

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

September 8, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING, CONTINUED PUBLIC HEARING AND REGULAR MEETING AGENDA

Stillwater Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 1, 2022

Board of Supervisors
Stillwater Community Development District

Dear Board Members:

The Board of Supervisors of the Stillwater Community Development District will hold a Public Hearing, Continued Public Hearing and Regular Meeting on September 8, 2022, at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-09, Amending Resolution 2022-04 to Re-set the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Continued Public Hearing to Hear Comments and Objections on the Imposition of Operation and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Continued Discussion: Meeting Location for Fiscal Year 2022/2023 Meetings

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

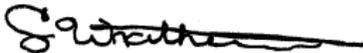
- 7. Acceptance of Unaudited Financial Statements as of July 31, 2022
- 8. Approval of August 11, 2022 Public Hearings and Regular Meeting Minutes
- 9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Matthews Design Group*
 - C. Field Operations Manager: *Vesta Property Services, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 13, 2022 at 10:30 A.M. [Location TBD]
 - QUORUM CHECK

Zenzi Rogers	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Bob Deahl	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Chris James Mayo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Della Penta	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kyler von der Osten	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 10. Supervisors' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-04 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stillwater 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 St. Johns County, Florida; and

WHEREAS, on June 9, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2022-04, approving the proposed budget for fiscal year 2022/2023 and setting the public hearing on the proposed budget for August 11, 2022 at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084; and

WHEREAS, due to an advertising issue with publication of the budget public hearing notice, the District Manager reset the date of the public hearing to September 8, 2022 at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084 and the District Manager has caused the notice of the public hearing to be published in a newspaper of general circulation in St. Johns County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the date of the budget public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2022-04 is hereby amended to reflect that the public hearing is reset to Thursday, September 8, 2022, at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084.

SECTION 2. RESOLUTION 2022-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-04 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Stillwater Community Development District.

PASSED AND ADOPTED this 8th day of September, 2022.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

4A

Miscellaneous Notices



Published in The St. Augustine Record on August 19, 2022

Location

St. John County,

Notice Text

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Stillwater Community Development District (District) will hold a public hearing on September 8, 2022 at 10:30 a.m., at the offices of Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084 for the purpose of hearing comments and objections on the adoption of the proposed budgets (Proposed Budget) of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (Fiscal Year 2022/2023). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (District Manager s Office), during normal business hours, or by visiting the District s website at <https://stillwatercdd.net>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Stillwater Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Stillwater Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$1,376,425 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 507,537
DEBT SERVICE FUND – SERIES 2021	\$ 868,888
TOTAL ALL FUNDS	\$1,376,425

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF SEPTEMBER, 2022.

ATTEST:

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A

Fiscal Year 2022/2023 Budget

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2021	5
Amortization Schedule - Series 2021	6 - 7
Assessment Summary	8

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				FY 2023 Budget
	Adopted Budget FY 2022	Actual through 03/31/2022	Projected through 09/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$144,725
Allowable discounts (4%)	-				(5,789)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	138,936
Assessment levy: off-roll	-	-	-	-	368,601
Landowner contribution	484,840	36,199	426,534	462,733	-
Lot closings	-	26,193	-	26,193	-
Total revenues	<u>484,840</u>	<u>62,392</u>	<u>426,534</u>	<u>488,926</u>	<u>507,537</u>
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	2,153	4,847	7,000	7,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	2,647	17,353	20,000	20,000
Engineering	1,500	1,533	-	1,533	1,500
Engineering - stormwater analysis	-	354	-	354	-
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	6,500	-	6,500	6,500	6,500
Telephone	200	100	100	200	200
Postage	500	42	458	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	336	1,164	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	464	36	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	-	-	-	-	2,895
Total professional & administrative	<u>99,790</u>	<u>37,554</u>	<u>62,123</u>	<u>99,677</u>	<u>102,685</u>

