All SoftWash Systems' cleaners are non-hazardous when mixed according to label instructions. Martz Pressure Washing drivers are not required to carry any special licensing or endorsements and our products require no special handling or storage precautions.



Low Fossil Fuel

Martz Pressure Washing strives to make sure that we follow the theory of using as little fossil fuel based energy as possible. We leverage the latest technology in 12-volt powered equipment utilizing both solar and DC charging systems.



Water-Based

Water is one of the purest things on Earth. That is why SoftWash Systems cleaners are water based. Our cleaners contain no harmful solvents or phosphates which are threatening the ecology of our environment.

GoodStewards™



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407.791.3302 | MartzPressureWashing.com



EQUIPMENT

Revolutionary Design

Martz Pressure Washing is always investing in the latest technology innovated by SoftWash Systems. Under the leadership of our founder AC Lockyer, we have been able to address the concerns of owners cleaning and protecting their properties. We have done so not only through education and business systems but also through the development of equipment that is easy to use, maintain, and does not waste water or other resources. Our Blend Module Technology plays a major role in this.



The Evolution of Blend Technology



SoftWash Systems' Blend Technology is not to be confused with traditional pressure washing or downstream injection. This Blend technology keeps overuse of chemicals and water to a minimum over traditional one batching methods. Where our Blend technology shines is that no matter how far away from your truck you go and no matter how high up you clean, our Blend Module continuously operates at the same draw rates.



A Legacy to Uphold

Our founder AC Lockyer pioneered the soft wash industry. We have a responsibility to lead and innovate. We have a responsibility to provide the tools for our employees to succeed. Our legacy fulfilled would be to one day look back and see that our company created opportunities in faith, family, hope and community, supporting our patrons and employees.



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SOLUTIONS

In Use for Over **25 YEARS**

SoftWash Systems products have been in use since 1992. Over 120,000 structures have been cleaned using our technology and soft washing chemicals. Our founder whom pioneered soft washing in 1991 established the soft washing industry and continues to lead the SoftWash Revolution to this date.



Designed with Purpose

Very different from power washing, soft washing was born out of the concepts and principles of pest control. Our founder used his background in horticulture and spraying plants for fungus and bacteria to develop our process and our chemicals. These cleaning chemicals are specifically formulated for soft washing building surfaces and targeting stains and infestations at the root.



Tested by Pro Staff

Every SoftWash Systems product whether equipment or chemicals goes through a rigorous process of design, prototyping, and testing. Before our products are introduced to the market they are field tested by our Pro Staff to ensure their effectiveness. Feedback from our Pro Staff goes into the development of all our products. This same Pro Staff then provides technical support and assistance to our other in-network companies during the implementation phase of our product's release.

Environmentally Focused

At Martz Pressure Washing we are not merely focused on the environment because of political or social trends. We wholeheartedly believe that we should simply pass on our Earth to the next generation better than we found it. Because of this we focus on developing cleaning compounds that are biodegradable, water based, and low VOC [volatile organic compounds]. Though many of our soft washing chemical products can be legally discharged into the environment, we are vigilant in our training and operating protocols. This ensures that every SoftWash Systems in-network company is a leading example of environmental stewardship.



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407.791.3302 | MartzPressureWashing.com



Terry Roberts Sitework
 1491 Orange Ave.
 St. Cloud, FL 34769
 Phone: 407.892.0807
 Email: tr@trsitework.net

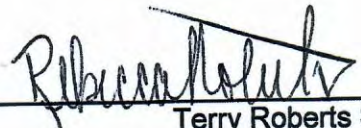
<u>Job Proposal</u>	TRSW#
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Proposal for: PROJECT Client: <i>Hanson & Walters</i> <i>Stevens Plantation Ponds</i>	DATE: <i>2/7/24</i>
--	---------------------

Job request is for: Repair of 3 skimmers in ponds areas in Stevens Plantation with 30-10' aluminum poles and stainless steel bolts

Change				
<u>Item</u>	<u>Unit</u>	<u>Quantity</u>	<u>Cost</u>	<u>Extended</u>
3 skimmers repairs	LS	3	2750	\$8,250
Total This Proposal:				\$8,250
0	Payment within 30 days			

DISCLAIMER: Terry Roberts Site Work is not responsible for the relocation of any utilities, irrigation, or plants. Not responsible for permits, permit fees, inspections, inspection fees, electric, lighting, dumpsters, dumpster pads, grease traps, phone, dewatering, Geo Testing, engineering, engineering fees, tree wells, sod, fence, retaining walls, hydrant meters, or any other items unless it is listed above.



