

Stillwater
Community Development District

AUGUST 14, 2025

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

August 7, 2025

Board of Supervisors
Stillwater Community Development District

Dear Board Members:

The Meeting of the Stillwater Community Development District will be held **Thursday, August 14, 2025, at 11:00 a.m.** at Good News Church, 573 W. Twincourt Trail, St. Augustine, Florida 32095.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Organizational Matters
 - A. Acceptance of Resignation Letter from Supervisor Fitzgerald
 - 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 2025-04
- IV. Consideration of Minutes of the June 12, 2025, Meeting
- V. Ratification of Resolution 2025-05, Re-Setting the Location of the Public Hearing to Adopt the Fiscal Year 2026 Budget
- VI. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Discussion of Meeting Schedule for Fiscal Year 2026 Meeting Schedule
 - 2. Goals & Objectives

- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of July 31, 2025
- XI. Check Register
- XII. Next Scheduled Meeting – To Be Determined
- XIII. Adjournment

THIRD ORDER OF BUSINESS

A.

I hereby resign as Supervisor of STILLWATER COMMUNITY DEVELOPMENT
DISTRICT effective July 24th 2025.

A handwritten signature in black ink, appearing to read 'W Fitzgerald', is written above a horizontal line.

William Fitzgerald

D.

RESOLUTION 2025-04

**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 August 14, 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>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 14TH DAY OF AUGUST, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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, June 12, 2025 at 11:00 a.m. at the Holiday Inn Express, St. Augustine, Florida.

Present and constituting a quorum:

| | |
|---------------------|---------------|
| Zenzi Rogers | Chairperson |
| Chris Mayo | Vice Chairman |
| William Fitzgerald | Supervisor |
| Michael Della Penta | Supervisor |
| Ronnie Polowy | Supervisor |

Also present were:

| | |
|----------------------------|------------------|
| Jim Oliver | District Manager |
| Kyle Magee <i>by phone</i> | District Counsel |
| Shayna Talbert | Hampton Golf |
| Matt Biagetti | GMS |
| Sarah Sweeting | GMS |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Four 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 April 10, 2025 Meeting

Mr. Oliver presented the minutes from the April 10, 2025 meeting and asked for any questions or corrections. Mr. Magee's name would be updated with Kutak Rock as his firm.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Minutes of the April 10, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of the Resignation of Supervisor Csalovszki

Mr. Oliver noted they received a resignation from Supervisor Csalovszki and asked for a motion to accept that resignation.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Accepting the Resignation of Supervisor Csalovszki and Declaring the Board Seat Vacant, was approved.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

Mr. Oliver asked for any nominations to fill the vacancy on the Board. Ms. Rogers nominated Ronnie Polowy.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Appointing Ronnie Polowy to Fill the Unexpired Term of Office (11/26), was approved.

C. Administration of Oath of Office to Newly Appointed Individual

Mr. Oliver administered the oath of office to Mr. Polowy.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Oliver noted that the Vice Chair position was vacant. Ms. Rogers suggested that Mr. Mayo serve as Vice Chairman.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-02 Electing Officers with Zenzi Rogers as Chair, Chris Mayo as Vice Chairman, and the remaining Supervisors as Assistant Secretaries, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from Chindalur Traffic Solution Inc. for Traffic Calming Study**

Mr. Oliver noted that they received an email the day prior to the meeting from Bob Gates and he consulted with the District Engineer after that. Bob's comments were as follows; does the contract include a provision to obtain traffic counts not just speed measurements? Alex Acree responded yes, the speed measurement data along the main road will also include counts in both directions. Proposal includes up to six locations along Stillwater Boulevard to collect data over an extended period. Bob asked will the report account for individual count for direction of travel for the roadway? Alex responded no, the proposal does not include the turning counts into the development either intersection. This can be included for around \$1,500 per intersection. Bob asked about total traffic counts volume by time, day, direction? Please include a provision to hold one public hearing on the matter during the weeks of the study. Alex wrote yes; a public hearing can be included and would be billed upon a time charge basis in accordance with the proposal.