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				FY 2023 Budget
	Adopted Budget FY 2022	Actual through 03/31/2022	Projected through 09/30/2022	Total Actual & Projected	
Operations & maintenance					
Security					
Security patrol	24,000	336	23,664	24,000	24,720
Utilities:					
Electric	33,600	-	33,600	33,600	33,600
Phone	-	-	-	-	1,920
Water/sewer	8,800	-	8,800	8,800	8,800
Stormwater control:					
Stormwater system maintenance	6,900	-	6,900	6,900	6,900
Aquatic maintenance	18,000	-	20,665	20,665	18,000
Wetland monitoring/maintenance	13,800	6,820	6,980	13,800	13,800
Other physical environment					
Field ops management	9,600	-	9,600	9,600	9,600
Entrance gate contract	12,000	9,765	2,235	12,000	25,560
Property insurance	22,000	-	22,000	22,000	22,000
Landscape contract	150,000	12,572	137,428	150,000	150,000
Irrigation repairs	21,600	-	21,600	21,600	21,600
Landscape miscellaneous	9,600	-	9,600	9,600	9,600
Mulch	5,900	-	5,900	5,900	5,900
O&M accounting	3,750	1,875	1,875	3,750	3,750
Holiday decorations	8,500	-	8,500	8,500	8,500
General maintenance	10,000	-	10,000	10,000	10,000
Road & street facilities					
Street sign repair and replacement	1,800	-	1,800	1,800	1,800
Sidewalk repair & maintenance	2,400	-	2,400	2,400	2,400
Street maintenance	10,800	-	10,800	10,800	10,800
Contingency					
Miscellaneous contingency	12,000	-	12,000	12,000	12,000
Meeting room rental	-	-	-	-	3,600
Total field operations	<u>385,050</u>	<u>31,368</u>	<u>356,347</u>	<u>387,715</u>	<u>404,850</u>
Total expenditures	<u>484,840</u>	<u>68,922</u>	<u>418,470</u>	<u>487,392</u>	<u>507,535</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,530)	8,064	1,534	2
OTHER FINANCING SOURCES					
Transfer in	-	-	-	-	-
Total other financing sources	-	-	-	-	-
Net increase/(decrease) of fund balance	-	(6,530)	8,064	1,534	2
Fund balance - beginning (unaudited)	-	(1,534)	(8,064)	(1,534)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(8,064)	-	-	2
Fund balance - ending	<u>\$ -</u>	<u>\$ (8,064)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2</u>

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 7,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	1,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit*	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	2,895

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Operations & maintenance

Security	
Security patrol	24,720
Utilities:	
Electric	33,600
Phone	1,920
Water/sewer	8,800
Stormwater control:	
Stormwater system maintenance	6,900
Aquatic maintenance	18,000
Wetland monitoring/maintenance	13,800
Other physical environment	
Field ops management	9,600
Entrance gate contract	25,560
Property insurance	22,000
Landscape contract	150,000
Irrigation repairs	21,600
Landscape miscellaneous	9,600
Mulch	5,900
O&M accounting	3,750
Holiday decorations	8,500
General maintenance	10,000
Road & street facilities	
Street sign repair and replacement	1,800
Sidewalk repair & maintenance	2,400
Street maintenance	10,800
Contingency	
Miscellaneous contingency	12,000
Meeting room rental	3,600
Total expenditures	<u><u>\$507,535</u></u>

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2023**

	Fiscal Year 2022				FY 2023 Budget
	Adopted Budget FY 2022	Actual through 03/31/2022	Projected through 09/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 282,801
Allowable discounts (4%)	-				(11,312)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	271,489
Assessment levy: off-roll	863,232	-	813,745	813,745	597,399
Lot closings	-	49,487	-	49,487	-
Total revenues	<u>863,232</u>	<u>49,487</u>	<u>813,745</u>	<u>863,232</u>	<u>868,888</u>
EXPENDITURES					
Debt service					
Principal	315,000	-	315,000	315,000	320,000
Interest	644,942	369,848	275,094	644,942	542,706
Total expenditures	<u>959,942</u>	<u>369,848</u>	<u>590,094</u>	<u>959,942</u>	<u>868,362</u>
Excess/(deficiency) of revenues over/(under) expenditures	(96,710)	(320,361)	223,651	(96,710)	526
Fund balance:					
Beginning fund balance (unaudited)	801,463	801,713	481,352	801,713	705,003
Ending fund balance (projected)	<u>\$704,753</u>	<u>\$ 481,352</u>	<u>\$ 705,003</u>	<u>\$ 705,003</u>	<u>705,529</u>
Use of fund balance:					
Debt service reserve account balance (required)					(431,616)
Interest expense - December 15, 2023					(267,553)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 6,360</u>

