

# **STILLWATER**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 10, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS AND  
REGULAR MEETING  
AGENDA**

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**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**

August 3, 2023

Board of Supervisors  
Stillwater Community Development District

Dear Board Members:

The Board of Supervisors of the Stillwater Community Development District will hold a Public Hearings and a Regular Meeting on August 10, 2023 at 11:00 a.m., at the Holiday Inn Express, 2300 State Road 16, Saint Augustine, Florida 32084. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
5. Acceptance of Unaudited Financial Statements as of June 30, 2023
6. Approval of July 5, 2023 Public Hearings and Regular Meeting Minutes

**ATTENDEES:**

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

7. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Matthews Design Group*
- C. Field Operations Manager:
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: September 14, 2023 at 11:00 AM

○ QUORUM CHECK

SEAT 1	ZENZI ROGERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BOB DEAHL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	CHRIS JAMES MAYO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MICHAEL DELLA PENTA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KYLER VON DER OSTEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

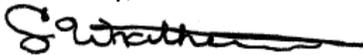
8. Supervisors' Comments/Requests

9. Public Comments

10. 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**

**3A**

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/21/2023

*Ricelle Jacobs*  
Legal Clerk

*Mariah Verhagen*  
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$107.44

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2023/2024  
BUDGETS; AND NOTICE OF  
REGULAR BOARD OF SUPERVI-  
SORS' MEETING.

The Board of Supervisors ("Board") of the Stillwater Community Development District ("District") will hold a public hearing on August 10, 2023 at 11:00 a.m., at Holiday Inn Express, 2300 State Road 16, Saint 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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 of 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.

Ernesto Torres  
District Manager

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2023-08

### 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, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1<sup>st</sup> 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, 2024."
- 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 2023/2024, the sum of \$1,449,293 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	\$ 575,573
DEBT SERVICE FUND – SERIES 2021	\$ 873,720
TOTAL ALL FUNDS	\$1,449,293

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, 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 10TH DAY OF AUGUST, 2023.**

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**

Fiscal Year 2023/2024 Budget

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
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**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 144,725				\$273,966
Allowable discounts (4%)	(5,789)				(10,959)
Assessment levy: on-roll - net	138,936	\$ 134,651	\$ 4,285	\$ 138,936	263,007
Assessment levy: off-roll	368,601	276,449	92,152	368,601	312,566
Landowner contribution	-	3,212	-	3,212	-
Total revenues	<u>507,537</u>	<u>414,312</u>	<u>96,437</u>	<u>510,749</u>	<u>575,573</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	7,000	2,153	4,847	7,000	7,000
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	2,509	17,491	20,000	20,000
Engineering	1,500	-	1,500	1,500	1,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	6,500	-	6,500	6,500	6,500
Telephone	200	83	117	200	200
Postage	500	167	333	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	105	1,395	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	-	5,500	5,500
Contingencies/bank charges	500	20	480	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	2,895	2,689	206	2,895	5,479
Total professional & administrative	<u>102,685</u>	<u>33,901</u>	<u>68,659</u>	<u>102,685</u>	<u>105,269</u>

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
<b>Operations &amp; maintenance</b>					
Security					
Security patrol	24,720	405	24,315	24,720	24,720
Utilities:					
Electric	33,600	242	33,358	33,600	33,600
Phone	1,920	-	1,920	1,920	1,920
Water/sewer	8,800	1,086	7,714	8,800	8,800
Stormwater control:					
Stormwater system maintenance	8,900	-	8,900	8,900	22,620
Aquatic maintenance	18,000	-	18,000	18,000	4,280
Wetland monitoring/maintenance	13,800	8,678	5,122	13,800	13,800
Other physical environment					
Field ops management	9,600	-	9,600	9,600	9,600
Entrance gate contract	25,560	9,575	15,985	25,560	28,950
Property insurance	22,000	-	22,000	22,000	25,000
Landscape contract	150,000	12,572	137,428	150,000	209,064
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	1,563	2,187	3,750	3,750
Holiday decorations	8,500	-	8,500	8,500	8,500
General maintenance	8,000	270	7,730	8,000	8,000
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	-	3,600	3,600	3,600
Total field operations	404,850	34,391	370,459	404,850	470,304
Total expenditures	507,535	68,292	439,118	507,535	575,573
Excess/(deficiency) of revenues over/(under) expenditures	2	346,020	(342,681)	3,214	-
Fund balance - beginning (unaudited)	-	11,178	357,198	11,178	14,392
Fund balance - ending (projected)					
Assigned					
Unassigned	2	357,198	14,517	14,392	14,392
Fund balance - ending	\$ 2	\$ 357,198	\$ 14,517	\$ 14,392	\$ 14,392

**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
<b>Wrathell, Hunt and Associates, LLC</b> (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	5,479

**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	22,620
Lake Doctors monthly \$1885	
Aquatic maintenance	4,280
Wetland monitoring/maintenance	13,800
Other physical environment	
Field ops management	9,600
Entrance gate contract	28,950
Front \$1838 monthly and rear entrance Envera \$572 monthly	
Property insurance	25,000
Landscape contract	209,064
Includes \$59,064 for Veteran Entrance	
Irrigation repairs	21,600
Landscape miscellaneous	9,600
Mulch	5,900
O&M accounting	3,750
Holiday decorations	8,500
General maintenance	8,000
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>\$575,573</u></u>