 Terry Roberts Site Work Inc.

 Acceptance



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

March 15, 2024

DIRECT DIAL: (407) 481-5872
EMAIL: JCARPENTER@LATHAMLUNA.COM

Via Electronic Mail – jlac@leg.state.fl.us

Honorable Michael Caruso
Chair, Joint Legislative Auditing Committee
111 West Madison Street, Room 876
Claude Pepper Building
Tallahassee, Florida 32399-1400

RE: Stevens Plantation Community Development District
Response to Florida JLAC second request for status of corrective action

Honorable Caruso:

We represent the Stevens Plantation Community Development District (the “Stevens Plantation CDD” or the “District”) and are in receipt of the letter from the Florida Joint Legislative Auditing Committee (“JLAC”), dated February 15, 2024. Your letter requested an updated status of the corrective actions being taken by the District to remedy the bond defaults noted in the District’s 2021-2022 annual financial audit.

Since 2018, the Stevens Plantation CDD has been working with U.S. Bank Trust Company, National Association, as Trustee (the “Trustee”), on corrective actions for the default status of the District’s Special Assessment Revenue Bonds, Series 2003A bonds and Series 2003B bonds (collectively, the “Bonds”). The Trustee, at the direction of a majority of the bondholders, is assisting both the related Stevens Plantation Dependent Special District (the “DSD”) and the Stevens Plantation CDD in remedying the defaults on their outstanding bonds through a cancellation of a portion of the Bonds. The Stevens Plantation CDD and the DSD bonds are interrelated through an escrow agreement and mutual real property at issue. A portion of the outstanding bonds for both the DSD and the Stevens Plantation CDD can no longer be collected as a result of the bondholders’ approval of land sales and the settlement of foreclosure actions, which are still in process.

Corrective actions for the Series 2003A bonds and the Series 2003B bonds are generally the same since both require the cancellation of the amount of the Series 2003A bonds and the 2003B bonds for which the Trustee did not receive full satisfaction of the District’s original assessment lien on. However, the remedy for each bond series differs slightly in timing and in calculating the true-up of the remaining assessment liens to the outstanding bonds for the applicable series of bonds.

First, the bondholders need to resolve the defaults on the DSD bonds as the DSD has been terminated (assessments on DSD-owned lands secured a portion of the Stevens Plantation Bonds). Once

the DSD bonds are cancelled, we anticipate that the Trustee will work with the bondholders to take corrective action on the Stevens Plantation CDD's Bonds, as described herein.

The Stevens Plantation CDD has been pursuing a number of foreclosure cases over the past several years; there are only three pending foreclosure cases left to collect the remainder of the Series 2003B bond debt. Once those cases settle or a judgment is granted and the Trustee receives the associated funds from the closing agent, any remaining outstanding Series 2003B bond debt is no longer collectible. The Stevens Plantation CDD therefore anticipates that the Trustee will (at the direction of the bondholders) cancel any outstanding Series 2003B bonds at that time. This action will resolve the default of the Series 2003B bonds and will hopefully be completed within the next fiscal year or two. However, this of course this depends on court calendars and resolution of the final foreclosure cases.

The current assessment roll for the Stevens Plantation CDD's Series 2003A bond debt payments reflects the performing parcels of land that have Series 2003A liens remaining on them. All of the parcels of land formerly owned by the DSD have been sold and the bondholders directed the Trustee to accept prepayments in resolution of the outstanding Series 2003A bond debt for such parcels of land. The Trustee also accepted a prepayment of the Series 2003A bonds from a developer for a large parcel of undeveloped land and we are uncertain if the associated bond debt was cancelled when that prepayment was received. Therefore, the current annual assessment roll for the Series 2003A bonds must be reconciled by the Trustee, with the consent of the bondholders. Bond document amendments may be necessary to accomplish the corrective action and to accurately reflect that the remaining Series 2003A bonds are outstanding but without a default. We would hope that this, too, can be accomplished within the next few fiscal years and we have been contacting the Trustee's counsel on a regular basis to accomplish this task as quickly as possible.

