

Stillwater
Community Development District

JUNE 12, 2025

AGENDA

Stillwater
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

June 5, 2025

Board of Supervisors
Stillwater Community Development District

Dear Board Members:

The Meeting of the Stillwater Community Development District will be held **Thursday, June 12, 2025, at 11:00 a.m.** at the Holiday Inn Express, 2300 FL-16, St. Augustine, FL 32084.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the April 10, 2025, Meeting
- IV. Organizational Matters
 - A. Acceptance of Resignation Letter from Supervisor Csalovszki
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-02
- V. Consideration of Proposal from Chindalur Traffic Solutions Inc for Traffic Calming Study
- VI. Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 14, 2025) *(budget will be sent under separate cover)*
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Report on the Number of Registered Voters (467)
 - 2. Annual Form 1 Filing & Annual Ethics Training
- VIII. Supervisors Requests
- IX. Audience Comments

- X. Financial Statements as of April 30, 2025
- XI. Next Scheduled Meeting – August 14, 2025 at 11:00 a.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, April 10, 2025 at 11:00 a.m. at the Holiday Inn Express, St. Augustine, Florida.

Present and constituting a quorum:

Zenzi Rogers
Chris Mayo
William Fitzgerald

Chairperson
Vice Chairman
Supervisor

Also present were:

Jim Oliver
Kyle Magee *by phone*
Alex Acree *by phone*
Shayna Talbert
Sarah Sweeting

District Manager
District Counsel, Kilinski Van Wyk
District Engineer
Hampton Golf
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the February
13, 2025 Meeting**

Mr. Oliver presented the minutes from the February 13, 2025 meeting and asked for any questions or corrections. There were no changes.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Minutes of the February 13, 2025 Meeting, was approved.

FOURTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2024 Audit**

Mr. Oliver noted a copy of the audit is in the agenda package. He reviewed sections of the audit and noted it was a clean audit.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the acceptance of Fiscal Year 2024 Audit, was approved.

FIFTH ORDER OF BUSINESS**Board Discussion and Guidance
Regarding Fiscal Year 2026 Budget
Process** *(will be sent under separate cover)*

Mr. Oliver stated at the June meeting; he will bring a proposed budget for the Board to consider. Florida Statute requires a budget to be approved by June 15th each year and set a public hearing for adoption no sooner than 60 days after that. He asked for Board guidance on preparation of the FY26 budget. Ms. Rogers asked if he could work with Shayna. She expressed concern about making sure the association hasn't paid for some of the items the District should have paid for because there are no actuals for pressure washing and holiday decorations. Mr. Oliver noted he will find out where the money went and put it in the right place and can add a line item for more clarity if needed.

SIXTH ORDER OF BUSINESS**Discussion Regarding Proposals for
Traffic Study**

Mr. Acree provided an update regarding proposals for a traffic study. A formal proposal will be presented at the June meeting. Ms. Rogers received a traffic study that was done by the sheriff's office that she will forward to the engineer and Mr. Oliver.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Agee had nothing to report from Wes but offered to take anything back to him.

B. Engineer

Mr. Acree had nothing further to report.

C. Manager

Ms. Talbert had nothing to report.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers noted St. Johns County said they are at a point with the widening project where the District can reinstall the entrance camera so they can close the gates at night. Envera will reinstall the camera in a place not to impede the rest of the work being done.

NINTH ORDER OF BUSINESS

Audience Comments

Resident Bob – Asked to do a formal proposal for the traffic study and track speeds in multiple locations.

TENTH ORDER OF BUSINESS

Financial Statements as of February 28, 2025

Mr. Oliver noted there isn't a check register in the agenda. The check register will be provided when it is ready and will be in the agenda package for the next meeting.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the financial statements as of February 28, 2025, were approved.
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ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 12, 2025 at 11:00 a.m.

Mr. Oliver stated the next scheduled meeting will be June 12, 2025 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida. He will bring the proposed budget for Board consideration.

Ms. Rogers noted the clubhouse is finished so they can utilize that space for meetings.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary


Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

RESIGNATION

I hereby resign as Assistant Secretary of STILLWATER COMMUNITY DEVELOPMENT DISTRICT effective May 31st, 2025.



TIFFANY CSALOVSKI

D.

RESOLUTION 2025-02

**A RESOLUTION DESIGNATING OFFICERS OF THE
STILLWATER COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Stillwater Community Development District at a regular business held on June 12, 2025 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer (s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	
<u>Patti Powers</u>	
<u>Sharyn Henning</u>	
<u>Marilee Giles</u>	Assistant Secretary
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

May 21, 2025

Jim Oliver
Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
joliver@gmsnf.com

Re: Stillwater Blvd Traffic Calming

Mr. Oliver,

Thank you for this opportunity to present a Speed and Traffic Calming Countermeasures Study proposal for Stillwater Blvd. in St. Johns County, Florida.

Enclosed please find CTSi's standard "Agreement for Professional Consulting Services", along with Scope of Services and Compensation sections for your review. If the proposal is acceptable to you, please execute and return one (1) signed copy as a notice to proceed with the included services.

If you have any questions or concerns, please do not hesitate to call me at (904) 619-3368.

Sincerely,



Rajesh K. Chindalur, P.E., PTOE
President
Chindalur Traffic Solutions, Inc.

CC: Proposal File

Attachments:

- Agreement for Professional Consulting Services
- Scope of Services
- Method of Compensation
- Standard Hourly Rate Schedule

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this _____ day of _____ 2025 by and between the Consultant, **CHINDALUR TRAFFIC SOLUTIONS, INC. (CTSi)**, 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216 (hereinafter referred to as "CTSi") and **GOVERNMENT MANAGEMENT SERVICES, LLC** *Client Name*
475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 (hereinafter referred to as "CLIENT") on the terms and conditions listed below.
Client Address

Project No.: _____ **Project Name:** **STILLWATER BLVD TRAFFIC CALMING**

Record Owner of Property (if not CLIENT): _____

(CLIENT understands and agrees that, if the CLIENT is not the Record Owner of the property, CTSi may, at its option, send a "Notice to Owner" to the Record Owner in accordance with Florida Statutes 713.06).

Legal Description/Parcel ID of Project Site: _____

Description of Services to be Performed: See "Attachment A – Scope of Services"

I. FEES:

The Compensation to be paid CTSi for providing the requested services is as follows:

- (1) A Lump Sum Charge See "Attachment B – Compensation"
- (2) Current Hourly Rates See "Attachment C – Standard Hourly Rate Schedule"
- (3) Not to exceed Time and Expenses charge of \$ See "Attachment B – Compensation"

Fees outlined in this Agreement are subject to change from time to time. Should the fees outlined in this Agreement become subject to a Service Tax, or other similar State, Federal or Local tax, those taxes will be included in future invoices and are to be paid by the CLIENT. Credit for payment of any invoice will first be made against such taxes; second to any accrued interest; third to expenses and administrative charges thereon; with the remainder being applied to the invoiced fees.

In addition to the above fee, the CLIENT shall also be responsible for all CTSi's out-of-pocket expenses, which shall be charged at cost plus a 20% administrative charge. Typical out-of-pocket expenses shall include, but not be limited to, travel, lodging, meals when traveling on the CLIENT's behalf, long distance toll calls, printing and reproduction costs, all costs associated with outside ENGINEERS, and other similar costs. CLIENT shall also be responsible for agency submittal and review fees.