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 282,801				\$ 485,373
Allowable discounts (4%)	(11,312)				(19,415)
Net assessment levy - on-roll	271,489	\$ 263,137	\$ 8,352	\$ 271,489	465,958
Assessment levy: off-roll	597,399	448,049	147,396	595,445	405,026
Assessment prepayments	-	33,678	-	33,678	-
Lot closings	-	1,954	-	1,954	-
Interest	-	2,021	-	2,021	-
Total revenues	<u>868,888</u>	<u>748,839</u>	<u>155,748</u>	<u>904,587</u>	<u>870,984</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	320,000	-	320,000	320,000	330,000
Principal prepayment	-	-	30,000	30,000	-
Interest	542,706	271,353	271,353	542,706	534,013
Tax collector	5,656	5,254	402	5,656	9,707
Total expenditures	<u>868,362</u>	<u>276,607</u>	<u>621,755</u>	<u>898,362</u>	<u>873,720</u>
Excess/(deficiency) of revenues over/(under) expenditures	526	472,232	(466,007)	6,225	(2,736)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	-	(531,274)	(531,274)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(531,274)</u>	<u>(531,274)</u>	<u>-</u>
Net increase/(decrease) in fund balance	526	472,232	(97,281)	(525,049)	(2,736)
Fund balance:					
Beginning fund balance (unaudited)	705,003	1,266,675	1,738,907	1,266,675	741,626
Ending fund balance (projected)	<u>\$705,529</u>	<u>\$ 1,738,907</u>	<u>\$ 741,626</u>	<u>\$ 741,626</u>	<u>738,890</u>
Use of fund balance:					
Debt service reserve account balance (required)					(431,616)
Interest expense - December 15, 2024					(263,088)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,186</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
06/15/23	320,000.00	2.375%	271,353.13	591,353.13	14,870,000.00
12/15/23			267,006.25	267,006.25	14,870,000.00
06/15/24	330,000.00	2.375%	267,006.25	597,006.25	14,540,000.00
12/15/24			263,087.50	263,087.50	14,540,000.00
06/15/25	335,000.00	2.375%	263,087.50	598,087.50	14,205,000.00
12/15/25			259,109.38	259,109.38	14,205,000.00
06/15/26	345,000.00	2.375%	259,109.38	604,109.38	13,860,000.00
12/15/26			255,012.50	255,012.50	13,860,000.00
06/15/27	355,000.00	3.000%	255,012.50	610,012.50	13,505,000.00
12/15/27			249,687.50	249,687.50	13,505,000.00
06/15/28	365,000.00	3.000%	249,687.50	614,687.50	13,140,000.00
12/15/28			244,212.50	244,212.50	13,140,000.00
06/15/29	375,000.00	3.000%	244,212.50	619,212.50	12,765,000.00
12/15/29			238,587.50	238,587.50	12,765,000.00
06/15/30	390,000.00	3.000%	238,587.50	628,587.50	12,375,000.00
12/15/30			232,737.50	232,737.50	12,375,000.00
06/15/31	400,000.00	3.000%	232,737.50	632,737.50	11,975,000.00
12/15/31			226,737.50	226,737.50	11,975,000.00
06/15/32	415,000.00	3.500%	226,737.50	641,737.50	11,560,000.00
12/15/32			219,475.00	219,475.00	11,560,000.00
06/15/33	430,000.00	3.500%	219,475.00	649,475.00	11,130,000.00
12/15/33			211,950.00	211,950.00	11,130,000.00
06/15/34	445,000.00	3.500%	211,950.00	656,950.00	10,685,000.00
12/15/34			204,162.50	204,162.50	10,685,000.00
06/15/35	460,000.00	3.500%	204,162.50	664,162.50	10,225,000.00
12/15/35			196,112.50	196,112.50	10,225,000.00
06/15/36	475,000.00	3.500%	196,112.50	671,112.50	9,750,000.00
12/15/36			187,800.00	187,800.00	9,750,000.00
06/15/37	490,000.00	3.500%	187,800.00	677,800.00	9,260,000.00
12/15/37			179,225.00	179,225.00	9,260,000.00
06/15/38	510,000.00	3.500%	179,225.00	689,225.00	8,750,000.00
12/15/38			170,300.00	170,300.00	8,750,000.00
06/15/39	530,000.00	3.500%	170,300.00	700,300.00	8,220,000.00
12/15/39			161,025.00	161,025.00	8,220,000.00
06/15/40	545,000.00	3.500%	161,025.00	706,025.00	7,675,000.00
12/15/40			151,487.50	151,487.50	7,675,000.00
06/15/41	565,000.00	3.500%	151,487.50	716,487.50	7,110,000.00
12/15/41			141,600.00	141,600.00	7,110,000.00
06/15/42	590,000.00	4.000%	141,600.00	731,600.00	6,520,000.00
12/15/42			129,800.00	129,800.00	6,520,000.00
06/15/43	610,000.00	4.000%	129,800.00	739,800.00	5,910,000.00
12/15/43			117,600.00	117,600.00	5,910,000.00
06/15/44	635,000.00	4.000%	117,600.00	752,600.00	5,275,000.00
12/15/44			104,900.00	104,900.00	5,275,000.00
06/15/45	660,000.00	4.000%	104,900.00	764,900.00	4,615,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/15/45			91,700.00	91,700.00	4,615,000.00
06/15/46	690,000.00	4.000%	91,700.00	781,700.00	3,925,000.00
12/15/46			77,900.00	77,900.00	3,925,000.00
06/15/47	720,000.00	4.000%	77,900.00	797,900.00	3,205,000.00
12/15/47			63,500.00	63,500.00	3,205,000.00
06/15/48	745,000.00	4.000%	63,500.00	808,500.00	2,460,000.00
12/15/48			48,600.00	48,600.00	2,460,000.00
06/15/49	780,000.00	4.000%	48,600.00	828,600.00	1,680,000.00
12/15/49			33,000.00	33,000.00	1,680,000.00
06/15/50	810,000.00	4.000%	33,000.00	843,000.00	870,000.00
12/15/50			16,800.00	16,800.00	870,000.00
06/15/51	840,000.00	4.000%	16,800.00	856,800.00	30,000.00
<b>Total</b>	<b>15,160,000.00</b>		<b>10,028,390.64</b>	<b>25,188,390.64</b>	