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/22			271,353.13	271,353.13	15,190,000.00
06/15/23	320,000.00	2.375%	271,353.13	591,353.13	14,870,000.00
12/15/23			267,553.13	267,553.13	14,870,000.00
06/15/24	330,000.00	2.375%	267,553.13	597,553.13	14,540,000.00
12/15/24			263,634.38	263,634.38	14,540,000.00
06/15/25	340,000.00	2.375%	263,634.38	603,634.38	14,200,000.00
12/15/25			259,596.88	259,596.88	14,200,000.00
06/15/26	345,000.00	2.375%	259,596.88	604,596.88	13,855,000.00
12/15/26			255,500.00	255,500.00	13,855,000.00
06/15/27	355,000.00	3.000%	255,500.00	610,500.00	13,500,000.00
12/15/27			250,175.00	250,175.00	13,500,000.00
06/15/28	365,000.00	3.000%	250,175.00	615,175.00	13,135,000.00
12/15/28			244,700.00	244,700.00	13,135,000.00
06/15/29	375,000.00	3.000%	244,700.00	619,700.00	12,760,000.00
12/15/29			239,075.00	239,075.00	12,760,000.00
06/15/30	390,000.00	3.000%	239,075.00	629,075.00	12,370,000.00
12/15/30			233,225.00	233,225.00	12,370,000.00
06/15/31	400,000.00	3.000%	233,225.00	633,225.00	11,970,000.00
12/15/31			227,225.00	227,225.00	11,970,000.00
06/15/32	415,000.00	3.500%	227,225.00	642,225.00	11,555,000.00
12/15/32			219,962.50	219,962.50	11,555,000.00
06/15/33	430,000.00	3.500%	219,962.50	649,962.50	11,125,000.00
12/15/33			212,437.50	212,437.50	11,125,000.00
06/15/34	445,000.00	3.500%	212,437.50	657,437.50	10,680,000.00
12/15/34			204,650.00	204,650.00	10,680,000.00
06/15/35	460,000.00	3.500%	204,650.00	664,650.00	10,220,000.00
12/15/35			196,600.00	196,600.00	10,220,000.00
06/15/36	475,000.00	3.500%	196,600.00	671,600.00	9,745,000.00
12/15/36			188,287.50	188,287.50	9,745,000.00
06/15/37	495,000.00	3.500%	188,287.50	683,287.50	9,250,000.00
12/15/37			179,625.00	179,625.00	9,250,000.00
06/15/38	510,000.00	3.500%	179,625.00	689,625.00	8,740,000.00
12/15/38			170,700.00	170,700.00	8,740,000.00
06/15/39	530,000.00	3.500%	170,700.00	700,700.00	8,210,000.00
12/15/39			161,425.00	161,425.00	8,210,000.00
06/15/40	545,000.00	3.500%	161,425.00	706,425.00	7,665,000.00
12/15/40			151,887.50	151,887.50	7,665,000.00
06/15/41	565,000.00	3.500%	151,887.50	716,887.50	7,100,000.00
12/15/41			142,000.00	142,000.00	7,100,000.00
06/15/42	590,000.00	4.000%	142,000.00	732,000.00	6,510,000.00
12/15/42			130,200.00	130,200.00	6,510,000.00
06/15/43	610,000.00	4.000%	130,200.00	740,200.00	5,900,000.00
12/15/43			118,000.00	118,000.00	5,900,000.00
06/15/44	640,000.00	4.000%	118,000.00	758,000.00	5,260,000.00
12/15/44			105,200.00	105,200.00	5,260,000.00
06/15/45	665,000.00	4.000%	105,200.00	770,200.00	4,595,000.00