II. BILLING PROCEDURES & TERMS: Invoices are mailed once a month or sooner if CTSi's tasks are completed earlier. CLIENT will notify CTSi if the Project invoice address is different from CLIENT's main office address. Invoices are due and payable upon receipt. If CLIENT contests an invoice, CLIENT may withhold only that portion so contested and must pay the undisputed portion. Billing questions should be directed to CTSi upon receipt of invoice. Unpaid invoices shall accrue interest at 1-1/2% per month after they have been outstanding for 30 days. If unpaid invoices reach 30 days, CTSi reserves the right to stop providing services until all overdue invoices are paid in full. Statements of outstanding invoices will be sent monthly.

III. RETAINER: Before services can begin, a retainer in the amount of \$_____ must be received by CTSi. This amount will be applied to the final invoice. If the amount of the retainer exceeds the amount of the final invoice, any excess will be returned to the CLIENT.

IV. PROVISIONS:


1. Basic Services - This Agreement provides for the performance of services referred to as "Basic Services" (See Attachment A). The requirements for performance of said services are limited to these services explicitly stated in the Agreement. Any services that are required which are not covered in this Agreement shall be considered "Additional Services" and shall qualify for additional compensation at CTSi's current hourly rates.
2. Authorization to Proceed - Execution of this Agreement by the CLIENT will be authorization for ENGINEER to proceed with the services, unless otherwise provided for in this Agreement.
3. Cost Opinions - Any cost opinions or Project economic evaluations provided by CTSi will be on the basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, CTSi cannot warrant that bids, ultimate construction cost, or Project economics will not vary from these opinions. Any services required to modify specifications or plans originally produced under this Agreement to bring the construction cost within limitations established by the CLIENT will be considered "Additional Services" and shall qualify for additional compensation at CTSi's current hourly rates.
4. Confidentiality - All financial, statistical, personal, technical, or other data and information relative to the CTSi's operations, which are designated confidential by CTSi and made available to the CLIENT in order to carry out this Agreement, shall be protected by the CLIENT from unauthorized use and disclosure, and shall not be made available to any individual or organization by CLIENT without the prior written approval of CTSi. Permission to disclose information on one occasion, or a public hearing held by CTSi relating to this Agreement, shall not authorize the CLIENT to further disclose such information, or disseminate the same on any other occasion. All information related to the construction estimate is confidential and shall not be disclosed by the CLIENT to any entity other than CTSi. Any subcontract entered into by CLIENT relating to this Agreement, shall bind the subcontractor to all of the provisions of this Article by incorporating the provisions of this Article in any such subcontract, and substituting the name of the subcontractor in place of the word "CLIENT" where it appears in this Article.
5. Termination - This Agreement may be terminated for convenience on 30 days' written notice, or for cause if either party fails substantially to perform through no fault of the other and does not commence correction of such nonperformance within 5 days of written notice and diligently complete the correction thereafter. On termination, CTSi will be paid for all authorized services performed up to the termination date plus termination expenses, such as, but not limited to, reassignment of personnel, subcontract termination costs, and related closeout costs. If no notice of termination is given, relationships and obligations created by this Agreement, except Articles 4 through 8, will be terminated upon completion of all applicable requirements of this Agreement.
6. Limitation of Liability; Waiver of Consequential Damages - To the maximum extent permitted by law, CTSi's liability for CLIENT's damages will not exceed the compensation received by CTSi under this Agreement. CTSi is not responsible for the duties and responsibilities that belong to the owner(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project not in the employ of or subcontractor to CTSi. The limitations of liability will apply whether CTSi's liability arises under breach of contract or warranty; tort, including negligence; strict liability; statutory liability; or any other causes of action; and shall apply to CTSi's officers, employees, and subcontractors. Due to the

inherent risk involved in the type of services in this Agreement, at the CLIENT's discretion, and upon payment of an additional fee to be negotiated, CTSi's liability for the services can be increased. Notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, CTSi and CLIENT hereby waive all claims against the other and the other's officers, directors, agents, employees and consultants for special, incidental, indirect and consequential damages related to or arising out of this Agreement or the services performed hereunder, including but not limited to all claims for special, incidental, indirect and consequential damages which arise or which are alleged to arise out of negligence, professional errors or omissions, strict liability, breach of contract or breach of express or implied warranties.

7. Indemnification - Each party hereto ("Indemnitor") agrees to hold harmless, defend and indemnify the other party hereto and its officers, directors, agents, employees, subcontractors and consultants ("Indemnitees"), from any and all claims, actions, causes of action, damages and liabilities to the extent arising out of the negligence or intentional misconduct of the Indemnitor or its officers, directors, agents, employees, subcontractors or consultants on the Project. It is the intent of the parties to provide CTSi the fullest indemnification, defense, and "hold harmless" rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this Agreement and the remaining language shall be given full force and effect.
8. Severability and Survival - If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability shall survive termination of this Agreement for any cause.
9. Governing Law; Venue; Attorneys' Fees - This Agreement shall be interpreted, governed and enforced in accordance with the laws of the State of Florida. In the event of any litigation related to or arising out of this Agreement or the services provided hereunder: (i) Duval County, Florida shall be the sole and exclusive venue for such litigation, except in cases where CTSi has a construction lien against real property located in a county other than DUVAL County, in which case the county where such real property is located shall be an alternative venue; and (ii) the prevailing party shall be entitled to recover its attorneys' fees against the non-prevailing party.
10. No Third Party Beneficiaries - This Agreement gives no rights or benefits to anyone other than the CLIENT and CTSi and has no third party beneficiaries.
11. Ownership and Use of Documents and Electronic Data - All documents and electronic data (including but not limited to drawings and specifications) prepared by ENGINEER are instruments of service and owned/Leased by CTSi. CTSi grants CLIENT a limited license to use such documents and electronic data on the Project, which license shall be automatically revoked in the event the CLIENT fails to pay CTSi for services performed hereunder. Such documents and electronic data may not be used on any other project without CTSi's prior, written consent, which consent may be withheld by CTSi at its sole discretion and which consent may be conditioned upon further payments to CTSi. CLIENT recognizes and agrees that it may only rely upon documents in printed form, signed and sealed by CTSi; and that electronic files may be provided for information purposes only and cannot be relied upon by CLIENT in any way. CLIENT agrees to hold harmless, defend and indemnify CTSi from all claims and damages related to or arising from the unauthorized use of CTSi's instruments of service.
12. CLIENT Supplied Data - Information, data, studies, plans, etc. provided to CTSi by the CLIENT or the CLIENT's ENGINEERS, consultants, agents, etc. will be relied upon by CTSi as being accurate and correct. Unless specifically noted in the Scope of Services, CTSi will not verify the accuracy or correctness of these documents and will not be held responsible, in any way, for errors, additional work, etc. brought about by its reliance on these documents.
13. Agency Requirements - Services required due to additional laws, regulations, or policies promulgated by government agencies subsequent to the date of this Agreement shall be considered "Additional Services" and shall qualify for additional compensation (as described in Section IV.1).
14. Operations/Maintenance - CLIENT recognizes and agrees that the facilities designed and/or permitted by CTSi hereunder will require ongoing maintenance in order to achieve their useful lives. Accordingly, CLIENT agrees to timely and properly operate and maintain the facilities and to provide written notice of the need for such maintenance to any third party to whom CLIENT conveys or turns over the facilities and/or the Project, including but not limited to any homeowners' association or Community Development District. CLIENT further agrees to hold harmless, defend and indemnify CTSi from any claims which directly or indirectly arise out of the operation or lack of maintenance of such facilities.
15. Entire Agreement - This Agreement represents the entire, integrated agreement between the parties hereto and supersedes all prior discussions, understandings and agreements, oral or written, between the parties with respect to the subject matter hereof.
16. FLORIDA STATUTE §558.0035 LIMITATION OF LIABILITY - PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE § 558.0035, THE INDIVIDUAL DESIGN PROFESSIONAL EMPLOYEES OR AGENTS OF CTSi MAY NOT BE HELD INDIVIDUALLY LIABLE FOR ANY DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF THIS CONTRACT, PROVIDED SUCH DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT. CTSi MAINTAINS ANY PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT.