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

<b>On-Roll Assessments</b>					
					<b>FY 2023</b>
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2024 O&amp;M Assessment per Unit</b>	<b>FY 2024 DS Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>	<b>Total Assessment per Unit</b>
SF 40'	32	\$ 1,104.70	\$ 1,558.61	\$ 2,663.31	\$ 2,536.48
SF 50'	202	1,104.70	2,079.88	3,184.58	3,057.75
Villa	14	1,104.70	1,245.84	2,350.54	2,223.71
<b>Total</b>	<b>248</b>				

<b>Off-Roll Assessments</b>					
					<b>FY 2023</b>
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2024 O&amp;M Assessment per Unit</b>	<b>FY 2024 DS Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>	<b>Total Assessment per Unit</b>
SF 40'	176	\$ 1,038.42	\$ 1,465.09	\$ 2,503.51	\$ 2,384.29
SF 50'	1	1,038.42	1,955.09	2,993.51	2,874.29
Villa	124	1,038.42	1,171.09	2,209.51	2,090.29
<b>Total</b>	<b>301</b>				

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

# 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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Not specified, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/14/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/14/2023

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$287.52

Order No: 9046145

Customer No: 761562

# of Copies:

1

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 2023/2024 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 10, 2023

TIME: 11:00 a.m.

LOCATION: Holiday Inn Express 2300 State Road  
16 Saint 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). 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 2023/2024; 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	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	248	1.00	\$1,104.70
Undeveloped Land	55.43	5.43	\$5,998.82

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 2023/2024.

For Fiscal Year 2023/2024, 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 2023. 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.

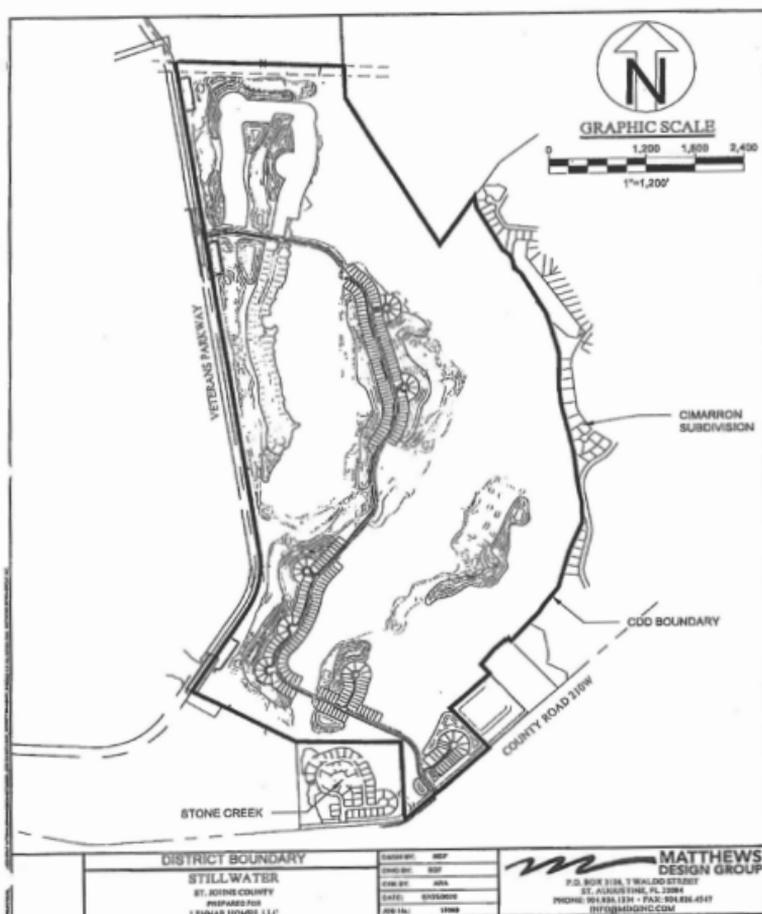
**Additional Provisions**

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://stillwatercdd.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.