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/45			91,900.00	91,900.00	4,595,000.00
06/15/46	690,000.00	4.000%	91,900.00	781,900.00	3,905,000.00
12/15/46			78,100.00	78,100.00	3,905,000.00
06/15/47	720,000.00	4.000%	78,100.00	798,100.00	3,185,000.00
12/15/47			63,700.00	63,700.00	3,185,000.00
06/15/48	750,000.00	4.000%	63,700.00	813,700.00	2,435,000.00
12/15/48			48,700.00	48,700.00	2,435,000.00
06/15/49	780,000.00	4.000%	48,700.00	828,700.00	1,655,000.00
12/15/49			33,100.00	33,100.00	1,655,000.00
06/15/50	810,000.00	4.000%	33,100.00	843,100.00	845,000.00
12/15/50			16,900.00	16,900.00	845,000.00
06/15/51	845,000.00	4.000%	16,900.00	861,900.00	-
Total	15,190,000.00		10,050,825.04	25,240,825.04	

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments					
					FY 2022
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>Total Assessment per Unit</u>
SF 40'	32	\$ 977.87	\$ 1,558.61	\$ 2,536.48	n/a
SF 50'	106	977.87	2,079.88	3,057.75	n/a
Villa	10	977.87	1,245.84	2,223.71	n/a
Total	148				

Off-Roll Assessments					
					FY 2022
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>Total Assessment per Unit</u>
SF 40'	176	\$ 919.20	\$ 1,465.09	\$ 2,384.29	\$ 2,348.23
SF 50'	97	919.20	1,955.09	2,874.29	2,838.23
Villa	128	919.20	1,171.09	2,090.29	2,054.23
Total	401				

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

5A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

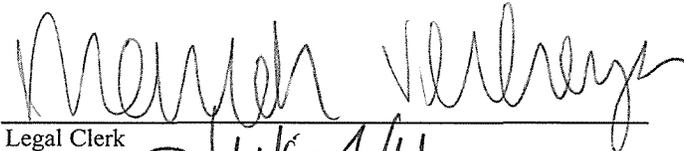
Daphne Gillyard
Stillwater Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF ST JOHNS

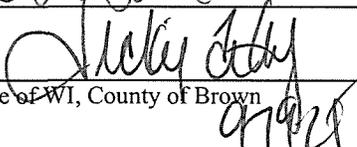
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/21/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/21/2022



Legal Clerk


Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$263.56
Order No: 7547577 # of Copies:
Customer No: 761562 0
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Stillwater Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 11, 2022
 TIME: 10:30 a.m.
 LOCATION: Matthews Design Group
 7 Waldo Street
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Residential	148	1	\$977.87
Undeveloped Land/ Developed Land	422.14	1.0527	\$928.90

The proposed O&M Assessments as stated include collection costs and/ or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

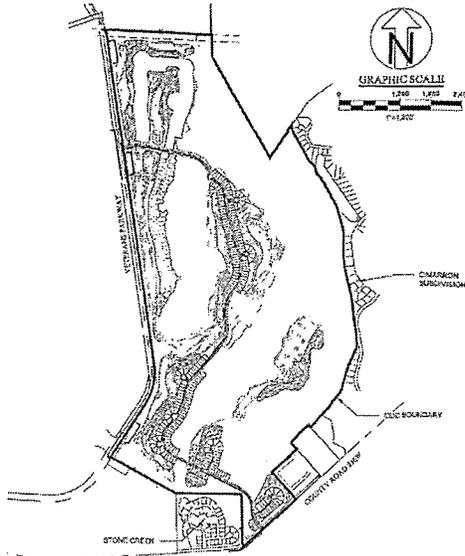
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://stillwatercd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
 District Manager



STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Consultant for the Stillwater Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Stillwater Community Development District.
4. I do hereby certify that on July 22, 2022, and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Stillwater Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

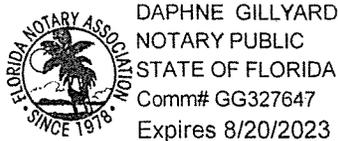
FURTHER AFFIANT SAYETH NOT.



Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 22nd day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did ___ / did not take an oath.