V. **ACCEPTANCE:** The undersigned CLIENT, as owner or authorized agent for the Owner of the above-described real property, and having proper authority to execute this Agreement, hereby agrees to the terms and conditions as outlined above. This Agreement is not assignable by the CLIENT without the prior written consent of CTSi. Notwithstanding the foregoing, if this Agreement is assigned with or without CTSi's prior written consent, this Agreement will be binding on such successors or assigns.

CHINDALUR TRAFFIC SOLUTIONS, INC.

SIGNED: 

TYPED NAME: RAJESH RAMN K. CHINDALUR, P.E., PTOE

TITLE: PRESIDENT

DATE: 05/21/2025

CLIENT: GOVERNMENT MANAGEMENT SERVICES, LLC

SIGNED: _____

TYPED NAME: JIM OLIVER

TITLE: _____

DATE: _____

ATTACHMENT A – SCOPE OF SERVICES

Stillwater Blvd Traffic Calming
 Traffic Speed and Traffic Calming Study
 St. Johns County, Florida

Client Name: Government Management Services, LLC

Project Name: Stillwater Blvd Traffic Calming

Study Type: Traffic Speed and Traffic Calming Study

Due Diligence Memorandum

Trip Generation Memorandum

Traffic Impact Analysis/Study (TIA/TIS)

Intersection Control Evaluation (ICE)

Traffic Study (Operational)

Traffic Study (Safety)

Land Development Traffic Assessment (LDTA)

Design Traffic Analysis

Traffic Speed/Calming Study

Site Plan Date: N/A

Source: DCCM

Location

Description: Stillwater Blvd Traffic Calming

City: St. Augustine

County: St. Johns

Access Points: Verterans Parkway and CR 210

Parcel ID(s): _____

Jurisdiction: ☐ FDOT ☒ County ☐ City ☐ MPO/TPO _____

Project Type

☐ Residential ☐ Commercial ☐ Mixed Use ☒ Other: Residential Neighborhood

Residential Use(s)**Commercial Use(s)****Other Use(s)**

ITE
Land Use Code

No. Dwelling
Units

ITE
Land Use Code

Total Size
(SF / other)

ITE
Land Use Code

Size

Variable

_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Total: _____

Total: _____

Development Schedule

Begin Year N/A

Completion Year N/A

Client **MUST** provide a phase breakdown table and site plan identifying land use, size and buildout year.

Scope of Work

Based on the project information provided, and our knowledge of the maintaining agencies and/or metropolitan/transportation planning organizations (MPO/TPO), we propose the following Scope of Work.

A. Methodology

- ☐ Segment Significance Analysis (TPO Requirement)
☐ Methodology Memorandum

B. Analysis

Data Collection and Review

- ☒ Field Review/Observations
☐ Turning Movement Counts ☐ AM/ PM Peak ☐ 13-hour
☐ Average Annual Daily Traffic (AADT)
☒ Speed Data Collection
- No. Locations: _____ No. Days: _____
No. Locations: _____ No. Days: _____
No. Locations: _____ No. Days: _____
No. Locations: 6 No. Days: 7

Traffic Projections

- ☐ Trip Generation
☐ Trip Distribution ☐ Existing Traffic Trends ☐ Transportation Model (Internal)
☐ Growth Analysis ☐ Trends Analysis ☐ FDOT/County Data ☐ Model Forecast
☐ Traffic Volume Forecasts
☐ Trip Assignment

Segment Analysis

- ☐ Planned and Programmed Improvements (FDOT, Local Government, Other)
☐ Roadway Segment Analysis
_____ mile radius study area

Operational Analysis

- _____ Buildout Year
_____ Study Intersections (number)
_____ Access Driveways (number)
☐ Intersection Capacity Analysis
☐ Existing Year
☐ Background Year ☐ Background + Mitigation
☐ Buildout Year ☐ Buildout + Mitigation
☐ Queue Analysis
☐ Turn Lane Evaluations ☐ Existing ☐ Proposed

Phased Projects Only			
Phase	Year	Phase	Year

Additional Analysis

- ☐ Proportionate Share Calculations ☐ Roadway ☐ Intersections
☐ Multi-modal Analysis

C. Other Analysis/Studies/Services

Safety Analysis

- ☐ Crash Analysis (table only)
☐ Crash Report Reviews
☐ Collision Diagram
☐ Highway Safety Manual Crash Prediction
☐ Countermeasures
☐ Cost Estimate
☐ Benefit-Cost Analysis (B/C)
☐ Net Present Value (NPV)

Signal Warrant Analysis

- ☐ Existing ☐ Proposed
☐ Trip Generation / Spatial Distribution / Temporal Distribution
☐ Preliminary Analysis – Warrant 2 only (4 hours)
☐ Full Warrants Analysis

Intersection Control Evaluation (ICE)

- ☐ Stage 1 ☐ Stage 2 ☐ Stage 1 & 2 HYBRID (includes concept and cost estimate) ☐ Stage 3

Speed Study/Traffic Calming Analysis

- ☒ Speed Study/Analysis
☒ Traffic Calming or Speed Management Countermeasures

School Study

- ☐ Operations Field Observations
- ☐ Additional Traffic Count Collection (School PM Peak Hour)
- ☐ On-Site Queue Analysis
- ☐ Countermeasures
- ☐ Cost Estimate
- ☐ Transportation Management Plan

Additional Tasks

- ☐ Applications (Permits, Concurrency, etc.)
- ☐ 30% Concept
- ☐ Cost Estimate
- ☐ Peer Review

D. Documentation



Report

_____ Multiple Part Submittal (number), typically applicable to Design Traffic Analysis and LDTA

Miscellaneous Services

Services provided on an hourly basis in accordance with the attached rate schedule (Attachment C). Services may include but not be limited to:

- Meetings (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Response to Comments (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 20%.

Additional Services (If required)

Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Work (above) will be negotiated under a separate contract addendum. No work to be performed until the addendum has been signed and returned.

Schedule

Work will commence within two (2) weeks of notice to proceed (NTP). The anticipated time frame for the original agency submittal is 4 to 5 weeks (*not applicable to multiple part documents*). Work will be conducted diligently and in keeping with project timelines and schedule. Schedule is subject to change pending client and agency review.

Fees

The Client will be invoiced periodically as work is conducted. All invoices are due upon receipt. Reimbursable costs and authorized work outside the scope will be billed on a time and materials basis in accordance with the attached rate schedule (Attachment C). The fees do not include application, review, permit, or other fees required by public agencies.

ATTACHMENT B – METHOD OF COMPENSATION

Stillwater Blvd Traffic Calming
Traffic Speed and Traffic Calming Study
St. Johns County, Florida

Lump Sum Fee

The Client agrees to compensate Chindalur Traffic Solutions, Inc. for the professional services called for under Attachment A to this Agreement at the Fees as specified below:

Study Services	Fee
Speed Analysis (3 Locations)	\$2,500.00
Speed Analysis (3 Additional Locations)	\$2,500.00
Traffic Calming Countermeasures	\$3,500.00
Documentation	\$3,500.00
Meetings (Time Charge Per Attachment C)	Time Charge
Coordination with Other Consultants/Teams (Time Charge Per Attachment C)	Time Charge
Sub-Consultant Services	Fee
Speed Data Collection (Speed Data – 7 Days @ 3 Locations)	\$1,950.00
Speed Data Collection (Speed Data – 7 Days @ 3 Additional Locations)	\$1,950.00

Miscellaneous Services

Services provided on hourly basis in accordance with the attached rate schedule (Attachment C).

