

# STEVENS PLANTATION

---

Community Development District

210 N. University Dr., Suite 702  
Coral Springs, FL 33071  
Telephone: (954) 753-5841  
Facsimile: (954) 345-1292

March 15, 2013

[REDACTED]  
Attn: [REDACTED]  
VIA FACSIMILE [REDACTED]

Re: [REDACTED]

Dear [REDACTED],

The above referenced property is within the Stevens Plantation Community Development District (Stevens Plantation COD) and is subject to annual operating and maintenance assessments and also has a special assessment on the property. The Stevens Plantation COD utilizes the Osceola County Tax Collector to collect its annual assessments and as a result the 2012 – 2013 fiscal year assessments for each property are on the tax bill mailed out November 1, 2012. The annual O&M assessment is \$950.85; the annual debt service pertaining to the special assessment is \$573.00. The total of these two - \$1,523.85 - appears on the tax bill on the line marked non-ad valorem. The Stevens Plantation CDD fiscal year is October 1, 2012- September 30, 2013.

The outstanding balance of the Series 2003B special assessment is \$29,940.00 and must be paid at closing. The outstanding balance for the Series 2003A special assessment is \$5,891.09. The Series 2003A bond issue has 23 years remaining and runs with the property. Should the owner want to prepay this amount, the District can accept payments by August 31<sup>st</sup>, 2013 to guarantee that the 2013 Tax Bill will not include the debt portion of the Stevens Plantation CDD assessment. Please note the principal lien on this parcel does not require payment in full in order to transfer ownership of the property. Payments should be made payable to the Stevens Plantation Community Development District and mailed to the District's address as noted above. Please include the Parcel Number, Property Address, and Lot and Block number on your check.

If you have any further questions, please feel free to call me at (954) 603-0034.

Sincerely,

*Luvinia LaCap*

---

Luvinia LaCap  
Treasury Services

/ll

DM #47906