NOTARY PUBLIC





Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

Stillwater Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2022

VIA FIRST CLASS MAIL

WCI COMMUNITIES LLC
9440 PHILIPS HWY STE 7
JACKSONVILLE, FL 32256-0000

PARCEL ID(s): See Assessment Roll

RE: Stillwater Community Development District Fiscal Year 2022/2023 Budget and O&M Assessments

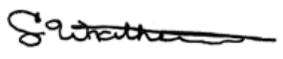
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Stillwater Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 11, 2022, at 10:30 a.m., at the offices of Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$536,851** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your properties are classified as **111 Platted Residential lots** and **422.14 acres undeveloped land**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Residential	148	1	\$977.87
Undeveloped Land/Developed Land	422.14	0.9499	\$928.90

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessments for your property for Fiscal Year 2022/2023 (October 1, 2022 – September 30, 2023) are **\$500,669.44**.
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Assessment Roll

0098600050	0098620530	0098620930	0098621210
0098620010	0098620540	0098620940	0098621220
0098620020	0098620670	0098620950	0098621230
0098620030	0098620680	0098620960	0098621240
0098620040	0098620690	0098620970	0098621250
0098620050	0098620700	0098620980	0098621260
0098620060	0098620710	0098620990	0098621270
0098620070	0098620720	0098621000	0098621280
0098620080	0098620730	0098621010	0098621290
0098620090	0098620740	0098621020	0098621300
0098620100	0098620750	0098621030	0098621310
0098620110	0098620760	0098621040	0098621320
0098620120	0098620770	0098621050	0098621330
0098620130	0098620780	0098621060	0098621340
0098620140	0098620790	0098621070	0098621350
0098620150	0098620800	0098621080	0098621360
0098620160	0098620810	0098621090	0098621370
0098620170	0098620820	0098621100	0098621380
0098620180	0098620830	0098621110	0098621390
0098620190	0098620840	0098621120	0098621400
0098620200	0098620850	0098621130	0098621410
0098620210	0098620860	0098621140	0098621420
0098620220	0098620870	0098621150	0098621430
0098620230	0098620880	0098621160	0098621440
0098620300	0098620890	0098621170	0098621450
0098620320	0098620900	0098621180	0098621460
0098620450	0098620910	0098621190	0098621470
0098620460	0098620920	0098621200	0098621480

Stillwater Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2022

VIA FIRST CLASS MAIL

XXX
XXX
XXX
XXX [PARCEL ID]

RE: Stillwater Community Development District Fiscal Year 2022/2023 Budget and O&M Assessments

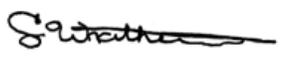
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Stillwater Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 11, 2022, at 10:30 a.m., at the offices of Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$536,851** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as a **Platted Residential lot**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Residential	148	1	\$977.87
Undeveloped Land/Developed Land	422.14	0.9499	\$928.90

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessments for your property for Fiscal Year 2022/2023 (October 1, 2022 – September 30, 2023) are **\$977.87**.
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

strap	name
0098620240	ABNER BRETT PHARR,MICHELLE MCEWEN
0098620350	BEDROSIAN LINDA ROSE ETAL
0098620520	BENSON GERALD CLARENCE JR,JO ANNE
0098620430	BLANCO JOSE OSVALDO GARCIA ET AL
0098620380	BORONOW KATHRYN HESS
0098620560	BRAGG BENJAMIN THOMAS
0098620260	BRENNENSON SCOTT,ESTELLE B
0098620340	CALTA DANA J,JEFFREY LYNN
0098620480	CLEVER ROBERT ERNST,DEBORAH SUE
0098620600	COCKAYNE KELLIE A,DENNIS
0098620270	DUCAS REJEAN REAL,PAMELA LYN
0098620510	DUNKER KEITH MATTHEW ET AL
0098620490	EMKEY FRANK JOSEPH,GERRI LEE
0098620250	FERMIL ANTHONY GRAY
0098620500	FLANDERS DAVID EDWARD
0098620330	FULLER GREGORY W,BONNIE WYNN
0098620610	GUYER DAVID CARLIN,MARY ALICE ANNE
0098620410	HATCHER ROBERT,LAURA DOOLEY
0098620640	HERNDON JOHN GILLEY,PATRICIA ANN
0098620590	JOHNSON KEVIN L,LORI ANN
0098620280	KIRKSEY CHRISTINE CASE
0098620550	LAMB DEBORAH ANNE
0098620440	MCDERMOTT JOHN RANDALL AND JOHNNIE M REVOCABLE TRUST AGREEMENT F:05/27/16
0098620310	MCKEOWN ROBERT ALLAN
0098620390	ORR FAMILY TRUST D:03/30/2021
0098620570	OSTIGUY BRADFORD PARSONS ET AL
0098620620	PECON BRUCE EUGENE,ANTONIA O
0098620360	PICKELS JAMES MICHAEL AND PICKELS BETH L LIVING TRUST D:04/23/09
0098620470	PRATT HENRY FRANKLIN III,SALLY ANN
0098620630	RAMAGE JOHN WALLACE,AMY HOUSEWORTH
0098620580	REED WILLIAM WAYNE,FRANKIE E
0098620290	REICH MARK STEVEN,JODY PAIGE
0098620370	SHEALY EDGAR CLARENCE JR,SUSAN KENNEDY