Ernesto Torres  
District Manager



ED-36500737

DISTRICT BOUNDARY STILLWATER ST. JOHNS COUNTY PREPARED FOR LENHAR HOMES, LLC	SHEET NO. 001 DATE: 08/08/2023 DRAWN BY: JMM CHECKED BY: JMM	MATTHEWS DESIGN GROUP P.O. BOX 9106, 1 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.884.1831 • FAX: 904.884.4547 INFO@MATTHEWSGROUP.COM
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**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Jonah Reuther, 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, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Stillwater Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 21, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
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.**

J. Reuther  
By: Jonah Reuther, Financial Analyst

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 21<sup>st</sup> day of July 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

NOTARY PUBLIC

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

**EXHIBIT A:** Mailed Notice  
**EXHIBIT B:** List of Addresses

# **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 21, 2023

VIA FIRST CLASS MAIL

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

**PARCEL ID:** See Exhibit B.

RE: Stillwater Community Development District  
Fiscal Year 2023/2024 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on August 10, 2023, at 11:00 a.m., at the Holiday Inn Express, 2300 State Road 16, Saint 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 2023/2024, the District expects to collect no more than **\$606,480.30** 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 Residential Unit (“ERU”) basis for platted lots. Your property is classified as 8 SF 40’ lots, 112 SF 50’ lots and 6 Villa lots.
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)
Single Family	248	1.00	\$1,104.70
Undeveloped Land	55.43	5.43	\$5,998.82

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 2023/2024. 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.**

Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$124,189.49	\$140,296.90	\$16,107.41

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 2023/2024, 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 2023. 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.

**EXHIBIT B*****Parcel List***

0098620010	0098621650	0098622080
0098620020	0098621660	0098622090
0098620030	0098621670	0098622100
0098620040	0098621680	0098622110
0098620050	0098621690	0098622120
0098620060	0098621700	0098622130
0098620070	0098621710	0098622140
0098620080	0098621720	0098622150
0098620090	0098621730	0098622160
0098620100	0098621740	0098622170
0098620110	0098621750	0098622180
0098620120	0098621760	0098622190
0098620130	0098621770	0098622200
0098620140	0098621780	0098622210
0098620150	0098621790	0098622220
0098620160	0098621800	0098622230
0098620170	0098621810	0098622240
0098620180	0098621820	0098622250
0098620190	0098621830	0098622260
0098620200	0098621840	0098622270
0098620210	0098621850	0098622280
0098620220	0098621860	0098622290
0098620230	0098621870	0098622300
0098620860	0098621880	0098622310
0098621120	0098621890	0098622320
0098621310	0098621900	0098622330
0098621370	0098621910	0098622340
0098621490	0098621920	0098622350
0098621500	0098621930	0098622360
0098621510	0098621940	0098622370
0098621520	0098621950	0098622380
0098621530	0098621960	0098622390
0098621540	0098621970	0098622400
0098621550	0098621980	0098622410
0098621560	0098621990	0098622420
0098621570	0098622000	0098622430
0098621580	0098622010	0098622440
0098621590	0098622020	0098622450
0098621600	0098622030	0098622460
0098621610	0098622040	0098622470
0098621620	0098622050	0098622480
0098621630	0098622060	
0098621640	0098622070	

**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 21, 2023

VIA FIRST CLASS MAIL

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

**PARCEL ID:** 0098620011 & 0098600050

RE: Stillwater Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

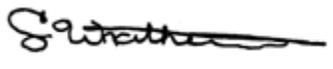
Dear Property Owner:

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Sincerely,



Craig Wrathell  
District Manager

**EXHIBIT A**  
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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as 55.43 acres of 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)
Single Family	248	1.00	\$1,104.70
Undeveloped Land	55.43	5.43	\$5,998.82

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 2023/2024. 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.**

Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
<b>\$294,338.87</b>	<b>\$332,514.70</b>	<b>\$38,175.83</b>

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 2023/2024, 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 2023. 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.

**Stillwater**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
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**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

THIS IS NOT A BILL – DO NOT PAY

July 21, 2023

VIA FIRST CLASS MAIL

ABEL RICHARD WARREN, JEAN R  
499 STILLWATER BLVD  
SAINT JOHNS FL 32259-0000

**PARCEL ID:** 0098621040

RE: Stillwater Community Development District  
Fiscal Year 2023/2024 Budget and O&M Assessments

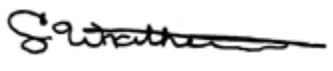
Dear Property Owner:

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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on August 10, 2023, at 11:00 a.m., at the Holiday Inn Express, 2300 State Road 16, Saint 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 2023/2024, the District expects to collect no more than **\$606,480.30** 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 Residential Unit (“ERU”) basis for platted lots. Your property is classified as a SF 50’ 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)
Single Family	248	1.00	\$1,104.70
Undeveloped Land	55.43	5.43	\$5,998.82

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 2023/2024. 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.**

Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$977.87	\$1,104.70	\$126.83

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 2023/2024, 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 2023. 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.