Meetings (Client, Agency, Public Hearings, PZA, BOCC, etc.) TBD

Response to Comments (Client, Agency, Public Hearings, PZA, BOCC, etc.) TBD

Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 15%. TBD

Additional Services

Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Services (Attachment A) will be negotiated under a contract addendum.

Interchange Operation Analysis Report (IOAR) (If required by staff) TBD

Signal Warrant Analysis (If required by staff) TBD

Transportation Model Expansion TBD

Attachment C – Standard Hourly Rate Schedule

Effective Date: January 01, 2025

The following rates for personnel apply to any additional services or hourly rate agreements in accordance with General Conditions. These rates shall be held for at least one year.

- Professional Engineer (P.E.) \$330.00 per hour
- Project Manager (P.E.) \$290.00 per hour
- Project Engineer/Sr. Designer \$225.00 per hour
- Designer/Sr. CAD Technician \$195.00 per hour
- CAD Technician \$155.00 per hour
- Clerical \$110.00 per hour

Note: All reimbursable expenses shall be invoiced at 1.20 times the cost.



Chindalur Traffic Solutions, Inc.

8833 Perimeter Park Boulevard, Suite 103 | Jacksonville, FL 32216

Office: (904) 619 3368 | Cell: (904) 422 6923

Chindalur@ctrafficsolutions.com | www.ctrafficsolutions.com

SIXTH ORDER OF BUSINESS

RESOLUTION 2025--03

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Stillwater Community Development District ("**District**") prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A** ("**Proposed Budget**"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE & TIME: _____ at 11:00 a.m.
LOCATION: Holiday Inn Express
2300 FL-16
St. Augustine, Florida 32084

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2025.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Stillwater

Community Development District

Proposed Budget
FY 2026

Presented by:



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Stillwater
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 680,116	\$ 673,183	\$ 6,933	\$ 680,116	\$ 673,639
TOTAL REVENUES	\$ 680,116	\$ 673,183	\$ 6,933	\$ 680,116	\$ 673,639

EXPENDITURES:

Administrative

Supervisor Fees	\$ 7,000	\$ 600	\$ 1,200	\$ 1,800	\$ 7,000
FICA Taxes	-	46	92	138	536
Engineering	1,500	2,343	1,200	3,543	1,500
Attorney	20,000	2,570	3,598	6,168	20,000
Annual Audit	5,500	5,800	-	5,800	6,000
Assessment Administration	-	-	-	-	-
Arbitrage Rebate	500	-	550	550	550
Dissemination Agent	1,000	667	333	1,000	1,000
Trustee Fees	6,500	-	6,500	6,500	6,500
Management Fees	48,000	32,000	16,000	48,000	48,000
EMMA Software	1,500	1,500	-	1,500	-
Website Maintenance/IT	915	2,129	303	2,432	910
Telephone	200	56	78	134	200
Postage & Delivery	500	89	125	214	500
Meeting Room	3,600	287	1,200	1,487	3,600
Insurance General Liability	6,120	6,120	-	6,120	7,196
Property Appraiser and Tax Collector	6,475	140	-	140	-
Printing & Binding	500	180	320	500	500
Legal Advertising	1,500	295	1,205	1,500	3,000
Other Current Charges	500	868	1,215	2,083	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 111,985	\$ 55,865	\$ 33,919	\$ 89,784	\$ 108,167

Stillwater
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<i>Operations & Maintenance</i>					
Security Patrol	\$ 28,000	\$ 27,419	\$ 17,137	\$ 44,556	\$ 50,000
Electric	33,600	1,785	3,600	5,385	22,462
Phone & Internet	6,000	5,504	2,500	8,004	6,000
Water/Sewer	50,000	760	450	1,210	50,000
Stormwater System Maintenance	34,000	-	25,000	25,000	34,000
Fountain Maintenance	4,280	-	2,500	2,500	4,280
Field Operating Management	15,000	-	-	-	15,000
Entrance Gate Contract	58,000	17,591	24,931	42,522	58,000
Property Insurance	46,000	43,716	-	43,716	47,395
Landscape Contract	209,000	44,029	26,680	70,709	150,000
Irrigation/Pond Maintenance	25,000	39,134	10,288	49,422	30,564
Irrigation Repairs	-	6,682	5,000	11,682	15,000
Landscape Miscellaneous	9,600	-	7,500	7,500	9,600
Mulch	5,900	-	5,900	5,900	5,900
Pressure Washing		-	3,351	3,351	7,000
O&M Accounting	3,750	2,500	1,250	3,750	3,750
Holiday Decorations	8,500	-	8,500	8,500	8,500
General Maintenance	8,000	6,631	9,283	15,914	15,000
Street Sign Repair and Replacement	1,800	-	1,800	1,800	1,800
Sidewalk Repair and Maintenance	2,400	-	2,400	2,400	2,400
Street Maintenance	10,800	-	10,800	10,800	10,800
Miscellaneous Contingency	8,500	476	8,000	8,476	18,022
TOTAL OPERATIONS & MAINTENANCE	\$ 568,130	\$ 196,227	\$ 176,871	\$ 373,098	\$ 565,473
TOTAL EXPENDITURES	\$ 680,116	\$ 252,092	\$ 210,790	\$ 462,882	\$ 673,639
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 421,091	\$ (203,857)	\$ 217,234	\$ -

Stillwater
Community Development District
Budget Narrative
FY 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Direct Bill

The District will bill the landowners directly to cover all operating expenses.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending meetings.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLSTax Solutions to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

ADA Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

Actual charges for conference calls.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Meeting Room Rental

Rent a room for meetings.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Stillwater
Community Development District
Budget Narrative
FY 2026

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures – Field

Security Patrol

Represents Off duty law enforcement to patrol the property.

Electric

Electric usage.

Phone & Internet

Internet to both gates and required for Envera operating system

Water/sewer

Water and Sewer usage

Stormwater system maintenance

Represents stormwater system maintenance thru The Lake Doctor.

Fountain Maintenance

Repairs and maintenance for fountains.

Field Operating Management

Field management to

Entrance gate contract

Front \$1838 monthly and rear entrance Envera \$572 monthly

Property Insurance

Insurance for district property.

Landscape Contract

Landscape mowing throughout the district, includes the Veteran entrance.

Irrigation Repairs

Irrigation repairs and maintenance

Landscape Miscellaneous

Landscape other than contracted services.

Mulch

Represents mulch maintenance throughout the district.

Pressure Washing

The District has contracted with Hydro-Kleen to pressure wash the sidewalks, monuments and columns two times a year.

Holiday Decorations

Represents decoration on holidays.

General Maintenance

Repairs and maintenance throughout the district.

Stillwater
Community Development District
Budget Narrative
FY 2026

Expenditures – Field (continued)

Street Sign repair and Replacement

Represents repairs and replacement of street signs throughout the district.

Sidewalk Repair and Maintenance

Represents repair and maintenance of the districts sidewalks.

Street Maintenance

Represents repaid and maintenance of the districts streets

Miscellaneous Contingency

Represents any unextend repairs.