strap	name
0098620420	WAIT JODIE JEAN,TIMOTHY F
0098620400	WATKINS WILLIAM CLARKE,CELESTE LOOS
0098620660	WRAY REVOCABLE TRUST AGREEMENT D:06/18/16
0098620650	WEST DAVID JOHN

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stillwater Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 8th day of September, 2022.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

UNADITED

FINANCIAL

STATEMENTS

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 34,617	\$ -	\$ -	\$ 34,617
Investments				
Revenue	-	572,480	-	572,480
Reserve	-	431,615	-	431,615
Construction	-	-	8,690,147	8,690,147
Due from Landowner	23,412	-	-	23,412
Due from general fund	-	5,375	-	5,375
Prepaid expense	1,272	-	-	1,272
Total assets	<u>\$ 59,301</u>	<u>\$1,009,470</u>	<u>\$ 8,690,147</u>	<u>\$ 9,758,918</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 10,780	\$ -	\$ -	\$ 10,780
Accounts payable - on -site	36,916	-	-	36,916
Contracts payable	-	-	448	448
Due to debt service fund	5,375	-	-	5,375
Accrued wages payable	600	-	-	600
Accrued taxes payable	45	-	-	45
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>59,716</u>	<u>-</u>	<u>448</u>	<u>60,164</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	23,412	-	-	23,412
Total deferred inflows of resources	<u>23,412</u>	<u>-</u>	<u>-</u>	<u>23,412</u>
Fund balances:				
Restricted for:				
Debt service	-	1,009,470	-	1,009,470
Capital projects	-	-	8,689,699	8,689,699
Unassigned	(23,827)	-	-	(23,827)
Total fund balances	<u>(23,827)</u>	<u>1,009,470</u>	<u>8,689,699</u>	<u>9,675,342</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 59,301</u>	<u>\$1,009,470</u>	<u>\$ 8,690,147</u>	<u>\$ 9,758,918</u>

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 22,274	\$ 93,076	\$ 484,840	19%
Lot closings	-	33,560	-	N/A
Total revenues	<u>22,274</u>	<u>126,636</u>	<u>484,840</u>	26%
EXPENDITURES				
Professional & administrative				
Supervisors	-	3,445	7,000	49%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	-	3,781	20,000	19%
Engineering	192	1,725	1,500	115%
Engineering - stormwater analysis	1,291	3,079	-	N/A
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	833	1,000	83%
Trustee	-	6,125	6,500	94%
Telephone	17	166	200	83%
Postage	28	156	500	31%
Printing & binding	42	417	500	83%
Legal advertising	-	422	1,500	28%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	24	550	500	110%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,677</u>	<u>66,579</u>	<u>99,790</u>	67%
Operations & maintenance				
Law enforcement:				
Security patrol	193	828	24,000	3%
Utilities:				
Electric	-	-	33,600	0%
Water/sewer	-	-	8,800	0%
Stormwater control:				
Stormwater system maintenance	-	-	6,900	0%
Aquatic maintenance	-	380	18,000	2%
Wetland monitoring/maintenance	1,705	13,640	13,800	99%
Other physical environment				
Field ops management	10,500	10,500	9,600	109%
Entrance gate contract	119	10,558	12,000	88%
Property insurance	-	-	22,000	0%
Landscape contract	6,286	48,202	150,000	32%
Irrigation repairs	117	117	21,600	1%
Landscape miscellaneous	-	-	9,600	0%
Mulch	-	-	5,900	0%
O&M accounting	312	3,125	3,750	83%
Holiday decorations	-	-	8,500	0%
General maintenance	-	-	10,000	0%