## Exhibit B

Parcel ID	Property Owner Names
0098621040	ABEL RICHARD WARREN,JEAN R
0098620240	ABNER BRETT PHARR,MICHELLE MCEWEN
0098620890	ARCHAMBAULT RICHARD ARTHUR,PEGGY LEE
0098620870	BALKE STEPHEN VICTOR,MARGUERITE ELIZABETH
0098620750	BALSIMO ROBIN JAMES
0098621320	BARLOW PAMELA DODGE
0098620350	BEDROSIAN LINDA ROSE ETAL
0098620520	BENSON GERALD CLARENCE JR,JO ANNE
0098621130	BLADES ROBERT PAUL
0098620430	BLANCO JOSE OSVALDO GARCIA ET AL
0098620770	BOBBITT BENJAMIN BRIAN ET AL
0098620380	BORONOW KATHRYN HESS
0098620560	BRAGG BENJAMIN THOMAS
0098620260	BRENNSON SCOTT,ESTELLE B
0098620910	BROWNING FAMILY TRUST AGREEMENT
0098620340	CALTA DANA J,JEFFREY LYNN
0098621190	CARIUS VICKI WILLIAMSON
0098620480	CLEVER ROBERT ERNST,DEBORAH SUE
0098620600	COCKAYNE KELLIE A,DENNIS
0098621030	COTTO VICKI LYNN
0098621140	CUSACK EDWARD,TREASA LEE
0098621070	D'ARATA EDWARD MARK JR,JULIE ANNE
0098620690	DESAYE MICHAEL J,KELLY A
0098621090	DICKERSON SUSAN LOWRY,JEFFREY LLOYD
0098620730	DIPALO NICHOLAS
0098620270	DUCAS REJEAN REAL,PAMELA LYN
0098621480	DUEMIG KENNETH WALTER
0098620790	DULBERGER ALAN BRUCE,SHERRI LYNN
0098620510	DUNKER KEITH MATTHEW ET AL
0098621380	ECH-CHAHID SAIDA LIVING TRUST
0098620990	EDWARDS DEBRA,DARRELL ET AL
0098620490	EMKEY FRANK JOSEPH,GERRI LEE
0098620900	EQUITY TRUST COMPANY CUSTODIAN
0098620290	FAIRCLOTH TERESA ANN
0098620250	FERMIL ANTHONY GRAY
0098621330	FLANAGAN THOMAS M,TARA N
0098620500	FLANDERS DAVID EDWARD
0098621450	FLEENER EDDIE DUANE,JUDITH ALEJANDRA
0098620330	FULLER GREGORY W,BONNIE WYNN
0098620940	GATES ROBERT D REVOCABLE LIVING TRUST ET AL
0098621430	GRANDISON SANDRA JEAN
0098621410	GRANT STEPHANIE QUINN
0098621420	GRAY JUDY LYNN ET AL
0098620610	GUYER DAVID CARLIN,MARY ALICE ANNE
0098621150	HAN HYO JUN ET AL

## Exhibit B

0098620720	HARMAN BRIAN MARK,DINA MARIE
0098620410	HATCHER ROBERT,LAURA DOOLEY
0098620780	HEALY THOMAS CLAIR,JANET ROSE
0098620640	HERNDON JOHN GILLEY,PATRICIA ANN
0098621290	HOLLOMON NATASHA HURST
0098620950	HOSSBACH DANIEL LEO,DEBORAH LEE
0098621080	JACKSON KEVIN MICHAEL,JANNA LOUISE
0098621440	JOHNSON CHARLES RILEY SR
0098620590	JOHNSON KEVIN L,LORI ANN
0098621340	KAPPERT JEFFREY CHARLES
0098621000	KETCHUM LORA SUSAN ET AL
0098621200	KING JEFFREY SCOTT
0098620280	KIRKSEY CHRISTINE CASE,CHARLIE EDWARD JR
0098620800	KNOLLE CHARLES EDWIN,LAURA JEANNE
0098620700	KOMMNICK ANITA JANE LIVING TRUST
0098621160	KRAUSE DAVID,DEIDRA ANN
0098620550	LAMB DEBORAH ANNE
0098621110	LANG THOMAS MICHAEL,BELINDA RUSSELL
0098620830	LAWSON JEFFERSON UREY ET AL
0098621270	LEBOUVIER RAND DAVID,JULIA ELLEN
0098620470	LECHER DAVID ET AL
0098620530	LINEKIN MICHAEL FREEMAN ET AL
0098620810	LINGOR DAVID DELBERT,SHELLY ANN
0098621260	LOON GERARD L,ELIZABETH ANN
0098620300	LOPEZ CLIFTON JOHN II,MARGARET LYNNE
0098620540	MACKLIN JAMES KENNEDY JR
0098620880	MASANKO CAROLINE AGNES
0098620710	MC CORMICK GERALD RAYMOND,ELIZABETH ANN
0098620840	MCCOMBS RALPH ANTHONY,SANDRA J
0098620440	MCDERMOTT JOHN RANDALL & JOHNNIE M REVOCABLE TRUST
0098620310	MCKEOWN ROBERT ALLAN
0098621470	MERRITT DIANE TRAHAN
0098620740	MULKERRIN CAROLYN JO
0098621240	MYRON BRENT,AMY BETH
0098621350	NORTON NEIL GEORGE ET AL
0098620920	OCHS JOHN DAVID,ARDIS DEE
0098620980	O'KEEFE KATHY JEANNE
0098620390	ORR FAMILY TRUST
0098620570	OSTIGUY BRADFORD PARSONS ET AL
0098621230	PATEL RAJKUMAR,NILABEN
0098620460	PATRIDGE KEVIN ANDREW,FAYE LORRAINE
0098620820	PEACH JAMES JOSEPH,DORIS ANNELLA
0098620620	PECON BRUCE EUGENE,ANTONIA O
0098621250	PHELPS LAWRENCE ROYAL,CHERYL SUE
0098620360	PICKELS JAMES MICHAEL AND PICKELS BETH L LIVING TRUST
0098620630	RAMAGE JOHN WALLACE,AMY HOUSEWORTH
0098620580	REED WILLIAM WAYNE,FRANKIE E