Stillwater
Community Development District
Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 861,277	\$ 860,205	\$ 1,072	\$ 861,277	\$ 863,232
Interest Earnings	-	25,023	10,009	35,032	-
Carry Forward Surplus ⁽¹⁾	350,532	-	350,532	350,532	380,906
TOTAL REVENUES	\$ 1,211,809	\$ 885,228	\$ 361,613	\$ 1,246,841	\$ 1,244,139
EXPENDITURES:					
Interest - 12/15	\$ 263,635	\$ 262,988	\$ -	\$ 262,988	\$ 258,909
Interest - 6/15	263,635	-	262,947	262,947	258,909
Principal - 6/15	340,000	-	340,000	340,000	345,000
TOTAL EXPENDITURES	\$ 867,269	\$ 262,988	\$ 602,947	\$ 865,935	\$ 862,819
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 867,269	\$ 262,988	\$ 602,947	\$ 865,935	\$ 862,819
EXCESS REVENUES (EXPENDITURES)	\$ 344,540	\$ 622,240	\$ (241,334)	\$ 380,906	\$ 381,320

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26 \$254,813

Stillwater
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	14,505,000	2.375%		262,947	262,946.88
06/15/25	14,505,000	2.375%	340,000	262,947	
12/15/25	14,165,000	2.375%		258,909	861,856.25
06/15/26	14,165,000	2.375%	345,000	258,909	
12/15/26	13,820,000	3.000%		254,813	858,721.88
06/15/27	13,820,000	3.000%	355,000	254,813	
12/15/27	13,465,000	3.000%		249,488	859,300.00
06/15/28	13,465,000	3.000%	365,000	249,488	
12/15/28	13,100,000	3.000%		244,013	858,500.00
06/15/29	13,100,000	3.000%	375,000	244,013	
12/15/29	12,725,000	3.000%		238,388	857,400.00
06/15/30	12,725,000	3.000%	390,000	238,388	
12/15/30	12,335,000	3.000%		232,538	860,925.00
06/15/31	12,335,000	3.000%	400,000	232,538	
12/15/31	11,935,000	3.500%		226,538	859,075.00
06/15/32	11,935,000	3.500%	415,000	226,538	
12/15/32	11,520,000	3.500%		219,275	860,812.50
06/15/33	11,520,000	3.500%	430,000	219,275	
12/15/33	11,090,000	3.500%		211,750	861,025.00
06/15/34	11,090,000	3.500%	445,000	211,750	
12/15/34	10,645,000	3.500%		203,963	860,712.50
06/15/35	10,645,000	3.500%	460,000	203,963	
12/15/35	10,185,000	3.500%		195,913	859,875.00
06/15/36	10,185,000	3.500%	475,000	195,913	
12/15/36	9,710,000	3.500%		187,600	858,512.50
06/15/37	9,710,000	3.500%	490,000	187,600	
12/15/37	9,220,000	3.500%		179,025	856,625.00
06/15/38	9,220,000	3.500%	510,000	179,025	
12/15/38	8,710,000	3.500%		170,100	859,125.00
06/15/39	8,710,000	3.500%	530,000	170,100	
12/15/39	8,180,000	3.500%		160,825	860,925.00
06/15/40	8,180,000	3.500%	545,000	160,825	
12/15/40	7,635,000	3.500%		151,288	857,112.50
06/15/41	7,635,000	3.500%	565,000	151,288	
12/15/41	7,070,000	4.000%		141,400	857,687.50
06/15/42	7,070,000	4.000%	590,000	141,400	
12/15/42	6,480,000	4.000%		129,600	861,000.00
06/15/43	6,480,000	4.000%	610,000	129,600	
12/15/43	5,870,000	4.000%		117,400	857,000.00
06/15/44	5,870,000	4.000%	635,000	117,400	
12/15/44	5,235,000	4.000%		104,700	857,100.00
06/15/45	5,235,000	4.000%	660,000	104,700	
12/15/45	4,575,000	4.000%		91,500	856,200.00
06/15/46	4,575,000	4.000%	690,000	91,500	
12/15/46	3,885,000	4.000%		77,700	859,200.00
06/15/47	3,885,000	4.000%	715,000	77,700	
12/15/47	3,170,000	4.000%		63,400	856,100.00
06/15/48	3,170,000	4.000%	745,000	63,400	
12/15/48	2,425,000	4.000%		48,500	856,900.00
06/15/49	2,425,000	4.000%	775,000	48,500	
12/15/49	1,650,000	4.000%		33,000	856,500.00
06/15/50	1,650,000	4.000%	810,000	33,000	
12/15/50	840,000	4.000%		16,800	859,800.00
06/15/51	840,000	4.000%	840,000	16,800	856,800.00
Total			\$ 14,505,000	\$ 8,942,738	\$ 23,447,738

Stillwater
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2021 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
On Roll						Series	Series	Total	Series	Series	Total
Single Family 40'	208	208	\$ 1,305.35	\$ 1,305.35	\$ 0.00	\$ 1,558.61	\$ 1,558.61	\$ -	\$ 2,863.96	\$ 2,863.96	\$ 0.00
Single Family 50'	203	203	\$ 1,305.35	\$ 1,305.35	\$ 0.00	\$ 2,079.88	\$ 2,079.88	\$ -	\$ 3,385.23	\$ 3,385.23	\$ 0.00
Villa	138	138	\$ 1,305.35	\$ 1,305.35	\$ 0.00	\$ 1,245.84	\$ 1,245.84	\$ -	\$ 2,551.19	\$ 2,551.19	\$ 0.00
	549										
Total	549	549									

SEVENTH ORDER OF BUSINESS

C.

1.



April 16, 2025

Stillwater CDD
Attn: Jim Oliver, District Manager
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Jim Oliver:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Stillwater CDD

467 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes".

Vicky C. Oakes
Supervisor of Elections

TENTH ORDER OF BUSINESS

Stillwater
Community Development District

Unaudited Financial Reporting
May 31, 2025



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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Stillwater
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 759,772	\$ -	\$ -	\$ 759,772
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	17,680	-	17,680
Investments:				
Series 2021				
Reserve	-	464,588	-	464,588
Interest	-	-	-	-
Revenue	-	948,892	-	948,892
Prepayment	-	37,386	-	37,386
Sinking	-	-	-	-
Construction	-	-	1,561,866	1,561,866
Prepaid Expenses	-	-	-	-
Deposits	14,030	-	-	14,030
Total Assets	\$ 773,802	\$ 1,468,546	\$ 1,561,866	\$ 3,804,215
Liabilities:				
Accounts Payable	\$ 2,608	\$ -	\$ -	\$ 2,608
Accrued Expenses	-	-	-	-
Due to Developer	6,000	35,617	-	41,617
Due to Debt Service	17,680	-	-	17,680
Total Liabilities	\$ 26,289	\$ 35,617	\$ -	\$ 61,905
Fund Balance:				
Nonspendable:				
Deposits	\$ 14,030	\$ -	\$ -	\$ 14,030
Restricted for:				
Debt Service	-	1,432,930	-	1,432,930
Capital Project	-	-	1,561,866	1,561,866
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	733,484	-	-	733,484
Total Fund Balances	\$ 747,514	\$ 1,432,930	\$ 1,561,866	\$ 3,742,309
Total Liabilities & Fund Balance	\$ 773,802	\$ 1,468,546	\$ 1,561,866	\$ 3,804,215