Mr. Oliver reviewed the traffic calming study proposal from Chindalur and noted this was the only proposal that staff had received. The Board discussed budgeting for the traffic study, and Ms. Rogers suggested adding this to the FY2026 budget.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Approving Adding the Proposal from Chindalur Traffic Solution Inc. for Traffic Calming Study, was approved.

SIXTH ORDER OF BUSINESS**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)**

Mr. Oliver reviewed the Fiscal Year 2026 budget. He noted that the assessments were staying the same. He noted that this resolution would set the public hearing for August 14, 2025.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption on August 14, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. Report on the Number of Registered Voters (467)

Mr. Oliver stated they received a letter from the Supervisor of Elections for St. Johns county and they indicated there are 467 registered voters in the District.

2. Annual Form 1 Filing & Annual Ethics Training

Mr. Oliver reminded the Board that the deadline to file Form 1s is July 1st. Their annual ethics training must be done before the end of the year.

Mr. Oliver suggested that the Board consider opening an SBA account. Ms. Rogers approved staff taking the steps to open an account.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers requested that staff contact the general manager of Hampton Golf and Yellowstone regarding the sod on the west bank.

NINTH ORDER OF BUSINESS

Audience Comments

Resident Bob – asked

TENTH ORDER OF BUSINESS

Financial Statements as of May 31, 2025

Mr. Oliver reviewed the unaudited financials as of May 31, 2025 and noted they had positive variances in both expense categories.

ELEVENTH ORDER OF BUSINESS

Check Register

Mr. Oliver noted that the check register was included in the agenda package for Board review.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Financial Statements as of May 31, 2025 and Check Register, were approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 14, 2025
at 11:00 a.m.**

Mr. Oliver stated the next scheduled meeting will be August 14, 2025 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-03 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stillwater Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on June 12, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-03 approving the proposed budget for Fiscal Year 2025/2026 and setting a public hearing for August 14, 2025, at 11:00 a.m. at the Holiday Inn Express, 2300 State Road 16, St. Augustine, Florida 32084; and

WHEREAS, the District Manager, after consultation with the Chairman of the Board of Supervisors, re-set the location of the public hearing to be held at the Good News Church, 573 W. Twin Court Trail, St. Augustine, Florida 32095 at the same date and time as provided in Resolution 2025-03, and caused notice thereof to be provided pursuant to Florida law.

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

SECTION 1. Resolution 2025-03 is hereby amended to reflect the changed location of the public hearing as declared in Resolution 2025-03.

SECTION 2. The actions of the District Manager in re-scheduling and noticing the public hearing are hereby ratified and approved

SECTION 3. Except as otherwise provided herein, all of the provisions of Resolution 2025-03 continue in full force and effect.

SECTION 3. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

SIXTH ORDER OF BUSINESS

Stillwater

Community Development District

*Approved Proposed Budget
FY 2026*

Presented by:



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Stillwater
Community Development District
Approved Proposed Budget
General Fund

| | Adopted Budget | Actuals Thru | Projected Next | Projected Thru | Approved Proposed Budget |
|-------------|-------------------|--------------|----------------|----------------|--------------------------------|
| Description | FY2025 | 7/31/25 | 2 Months | 9/30/25 | FY 2026 |

REVENUES:

| | | | | | |
|-------------------------------------|------------|------------|--------|------------|------------|
| Special Assessments - On Roll (Net) | \$ 680,116 | \$ 679,611 | \$ 505 | \$ 680,116 | \$ 673,639 |
| Misc income | - | 13,060 | - | 13,060 | - |

| | | | | | |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|
| TOTAL REVENUES | \$ 680,116 | \$ 692,671 | \$ 505 | \$ 693,176 | \$ 673,639 |
|-----------------------|-------------------|-------------------|---------------|-------------------|-------------------|