## Exhibit B

0098621360	REGAN REVOCABLE TRUST
0098621460	ROBISON ANTHONY BRIAN,NEILA LYNNE
0098621100	ROSCOE DONALD ARTHUR ET AL
0098620850	RUMBERS LAMONT STEVE,VICKIE
0098621280	RUTLEDGE JAMES RAY,BRENDA HOUPE
0098621180	SACKSTEDER JAMIE ZACHALEEN
0098620680	SCHARFF REVOCABLE DECLARATION OF TRUST
0098621300	SCHNEDL ROBERT ANDREW JR,LISA A
0098621390	SCHOENEMANN R A,EVE ANN
0098620960	SCHULTZ DAVID C ET AL
0098621010	SHARP LORN EUGENE,JUDITH KAY
0098620370	SHEALY EDGAR CLARENCE JR,SUSAN KENNEDY
0098621210	SNYDER EDWARD WILLIAM,ROSEMARY
0098621400	SNYDER RANDALL WILLIAM,JO ANN
0098621170	SPOONER MARY ALICE JOYCE
0098621050	SVEHLA RICHARD RUSSELL,DONNA MARIE
0098620970	TOBIN JEAN MARIE REVOCABLE TRUST OF 2006
0098620760	TRAUB THOMAS DUANE,LYNNE MARIE
0098621060	TURNER ELIZABETH A,DONALD JOHN
0098620450	WADSWORTH PATRICIA
0098620420	WAIT JODIE JEAN,TIMOTHY F
0098620670	WAIT RICHARD KEVIN,DENISE MARIE
0098620400	WATKINS WILLIAM CLARKE,CELESTE LOOS
0098620930	WELLING DAVID KENT,JANET LYNN
0098620320	WELLS KIMBERLY T ET AL
0098620650	WEST DAVID JOHN
0098621020	WHELAN FRANK E ET AL
0098620660	WRAY REVOCABLE TRUST AGREEMENT
0098621220	WRIGHT J AND A FAMILY TRUST

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**4C**

## RESOLUTION 2023-09

**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 2023/2024; 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), 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 2023/2024; 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, 2023; 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, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. 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 2023/2024, 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 10th day of August, 2023.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

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

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 318,183	\$ -	\$ -	\$ 318,183
Investments				
Revenue	-	894,469	-	894,469
Reserve	-	434,667	-	434,667
Prepayment	-	34,187	-	34,187
Construction	-	-	4,674,108	4,674,108
Due from debt service fund	-	-	531,274	531,274
Prepaid expense	1,938	-	-	1,938
Utility deposit	14,030	-	-	14,030
Total assets	<u>\$ 334,151</u>	<u>\$ 1,363,323</u>	<u>\$ 5,205,382</u>	<u>\$ 6,902,856</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Contracts payable	-	-	448	448
Due to capital projects fund	-	531,274	-	531,274
Due to Developer	-	35,617	-	35,617
Accrued taxes payable	122	-	-	122
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>7,122</u>	<u>566,891</u>	<u>448</u>	<u>574,461</u>
Fund balances:				
Restricted for:				
Debt service	-	796,432	-	796,432
Capital projects	-	-	5,204,934	5,204,934
Unassigned	327,029	-	-	327,029
Total fund balances	<u>327,029</u>	<u>796,432</u>	<u>5,204,934</u>	<u>6,328,395</u>
Total liabilities and fund balances	<u>\$ 334,151</u>	<u>\$ 1,363,323</u>	<u>\$ 5,205,382</u>	<u>\$ 6,902,856</u>

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,132	\$ 139,527	\$ 138,936	100%
Assessment levy: off-roll	-	368,599	368,601	100%
Landowner contribution	-	3,212	-	N/A
Total revenues	<u>2,132</u>	<u>511,338</u>	<u>507,537</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	6,028	7,000	86%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	648	5,724	20,000	29%
Engineering	-	705	1,500	47%
Audit	-	5,500	5,500	100%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	6,175	6,500	95%
Telephone	17	150	200	75%
Postage	8	278	500	56%
Printing & binding	42	375	500	75%
Legal advertising	-	182	1,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	544	788	500	158%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>5,342</u>	<u>68,415</u>	<u>99,790</u>	69%
<b>Operations &amp; maintenance</b>				
Law enforcement:				
Security patrol	1,390	3,414	24,720	14%
Utilities:				
Electric	435	1,984	33,600	6%
Phone	-	-	1,920	0%
Water/sewer	3,263	14,819	8,800	168%
Stormwater control:				
Stormwater system maintenance	-	-	8,900	0%
Aquatic maintenance	-	-	18,000	0%
Wetland monitoring/maintenance	1,756	15,702	13,800	114%
Other physical environment				
Field ops management	-	-	9,600	0%
Entrance gate contract	6,538	22,380	25,560	88%
Property insurance	-	-	22,000	0%
Landscape contract	11,374	61,662	150,000	41%
Irrigation repairs	877	877	21,600	4%
Landscape miscellaneous	-	366	9,600	4%
Mulch	-	-	5,900	0%
O&M accounting	313	2,813	3,750	75%
Holiday decorations	-	-	8,500	0%
General maintenance	-	270	8,000	3%
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%
Meeting room rental	-	-	3,600	0%