Stillwater
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 680,116	\$ 680,116	\$ 673,183	\$ (6,933)
Interest/Miscellaneous Income	-	-	13,060	13,060
Total Revenues	\$ 680,116	\$ 680,116	\$ 686,243	\$ 6,127
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,000	\$ 4,667	\$ 600	\$ 4,067
PR-FICA	-	-	46	(46)
Engineering	1,500	1,000	2,343	(1,343)
Attorney	20,000	13,333	2,570	10,764
Annual Audit	5,500	5,500	5,800	(300)
Arbitrage Rebate	500	333	-	333
Dissemination Agent	1,000	1,000	667	333
Trustee Fees	6,500	4,333	-	4,333
Management Fees	48,000	32,000	32,000	-
EMMA Software	1,500	1,000	-	1,000
Website Admin	915	610	2,129	(1,519)
ADA Compliance	-	-	1,500	(1,500)
Telephone	200	133	56	77
Postage & Delivery	500	333	89	245
Meeting room Rental	3,600	2,400	287	2,113
Insurance General Liability/Public Officials	6,120	6,120	6,120	-
Property Appraiser	6,475	6,475	140	6,336
Printing & Binding	500	333	180	153
Legal Advertising	1,500	1,000	295	705
Other Current Charges	500	333	868	(535)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 111,985	\$ 81,080	\$ 55,864	\$ 25,216

Stillwater
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Security Patrol	\$ 28,000	\$ 18,667	\$ 27,419	\$ (8,752)
Telephone	-	-	1,785	(1,785)
Electric	33,600	22,400	5,504	16,896
Phone & Internet	6,000	4,000	-	4,000
Water/sewer	50,000	33,333	760	32,573
Stormwater system maintenance	34,000	22,667	-	22,667
Fountain Maintenance	4,280	2,853	-	2,853
Field Operating Management	15,000	10,000	-	10,000
Entrance gate contract	58,000	38,667	17,591	21,076
Property Insurance	46,000	46,000	43,716	2,284
Landscape Contract	209,000	139,333	44,029	95,304
Irrigation Pond Maintenance	25,000	16,667	39,134	(22,467)
Landscape Miscellaneous	9,600	6,400	6,682	(282)
Mulch	5,900	3,933	-	3,933
O&M Accounting	3,750	2,500	2,500	-
Holiday Decorations	8,500	5,667	-	5,667
General Maintenance	8,000	5,333	6,631	(1,297)
Street Sign repair and Replacement	1,800	1,200	-	1,200
Sidewalk Repair and Maintenance	2,400	1,600	-	1,600
Street Maintenance	10,800	7,200	-	7,200
Miscellaneous Contingency	8,500	5,667	476	5,191
Subtotal Operations & Maintenance	\$ 568,130	\$ 394,087	\$ 196,226	\$ 197,861
Total Operations & Maintenance	\$ 568,130	\$ 394,087	\$ 196,226	\$ 197,861
Total Expenditures	\$ 680,116	\$ 475,167	\$ 252,091	\$ 223,077
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 204,949	\$ 434,152	\$ 229,204
Net Change in Fund Balance	\$ -	\$ 204,949	\$ 434,152	\$ 229,204
Fund Balance - Beginning	\$ -		\$ 313,361	
Fund Balance - Ending	\$ -		\$ 747,514	

Stillwater
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 465,958	\$ 860,205	\$ 860,205	\$ -
Special Assessments - Direct Bill	405,026	-	-	-
Interest Income	-	-	25,023	25,023
Total Revenues	\$ 870,984	\$ 860,205	\$ 885,228	\$ 25,023
Expenditures:				
Interest - 11/1	263,635	\$ 262,988	\$ 262,988	\$ -
Interest - 5/1	263,635	-	-	-
Principal - 5/1	340,000	-	-	-
Tax Collector	9,707	-	-	-
Total Expenditures	\$ 876,976	\$ 262,988	\$ 262,988	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,992)	\$ 597,217	\$ 622,240	\$ 25,023
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (5,992)	\$ 597,217	\$ 622,240	\$ 25,023
Fund Balance - Beginning	\$ 816,371		\$ 810,689	
Fund Balance - Ending	\$ 810,379		\$ 1,432,930	

Stillwater
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 42,732	\$ 42,732
Total Revenues	\$ -	\$ -	\$ 42,732	\$ 42,732
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	-	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 42,732	\$ 42,732
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 42,732	\$ 42,732
Fund Balance - Beginning	\$ -		\$ 1,519,134	
Fund Balance - Ending	\$ -		\$ 1,561,866	

Stillwater
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 48,240	\$ 103,527	\$ 169,396	\$ 338,184	\$ -	\$ 13,836	\$ -	\$ -	\$ -	\$ -	\$ -	673,183
Special Assessments - Direct Billed	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	-	-	-	-	-	-	-	13,060	-	-	-	-	13,060
Total Revenues	\$ -	\$ 48,240	\$ 103,527	\$ 169,396	\$ 338,184	\$ -	\$ 13,836	\$ 13,060	\$ -	\$ -	\$ -	\$ -	686,243
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600	\$ -	\$ -	\$ -	\$ -	\$ -	600
PR-FICA	-	-	-	-	-	-	46	-	-	-	-	-	46
Engineering	175	-	-	-	1,323	320	525	-	-	-	-	-	2,343
Attorney	-	840	1,204	-	527	-	-	-	-	-	-	-	2,570
Annual Audit	-	-	-	-	1,500	4,300	-	-	-	-	-	-	5,800
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	83	83	83	83	83	83	-	-	-	-	667
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	-	32,000
EMMA Software	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Admin	-	-	-	1,826	76	76	76	76	-	-	-	-	2,129
ADA Compliance	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Telephone	17	17	17	-	-	-	6	-	-	-	-	-	56
Postage & Delivery	27	27	17	17	-	-	-	-	-	-	-	-	89
Meeting room Rental	-	-	-	-	-	-	287	-	-	-	-	-	287
Insurance General Liability/Public Officials	6,120	-	-	-	-	-	-	-	-	-	-	-	6,120
Property Appraiser	140	-	-	-	-	-	-	-	-	-	-	-	140
Printing & Binding	42	42	42	-	-	24	-	31	-	-	-	-	180
Legal Advertising	-	-	-	80	67	82	66	-	-	-	-	-	295
Other Current Charges	-	112	74	104	98	60	322	99	-	-	-	-	868
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 12,278	\$ 5,121	\$ 5,436	\$ 6,110	\$ 7,673	\$ 8,945	\$ 6,012	\$ 4,289	\$ -	\$ -	\$ -	\$ -	55,864

Stillwater
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Security Patrol	\$ 5,223	\$ 4,158	\$ 3,292	\$ 3,292	\$ 2,426	\$ 1,386	\$ 3,985	\$ 3,658	\$ -	\$ -	\$ -	\$ -	27,419
Telephone	219	229	219	112	336	112	336	219	-	-	-	-	1,785
Electric	638	675	669	729	696	750	740	608	-	-	-	-	5,504
Phone & Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Water/sewer	111	103	107	107	119	107	107	-	-	-	-	-	760
Stormwater system maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Wetland Monitoring/maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operating Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Entrance gate contract	-	1,758	1,758	5,148	1,758	1,758	572	4,838	-	-	-	-	17,591
Property Insurance	43,716	-	-	-	-	-	-	-	-	-	-	-	43,716
Landscape Contract	6,774	13,548	6,670	6,670	385	-	3,312	6,670	-	-	-	-	44,029
Irrigation Pond Maintenance	8,783	15,069	2,497	2,497	2,647	2,647	2,497	2,497	-	-	-	-	39,134
Landscape Miscellaneous	685	5,735	-	-	-	-	-	262	-	-	-	-	6,682
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
O&M Accounting	313	313	313	313	313	313	313	313	-	-	-	-	2,500
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
General Maintenance	2,000	-	-	3,351	1,280	-	-	-	-	-	-	-	6,631
Street Sign repair and Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Contingency	-	476	-	-	-	-	-	-	-	-	-	-	476
Subtotal Operations & Maintenance	\$ 68,461	\$ 42,064	\$ 15,525	\$ 22,218	\$ 9,960	\$ 7,073	\$ 11,861	\$ 19,064	\$ -	\$ -	\$ -	\$ -	196,226
Total Operations & Maintenance	\$ 68,461	\$ 42,064	\$ 15,525	\$ 22,218	\$ 9,960	\$ 7,073	\$ 11,861	\$ 19,064	\$ -	\$ -	\$ -	\$ -	196,226
Total Expenditures	\$ 80,740	\$ 47,185	\$ 20,960	\$ 28,328	\$ 17,633	\$ 16,018	\$ 17,873	\$ 23,353	\$ -	\$ -	\$ -	\$ -	252,091
Excess (Deficiency) of Revenues over Expenditures	\$ (80,740)	\$ 1,055	\$ 82,567	\$ 141,068	\$ 320,550	\$ (16,018)	\$ (4,037)	\$ (10,293)	\$ -	\$ -	\$ -	\$ -	434,152
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (80,740)	\$ 1,055	\$ 82,567	\$ 141,068	\$ 320,550	\$ (16,018)	\$ (4,037)	\$ (10,293)	\$ -	\$ -	\$ -	\$ -	434,152