Since the timing of the corrective actions are dependent on outside factors, such as court calendars and bondholder requirements, it may vary from the estimates provided herein. The defaults discussed herein only impact the bondholders of the District's bonds; the District operates on a fully funded operations and maintenance/general fund budget. The District is not in need of any financial assistance from the state. We trust this letter describes the anticipated corrective actions of the District to satisfy the request of the correspondence from JLAC, dated February 15, 2024. Please contact us if further information is needed.

Respectfully,



Jan Albanese Carpenter

cc: Warren Bloom, Esq.
Inframark – District Manager
Inframark – Angel Montagna
Kristen E. Trucco, Esq.



FEMA

February 7, 2024

Mr. Kevin Guthrie, Director
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Attention: Melissa Shirah

Reference: FEMA-4337-DR-FL
Closure Request
Stevens Plantation

Dear Mr. Guthrie:

This is in response to your letter dated January 03, 2024, informing the Federal Emergency Management Agency (FEMA) that the Stevens Plantation (Subrecipient) has completed the work for disaster 4337-FL and payments have been made in accordance with applicable laws, regulations, policy, and guidance. The provided documentation meets the requirements of Title 44 of the Code of Federal Regulations (44 C.F.R.) § 206.205 for the payments of all projects. As a result, our systems and records have been updated to reflect this closure request based on the federal share shown on the enclosed Subgrantee Closure Worksheet. Therefore, this Subrecipient is now considered officially closed.

The Subrecipient must retain all records that document approved Public Assistance project funds as part of this subgrant for a period of three years from the date of submission of this closure action for small projects, and three years from the date of submission for the final reconciliation/certification for large projects. As stated in 44 C.F.R. § 206.207(C), FEMA retains the authority to conduct a federal audit of this disaster assistance grant, or any of the subgrants. In addition, non-federal audits are to be completed in accordance with 44 C.F.R. Part 14 and 2 C.F.R. Part 200.

Please advise the Subrecipient of this action and its right to appeal within 60 days of notification pursuant to 44 C.F.R. § 206.206.

Sincerely,

DAVID J

JOHNSON SR

For Michael A. Phillips

Public Assistance Branch Chief

Recovery Division

Digitally signed by DAVID J
JOHNSON SR
Date: 2024.02.07 11:39:19
-05'00'



FEMA

Subgrantee Closure Worksheet

For Official Use Only *

Due to limitations imposed by rules protecting Personally Identifiable Information (PII), some data may be restricted and show as "#ERROR" or "#SYNTAX." Please contact your Data Steward for rights clarification.

Florida

Disaster: 4337

PA ID#: 097-URF1E-00

Subgrantee Name: STEVENS PLANTATION

Subgrantee Status

Closed

02/01/2024

Closure Validation Information

Eligible Funds= Obligated Funds? Yes

Entered PWs = Obligated PWs? Yes

Large Projects Closed? Yes

Small Projects Closed? Yes

Large Project Threshold: \$123,100.00

RPA Reference Number

PA-04-FL-4337-RPA-0834

Subgrantee Information

Applicant Eligibility	ELIGIBLE
RPA Entry Date	11/09/2017
Total Obligated	\$4,122.00
Federal Share Obligated	\$4,122.00
Subgrantee Admin	\$0.00
Grantee Admin	\$0.00
Federal Share + Subgrantee Admin	\$4,122.00
Total Amount of PWs at 100%	\$4,580.00
Final Closure Amount (100% PWs + S. Admin)	\$4,580.00
Total Non-Federal Share	\$458.00

Project Worksheet Information

Number Of PWs Entered	1
Number Of PWs Obligated	1
Number Of Large PWs	0
Number Of Large PWs Closed	0
Number Of Small PWs	1
Number Of Small PWs Closed	1

Project Worksheet Details

Project Size	PW Number	Version Number	Version Project Size	Final Inspection Date	Project Amount	Damage Category Code	Project Status
Small	4381	0	Small		\$4,580.00	A - Debris Removal	Closed
	4381	1	Small		\$0.00	A - Debris Removal	Closed

* WARNING: The data in this document is "For Official Use Only" (FOUO). It is to be controlled, stored, handled, transmitted, distributed, and disposed of in accordance with DHS policy relating to FOUO information and it is not to be released to the public or other personnel who do not have a valid "need-to-know" without prior written approval of an authorized DHS Official.