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Road & street facilities				
Street sign repair and replacement	-	-	1,800	0%
Sidewalk repair & maintenance	-	-	2,400	0%
Street maintenance	-	-	10,800	0%
Contingency				
Miscellaneous contingency	-	-	12,000	0%
Total field operations	<u>19,232</u>	<u>87,350</u>	<u>385,050</u>	23%
Total expenditures	<u>24,909</u>	<u>153,929</u>	<u>484,840</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(2,635)	(27,293)	-	
Fund balances - beginning	(21,192)	3,466	-	
Fund balances - ending	<u>\$ (23,827)</u>	<u>\$ (23,827)</u>	<u>\$ -</u>	

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 571,015	\$ 863,232	66%
Lot closings	1,464	65,410	-	N/A
Total revenues	<u>1,464</u>	<u>636,425</u>	<u>863,232</u>	74%
EXPENDITURES				
Debt service				
Principal	-	315,000	315,000	100%
Interest	-	644,942	644,942	100%
Total debt service	<u>-</u>	<u>959,942</u>	<u>959,942</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,464	(323,517)	(96,710)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	531,274	-	N/A
Total other financing sources	<u>-</u>	<u>531,274</u>	<u>-</u>	N/A
Net change in fund balances	1,464	207,757	(96,710)	
Fund balances - beginning	1,008,006	801,713	801,463	
Fund balances - ending	<u>\$ 1,009,470</u>	<u>\$ 1,009,470</u>	<u>\$ 704,753</u>	

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>-</u>	<u>5,183,273</u>
Total expenditures	<u>-</u>	<u>5,183,273</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (5,183,273)
 OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(531,274)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(531,274)</u>
 Net change in fund balances	 -	 (5,714,547)
Fund balances - beginning	<u>8,689,699</u>	<u>14,404,246</u>
Fund balances - ending	<u><u>\$ 8,689,699</u></u>	<u><u>\$ 8,689,699</u></u>

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stillwater Community Development District held Multiple Public Hearings and a Regular Meeting on August 11, 2022, at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084.

Present were:

Zenzi Rogers	Chair
James "Chris" Mayo	Vice Chair
Kyler von der Osten	Assistant Secretary
Michael Della Penta	Assistant Secretary
Bob Deahl	Assistant Secretary

Also present, were:

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Kyle Magee	Kutak Rock LLP
Alex Acree	District Engineer
Amy Newhouse	Vesta Property Services Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:37 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

Mr. Haber stated that there was an error on the newspaper's behalf with regard to the published notice of the budget public hearing. The required notice for the assessment hearing

40 were fine but the budget public hearing was not properly noticed. For this reason, District
41 Counsel’s recommendation is to reschedule the budget public hearing and open the assessment
42 public hearing and continue it to the September meeting.

43 **A. Proof/Affidavit of Publication**

44 **B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and**
45 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
46 **September 30, 2023; Authorizing budget Amendments; and Providing an Effective**
47 **Date**

48

49 **On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor,**
50 **rescheduling the Fiscal Year 2023 Budget Public Hearing to September 8, 2022**
51 **at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine,**
52 **Florida 32084, was approved.**

53

54

55 **FOURTH ORDER OF BUSINESS**

Public Hearing to Hear Comments and
Objections on the Imposition of Operation
and Maintenance Special Assessments to
Fund the Budget for Fiscal Year 2022/2023,
Pursuant to Florida Law