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Total field operations	<u>25,946</u>	<u>124,287</u>	<u>404,850</u>	31%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	1,448	0%
Tax collector	<u>43</u>	<u>2,785</u>	<u>1,447</u>	192%
Total other fees & charges	<u>43</u>	<u>2,785</u>	<u>2,895</u>	96%
Total expenditures	<u>31,331</u>	<u>195,487</u>	<u>507,535</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(29,199)	315,851	2	
Fund balances - beginning	<u>356,228</u>	<u>11,178</u>	-	
Fund balances - ending	<u>\$ 327,029</u>	<u>\$ 327,029</u>	<u>\$ 2</u>	

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,167	\$ 272,665	\$ 271,489	100%
Assessment levy: off-roll	-	597,399	597,399	100%
Assessment prepayments	-	33,678	-	N/A
Lot closings	-	1,955	-	N/A
Interest	6,935	26,954	-	N/A
Total revenues	<u>11,102</u>	<u>932,651</u>	<u>868,888</u>	107%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	320,000	320,000	320,000	100%
Interest	271,353	542,706	542,706	100%
Tax collector	85	5,443	5,656	96%
Total debt service	<u>591,438</u>	<u>868,149</u>	<u>868,362</u>	100%
<b>Other fees &amp; charges</b>				
Transfer out	3,471	3,471	-	N/A
Total other fees and charges	<u>3,471</u>	<u>3,471</u>	<u>-</u>	N/A
Total expenditures	<u>594,909</u>	<u>871,620</u>	<u>868,362</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(583,807)	61,031	526	
Fund balances - beginning	1,380,239	735,401	705,003	
Fund balances - ending	<u>\$ 796,432</u>	<u>\$ 796,432</u>	<u>\$ 705,529</u>	

**STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 16,599	\$ 69,547
Total revenues	16,599	69,547
<b>EXPENDITURES</b>		
Capital outlay	508	4,088,026
Total expenditures	508	4,088,026
Excess/(deficiency) of revenues over/(under) expenditures	16,091	(4,018,479)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	3,471	3,471
Total other financing sources/(uses)	3,471	3,471
Net change in fund balances	19,562	(4,015,008)
Fund balances - beginning	5,185,372	9,219,942
Fund balances - ending	\$ 5,204,934	\$ 5,204,934

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stillwater Community Development District held Public Hearings and a Regular Meeting on July 5, 2023 at 9:00 a.m., at the Holiday Inn Express, 2300 State Road 16, Saint Augustine, Florida 32084.

**Present were:**

Zenzi Rogers	Chair
Kyler von der Osten	Assistant Secretary
Michael Della Penta	Assistant Secretary

**Also present, were:**

Ernesto Torres	District Manager
Wes Haber (via telephone)	District Counsel
Alex Acree (via telephone)	District Engineer
Taylor Tennison	Hampton Golf

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:10 a.m.

Supervisors Rogers, von der Osten, Deahl and Della Penta were present. Supervisor Mayo was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

**A. Proof/Affidavit of Publication**

**B. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**

39 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**  
40 **Date**

41 Mr. Torres reviewed the proposed Fiscal Year 2024 budget, highlighting any line item  
42 increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained  
43 the reasons for any changes.

44 The following change was made to the Fiscal Year 2024 budget:

45 Page 2: Change "Aquatic maintenance" line item to "Fountain maintenance"

46

47 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
48 **both Public Hearings were opened.**

49

50

51 No members of the public spoke on the subject of either Public Hearing.

52

53 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
54 **both Public Hearings were closed.**

55

56

57 Mr. Torres presented Resolution 2023-04.

58

59 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
60 **Resolution 2023-04, Relating to the Annual Appropriations and Adopting the**  
61 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**  
62 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**  
63 **was adopted.**

64

65

66 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and**  
**Objections on the Imposition of**  
**Maintenance and Operation Assessments**  
**to Fund the Budget for Fiscal Year**  
**2023/2024, Pursuant to Florida Law**

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

73 **B. Mailed Notice(s) to Property Owners**

74 C. **Consideration of Resolution 2023-05, Making a Determination of Benefit and Imposing**  
 75 **Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and**  
 76 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**  
 77 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**  
 78 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

79 Mr. Haber discussed how the Operation and Maintenance (O&M) assessments and the  
 80 Debt Service assessments are allocated. Resolution 2023-04 directs the District Manager to  
 81 certify the assessments to the County for collection on the assessment roll and for the CDD to  
 82 direct-bill the property owners for which their assessments are not collected by the County.

83 The Public Hearing for this item was held in conjunction with the Public Hearing during  
 84 the Third Order of Business, during which, no members of the public spoke.