Stillwater
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Bonds		
Interest Rate:	2.43%,3.0%,3.45%,3.65%	
Maturity Date:	6/15/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$431,616	
Reserve Fund Balance	464,588	
Bonds Outstanding - 3/16/2021		\$15,505,000
Less: Principal Payment - 6/15/22		(\$315,000)
Less: Principal Payment - 6/15/23		(\$320,000)
Less: Principal Payment - 6/15/24		(\$330,000)
Current Bonds Outstanding		\$14,540,000

Stillwater
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St. Johns County
Fiscal Year 2025

Gross Assessments	\$	716,637.15	\$	915,731.29	\$	1,632,368.44
Net Assessments	\$	673,638.92	\$	860,787.41	\$	1,534,426.33

ON ROLL ASSESSMENTS

allocation in %	43.90%	56.10%	100.00%
-----------------	--------	--------	---------

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2021 Service</i>	<i>Debt</i>	<i>Total</i>
11/05/24	\$ 2,230.18	\$ 245.39	\$ 39.70		\$ 1,945.09	\$ 853.93	\$ 1,091.16	\$	1,945.09
11/15/24	44,682.60	1,787.32	857.91		42,037.37	18,455.11	23,582.26		42,037.37
11/20/24	70,047.29	2,801.91	1,344.91		65,900.47	28,931.41	36,969.06		65,900.47
12/06/24	102,593.35	4,103.77	1,969.79		96,519.79	42,373.81	54,145.98		96,519.79
12/19/24	148,060.92	5,922.48	2,842.77		139,295.67	61,153.14	78,142.53		139,295.67
01/09/25	406,619.43	16,264.93	7,807.09	3,305.08	\$ 385,852.49	169,395.72	216,456.77		385,852.49
02/21/25	812,917.72	26,876.71	15,720.82		\$ 770,320.19	338,183.50	432,136.69		770,320.19
04/09/25	\$29,883.84				\$ 29,883.84	13,119.51	16,764.33		29,883.84
04/15/25				\$1,632.74	\$ 1,632.74	716.80	915.94		1,632.74
					-	-	-		-
					-	-	-		-
					-	-	-		-
\$ 1,617,035.33 \$ 58,002.51 \$ 30,582.99 \$ 4,937.82 \$ 1,533,387.65						\$ 673,182.93	\$ 860,204.72	\$	1,533,387.65

99.06%	Percent Collected
\$ 15,333.11	Balance Remaining to Collect

ELEVENTH ORDER OF BUSINESS

Stillwater
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
3/1-3/31	10491-10507	\$775,505.18
4/1-4/30	10508-10511	\$10,954.08
5/1-5/31	10512-10519	\$32,737.48
TOTAL		\$819,196.74

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/05/25	00011	2/12/25 92154	202502 320-53800-46100	BACK GATE-ENTRY & EXIT OA	*	1,000.00	
			ENVERA				1,000.00 010491
3/05/25	00018	2/12/25 92598219	202502 310-51300-49000	DISTRICT SEAL	*	43.98	
			HC BRANDS				43.98 010492
3/05/25	00019	2/17/25 021725-1	202502 320-53800-46000	LANDSCAPE LIGHT FIXTURES	*	280.00	
			HIGH TIDE ELECTRIC				280.00 010493
3/05/25	00003	1/14/25 3512060	202411 310-51300-31500	NOV 24 - GENERAL COUNSEL	*	839.69	
			KUTAK ROCK LLP				839.69 010494
3/05/25	00009	2/07/25 PSI14594	202502 320-53800-46500	FEB 25 - POND MAINT 1-16	*	2,497.00	
		2/10/25 PSI14594	202501 320-53800-46500	JAN 25 - POND MAIN 1-16	*	2,497.00	
		2/10/25 PSI14594	202502 320-53800-46500	QUARTRLY MAINY 12/24-2/25	*	150.00	
		2/10/25 PSI45947	202412 320-53800-46500	DEC 24 - POND MAINT 1-16	*	2,497.00	
			SOLITUDE LAKE MANAGEMENT				7,641.00 010495
3/05/25	00017	11/25/24 121252	202411 320-53800-46500	IRRIGATION REPAIRS	*	850.00	
			UNITED LANDSCAPES				850.00 010496
3/05/25	00002	12/24/24 2025-235	202412 310-51300-42000	REIMB FEDEX	*	8.52	
			WRATHELL, HUNT & ASSOCIATES, LLC				8.52 010497
3/05/25	00016	12/31/24 830740	202412 320-53800-46200	DEC 24 - LANDSCAPE MAINT	*	6,670.00	
			YELLOWSTONE LANDSCAPE				6,670.00 010498
3/05/25	00011	1/02/25 750030	202502 320-53800-46100	FEB 25 - GREENBRIAR RD	*	1,186.58	
		1/02/25 750031	202502 320-53800-46100	FEB 25 - RESIDENT GATE	*	571.73	
		1/08/25 INV8162	202501 320-53800-46100	RES WINDSHIELD STICKERS	*	3,390.00	
		2/03/25 751157	202503 320-53800-46100	MAR 25 - GREENBRIAR RD	*	1,186.58	

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		2/03/25 751158	202503 320-53800-46100		*	571.73	
		MAR 25 - RESIDENT GATE		ENVERA			6,906.62 010499
3/05/25 00010		1/07/25 8-733-33	202501 310-51300-42000		*	8.67	
		DELIVERIES THRU 1/7		FEDEX			8.67 010500
3/05/25 00021		1/31/25 6931954	202501 310-51300-48000		*	79.52	
		NOTICE OF MEETINGS		GANNETT FLORIDA LOCALIQ			79.52 010501
3/05/25 00001		1/01/25 1	202501 310-51300-34000		*	4,000.00	
		JAN 25 - MANAGEMENT FEES			*	75.83	
		1/01/25 1	202501 310-51300-49500		*	83.33	
		JAN 25 - IT			*	50.00	
		1/01/25 1	202501 310-51300-31300		*	312.50	
		JAN 25 - DISSEMINATION			*	4,000.00	
		1/01/25 1	202501 310-51300-49000		*	75.83	
		JAN 25 - RECORD STORAGE			*	83.33	
		1/01/25 1	202501 320-53800-34100		*	50.00	
		JAN 25 - O&M ACCOUNTING			*	312.50	
		2/01/25 2	202502 310-51300-34000		*		
		FEB 25 - MANAGEMENT FEES			*	75.83	
		2/01/25 2	202502 310-51300-49500		*	83.33	
		FEB 25 - IT			*	50.00	
		2/01/25 2	202502 310-51300-31300		*	312.50	
		FEB 25 - DISSEMINATION			*		
		2/01/25 2	202502 310-51300-49000		*	50.00	
		FEB 25 - RECORD STORAGE			*	312.50	
		2/01/25 2	202502 320-53800-34100		*		
		FEB 25 - O&M ACCOUNTING		GOVERNMENTAL MANAGEMENT SERVICES-NF			9,043.32 010502
3/05/25 00020		2/04/25 26887	202502 310-51300-32200		*	1,500.00	
		AUDIT FYE 9/30/24			*	4,300.00	
		3/03/25 27080	202503 310-51300-32200		*		
		AUDIT FYE 9/30/24		GRAU AND ASSOCIATES			5,800.00 010503
3/05/25 00022		1/08/25 160	202501 310-51300-49500		*	1,750.00	
		DOMAIN TXFER WEBSITE CONV		REALIGN WEB DESIGN			1,750.00 010504
3/05/25 00009		3/02/25 PSI15220	202503 320-53800-46500		*	2,497.00	
		MAR 25 - POND MAIN 1-16					