56

57

58

59

60

61 **A. Proof/Affidavit of Publication**

62 **B. Mailed Notice to Property Owner(s)**

63 The proof of publication and Mailed Notice were included for informational purposes.

64 **C. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing**
65 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**
66 **Enforcement of Special Assessments, Including, but Not Limited to Penalties and**
67 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**
68 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

69

70 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**
71 **the Public Hearing was opened.**

72

73

74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111

On MOTION by Ms. Rogers and seconded by Mr. Mayo, with all in favor, continuing the Assessment Public Hearing to September 8, 2022 at 10:30 a.m., at the Matthews Design Group, 7 Waldo Street, St. Augustine, Florida 32084, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal year Ended September 30, 2021, Prepared by Grau & Associates

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

Mr. Torres presented Resolution 2022-08.

On MOTION by Ms. Rogers and seconded by Mr. Deahl, with all in favor, Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition Documents *(to be provided under separate cover)*

Mr. Haber stated that work on the acquisition documents continues. Some were processed through the CDD and sent on to JEA. Support documentation is being acquired for some other improvements to process a requisition for payment to Lennar. The expectation is to proceed with that and, once completed, the documents will be presented for ratification.

EIGHTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management Services Contract for Quarterly Fountain Maintenance for One (1) Fountain

112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148

Mr. Torres presented the SOLitude Lake Management Services Contract.

On MOTION by Ms. Rogers and seconded by Mr. Della Penta with all in favor, SOLitude Lake Management Services Contract for Quarterly Fountain Maintenance for One (1) Fountain, in the annual amount of \$560, was approved.

NINTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of June 30, 2022**

Mr. Torres presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Ms. Rogers and seconded by Mr. Deahl, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

TENTH ORDER OF BUSINESS **Approval of June 9, 2022 Regular Meeting Minutes**

Mr. Torres presented the June 9, 2022 Regular Meeting Minutes.

On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor, the June 9, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer: *Matthews Design Group*

There was no report.

C. Field Operations Manager: *Vesta Property Services, Inc.*

Ms. Newhouse reported the following:

- Electrical issues with the fountain persist. She will meet with SOLitude to determine whether a new fountain is needed or what the next steps should be.

149 ➤ Weekly landscape walk-throughs continue with the landscaper. Sod will be replaced
150 around the end of September.

151 ➤ The holiday lighting contract is under review and being finalized.

152 Ms. Rogers stated that a single vendor will provide the holiday lighting for the entire
153 community, so it will involve three entities. She asked if there should be three contracts or if
154 the contract should be with the CDD, with the other entities reimbursing the CDD. Mr. Haber
155 stated that the CDD could contract with the specific vendor and then the CDD and the other
156 entities could enter into a Funding Agreement with the other entities to pay their respective
157 portions of the holiday lighting expenses.

158 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 159 • **NEXT MEETING DATE: September 8, 2022 at 10:30 A.M.**

- 160 ○ **QUORUM CHECK**

161 The next meeting would be held on September 8, 2022.

162

163 **TWELFTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

164

165 There were no Supervisors' comments or requests.

166

167 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

168

169 No members of the public spoke.

170

171 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

172

173

174 **On MOTION by Ms. Rogers and seconded by Mr. Deahl, with all in favor, the**
175 **meeting adjourned at 10:50 a.m.**

176

177

178

179

180

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

181
182
183
184
185
186

Secretary/Assistant Secretary

Chair/Vice Chair

STILLWATER

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

STILLWATER COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***TBD*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2022	Regular Meeting	10:30 AM
November 10, 2022	Regular Meeting	10:30 AM
December 8, 2022	Regular Meeting	10:30 AM
January 12, 2023	Regular Meeting	10:30 AM
February 9, 2023	Regular Meeting	10:30 AM
March 9, 2023	Regular Meeting	10:30 AM
April 13, 2023	Regular Meeting	10:30 AM
May 11, 2023	Regular Meeting	10:30 AM
June 8, 2023	Regular Meeting	10:30 AM
July 13, 2023	Regular Meeting	10:30 AM
August 10, 2023	Public Hearing & Regular Meeting	10:30 AM
September 14, 2023	Regular Meeting	10:30 AM