85 Mr. Torres presented Resolution 2023-04.

86

87 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
 88 **Resolution 2023-05, Making a Determination of Benefit and Imposing Special**  
 89 **Assessments for Fiscal Year 2023/2024; Providing for the Collection and**  
 90 **Enforcement of Special Assessments, Including but Not Limited to Penalties**  
 91 **and Interest Thereon; Certifying an Assessment Roll; Providing for**  
 92 **Amendments to the Assessment Roll; Providing a Severability Clause; and**  
 93 **Providing an Effective Date, was adopted.**

94

95

96 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06,**  
**Designating Dates, Times and Locations for**  
**Regular Meetings of the Board of**  
**Supervisors of the District for Fiscal Year**  
**2023/2024 and Providing for an Effective**  
**Date**

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103

Mr. Torres presented Resolution 2023-06.

104

The following change was made to the Fiscal Year 2023 meeting schedule:

105

DATE: Change "March 14" to "March 7"

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**On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

**SIX TH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. He referred to Page 28 and noted one finding, which was due to the Trustee transferring funds from the capital projects fund trust accounts to the debt service fund trust accounts due to a shortage in the amount available to pay the debt service on the bonds. The funds were received from the Developer a few days after the debt service payments were made and the debt service fund owes the funds back to the capital projects fund; however, the transfer was not made as of the date of the audit. Management’s response to this finding is that the CDD has requested and expects the Trustee to return the money to the capital projects fund soon.

Mr. Torres stated, other than the one finding, there were no other findings, recommendations, deficiencies on internal control or instances of non-compliance.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022**

Mr. Torres presented Resolution 2023-07.

**On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.**

142 **EIGHTH ORDER OF BUSINESS** **Consideration of Exterior Designs of North**  
 143 **Florida, Inc., Agreement for Lighting**  
 144 **Installation Services**

145 Mr. Torres presented the Exterior Designs of North Florida, Inc., Agreement for Lighting  
 146 Installation Services. Ms. Tennison stated that this is related to the holiday lights.  
 147

148  
 149 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
 150 **the Exterior Designs of North Florida, Inc., Agreement for Lighting Installation**  
 151 **Services, was approved.**

152  
 153  
 154 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 155 **Statements as of May 31, 2023**

156  
 157 Mr. Torres presented the Unaudited Financial Statements as of May 31, 2023.  
 158

159 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
 160 **the Unaudited Financial Statements as of May 31, 2023, were accepted.**

161  
 162  
 163 **TENTH ORDER OF BUSINESS** **Approval of April 13, 2023 Regular Meeting**  
 164 **Minutes**

165  
 166 Mr. Torres presented the April 13, 2023 Regular Meeting Minutes.  
 167

168 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
 169 **the April 13, 2023 Regular Meeting Minutes, as presented, were approved.**

170  
 171  
 172 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

173  
 174 **A. District Counsel: Kutak Rock LLP**

175 Mr. Haber stated that an easement request was received from St. Johns County for the  
 176 County to conduct work related to the County Road 210 expansion project. He and Ms. Rogers  
 177 are working on it; the CDD will probably request some revisions to the easement to protect the  
 178 CDD.

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**On MOTION by Mr. Della Penta Ms. Rogers and seconded by Mr. Mayo, with all in favor, authorizing the easement with St. Johns County related to the County Road 210 expansion project and delegating authority to the Chair and Staff to working on the easement and for the Chair to execute the final version, was approved.**

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187

Mr. Haber noted that, beginning January 1, 2024, all CDD Board Members will be required to take at least four hours of ethics training each year. More information will be provided as it becomes available.

189

190

Ms. Rogers asked if anything is needed from Lennar for the acquisitions, Mr. Haber stated that some items are at St. Augustine. Ms. Rogers stated her notes indicate that work on the 1C acquisition. Mr. Haber stated he is not sure if he has the support documentation; he will follow up with Mr. Acree and, if it is ready, it will be processed and can be ratified at the next meeting.

194

195

**B. District Engineer: Matthews Design Group**

There was no report.

196

197

**C. Field Operations Manager:**

There was no report.

198

199

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

- **183 Registered Voters in District as of April 15, 2023**

200

Mr. Haber discussed transitioning to a resident Board and the General Election process, which the CDD will be able to start in 2026.

201

202

- **NEXT MEETING DATE: August 10, 2023 at 11:00 AM**

203

- **QUORUM CHECK**

204

205

206

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

207

There were no Supervisors' comments or requests.

208

209

210

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

211

212 No members of the public spoke.

213

214 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

215

216

217 **On MOTION by Ms. Rogers and seconded by Mr. Della Penta, with all in favor,**  
218 **the meeting adjourned at 9:36 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**STILLWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Holiday Inn Express, 2300 State Road 16, Saint Augustine, Florida 32084*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>November 10, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>December 8, 2022</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>January 12, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>February 9, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>March 9, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>April 13, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>May 11, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>June 8, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 5, 2023</b>	<b>Public Hearing (Budget) &amp; Regular Meeting</b>	<b>9:00 AM</b>
<b>July 13, 2023</b> <i>rescheduled to July 5, 2023</i>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 10, 2023</b>	<b>Public Hearings (Budget) &amp; Regular Meeting Meeting</b>	<b>11:00 AM</b>
<b>September 14, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>