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/02/25	PSI15220 202503 320-53800-46500		*	150.00	
			QUARTRLY MAINY 3/1-5/31				
				SOLITUDE LAKE MANAGEMENT			2,647.00 010505
3/05/25 00012		3/05/25	TAX REC 202503 300-20700-10100		*	724,881.87	
			TRANSFER TAX RECEIPTS				
				STILLWATER CDD			724,881.87 010506
3/05/25 00016		1/01/25	832387 202501 320-53800-46200		*	6,670.00	
			JAN 25 - LANDSCAPE MAINT				
		2/04/25	851057 202502 320-53800-46200		*	384.99	
			MEDJOOL PALMS				
				YELLOWSTONE LANDSCAPE			7,054.99 010507
4/01/25 00001		3/01/25 3	202503 310-51300-34000		*	4,000.00	
			MAR 25 - MANAGEMENT FEES				
		3/01/25 3	202503 310-51300-49500		*	75.83	
			MAR 25 - IT				
		3/01/25 3	202503 310-51300-31300		*	83.33	
			MAR 25 - DISSEMINATION				
		3/01/25 3	202503 310-51300-49000		*	50.00	
			MAR 25 - RECORD STORAGE				
		3/01/25 3	202503 320-53800-34100		*	312.50	
			MAR 25 - O&M ACCOUNTING				
		3/01/25 3	202503 310-51300-42500		*	24.30	
			MAR 25 - COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES-NF			4,545.96 010508
4/01/25 00023		1/24/25 4099	202501 320-53800-46000		*	3,350.52	
			PRESSURE WASHING SVCS				
				HYDRO-KLEEN PRESSURE WASHING INC.			3,350.52 010509
4/01/25 00003		3/05/25 3535659	202412 310-51300-31500		*	1,203.50	
			DEC 24 - GENERAL COUNSEL				
				KUTAK ROCK LLP			1,203.50 010510
4/01/25 00012		4/01/25	TAX REC 202504 300-20700-10100		*	1,854.10	
			TRANSFER TAX RECEIPTS				
				STILLWATER CDD			1,854.10 010511
5/15/25 00024		4/15/25 1	202504 310-51300-49000		*	250.00	
			AMORT SCHD SERIES 2021				
				DISCLOSURE SERVICES LLC			250.00 010512
5/15/25 00011		3/15/25 752572	202504 320-53800-46100		*	571.73	
			APR 25 - RESIDENT GATE				

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/24/25 754265	202505 320-53800-46100		*	44.13	
		MAY 25 - GREENBRIAR RD					
		4/24/25 754266	202505 320-53800-46100		*	571.73	
		MAY 25 - RESIDENT GATE					
		4/26/25 754718	202505 320-53800-46100		*	4,221.81	
		MAY 25 - VIRTUAL GATE					
		5/01/25 755074	202506 320-53800-46100		*	5,661.08	
		JUN 25-GREENBRIAR/VIRTUAL					
		5/01/25 755075	202506 320-53800-46100		*	571.73	
		JUN 25 - RESIDENT GATE					
			ENVERA				11,642.21 010513
5/15/25 00021		2/28/25 6986486	202502 310-51300-48000		*	67.28	
		NOTICE OF MEETING					
		3/31/25 7040093	202503 310-51300-48000		*	82.24	
		NOTICE OF MEETINGS					
		4/30/25 7092061	202504 310-51300-48000		*	65.92	
		NOTICE OF MEETING					
			GANNETT FLORIDA LOCALIQ				215.44 010514
5/15/25 00001		4/01/25 4	202504 310-51300-34000		*	4,000.00	
		APR 25 - MANAGEMENT FEES					
		4/01/25 4	202504 310-51300-49500		*	75.83	
		APR 25 - IT					
		4/01/25 4	202504 310-51300-31300		*	83.33	
		APR 25 - DISSEMINATION					
		4/01/25 4	202504 310-51300-49000		*	50.00	
		APR 25 - RECORD STORAGE					
		4/01/25 4	202504 320-53800-34100		*	312.50	
		APR 25 - O&M ACCOUNTING					
		4/01/25 4	202504 310-51300-41000		*	6.46	
		APR 25 - TELEPHONE					
		4/01/25 4	202504 310-51300-44000		*	287.00	
		MEETING ROOM					
		5/01/25 5	202505 310-51300-34000		*	4,000.00	
		MAY 25 - MANAGEMENT FEES					
		5/01/25 5	202505 310-51300-49500		*	75.83	
		MAY 25 - IT					
		5/01/25 5	202505 310-51300-31300		*	83.33	
		MAY 25 - DISSEMINATION					
		5/01/25 5	202505 310-51300-49000		*	50.00	
		MAY 25 - RECORD STORAGE					
		5/01/25 5	202505 320-53800-34100		*	312.50	
		MAY 25 - O&M ACCOUNTING					
		5/01/25 5	202505 310-51300-42500		*	31.05	
		MAY 25 - COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES-NF				9,367.83 010515
			SWCD STILLWATER CDD PPOWERS				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/15/25	00003	4/28/25 3555009 FEB 25 -	202502 310-51300-31500 GENERAL COUNSEL	KUTAK ROCK LLP	*	526.50	526.50 010516
5/15/25	00013	3/10/25 192835 FEB 25 -	202502 310-51300-31100 ENGINEERING SVCS		*	1,322.50	
		4/10/25 193030 MAR 25 -	202503 310-51300-31100 ENGINEERING SVCS		*	320.00	
		5/13/25 193199 APR 25 -	202504 310-51300-31100 ENGINEERING SVCS		*	525.00	
			MATTHEWS DCCM				2,167.50 010517
5/15/25	00009	4/01/25 PSI15965 APR 25 -	202504 320-53800-46500 POND MAIN 1-16		*	2,497.00	
		5/02/25 PSI16749 MAY 25 -	202505 320-53800-46500 POND MAIN 1-16		*	2,497.00	
			SOLITUDE LAKE MANAGEMENT				4,994.00 010518
5/15/25	00016	4/16/25 896202 SPRING ANNUALS	202504 320-53800-46200		*	3,312.00	
		5/05/25 909243 IRRIGATION REPAIRS	202505 320-53800-46510		*	262.00	
			YELLOWSTONE LANDSCAPE				3,574.00 010519
TOTAL FOR BANK A						819,196.74	
TOTAL FOR REGISTER						819,196.74	

SWCD STILLWATER CDD PPOWERS