EXPENDITURES:

Administrative

| | | | | | |
|--------------------------------------|----------|----------|----------|----------|----------|
| Supervisor Fees | \$ 7,000 | \$ 1,600 | \$ 1,000 | \$ 2,600 | \$ 7,000 |
| FICA Taxes | - | 122 | 77 | 199 | 536 |
| Engineering | 1,500 | 3,128 | 1,043 | 4,171 | 4,000 |
| Attorney | 20,000 | 3,654 | 3,654 | 7,308 | 15,000 |
| Annual Audit | 5,500 | 5,800 | - | 5,800 | 6,000 |
| Assessment Administration | - | - | - | - | - |
| Arbitrage Rebate | 500 | - | 550 | 550 | 550 |
| Dissemination Agent | 1,000 | 833 | 167 | 1,000 | 1,000 |
| Trustee Fees | 6,500 | - | 6,500 | 6,500 | 6,500 |
| Management Fees | 48,000 | 40,000 | 8,000 | 48,000 | 48,000 |
| EMMA Software | 1,500 | 1,500 | - | 1,500 | 1,500 |
| Website Maintenance/IT | 915 | 2,281 | 152 | 2,433 | 910 |
| Telephone | 200 | 63 | 88 | 151 | 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 | 238 | 262 | 500 | 500 |
| Legal Advertising | 1,500 | 361 | 1,139 | 1,500 | 3,000 |
| Other Current Charges | 500 | 1,055 | 1,477 | 2,532 | 1,000 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |

| | | | | | |
|-----------------------------|-------------------|------------------|------------------|------------------|-------------------|
| TOTAL ADMINISTRATIVE | \$ 111,985 | \$ 67,446 | \$ 25,433 | \$ 92,879 | \$ 107,167 |
|-----------------------------|-------------------|------------------|------------------|------------------|-------------------|

Stillwater
Community Development District
Approved Proposed Budget
General Fund

| Description | Adopted Budget FY2025 | Actuals Thru 7/31/25 | Projected Next 2 Months | Projected Thru 9/30/25 | Approved Proposed Budget FY 2026 |
|---|-----------------------------|-------------------------|----------------------------|---------------------------|---|
| Operations & Maintenance | | | | | |
| Security Patrol | \$ 28,000 | \$ 33,136 | \$ 6,627 | \$ 39,763 | \$ 50,000 |
| Electric | 33,600 | 2,208 | 1,800 | 4,008 | 22,462 |
| Phone & Internet | 6,000 | 6,857 | 2,500 | 9,357 | 8,000 |
| Water/Sewer | 50,000 | 867 | 450 | 1,317 | 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 | 30,057 | 12,466 | 42,523 | 58,000 |
| Property Insurance | 46,000 | 43,716 | - | 43,716 | 47,395 |
| Landscape Contract | 209,000 | 84,763 | 13,340 | 98,103 | 80,040 |
| Irrigation/Pond Maintenance | 25,000 | 44,278 | 5,294 | 49,572 | 30,564 |
| Irrigation Repairs | - | 6,898 | 5,000 | 11,898 | 15,000 |
| Landscape Miscellaneous | 9,600 | - | 7,500 | 7,500 | 30,000 |
| Mulch | 5,900 | - | 5,900 | 5,900 | 5,900 |
| Pressure Washing | | - | 3,351 | 3,351 | 7,000 |
| O&M Accounting | 3,750 | 3,125 | 625 | 3,750 | 3,750 |
| Holiday Decorations | 8,500 | - | 8,500 | 8,500 | 8,500 |
| General Maintenance | 8,000 | 6,631 | 4,736 | 11,367 | 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 |
| Traffic Study | - | - | - | - | 20,000 |
| Miscellaneous Contingency | 8,500 | 476 | 8,000 | 8,476 | 46,581 |
| TOTAL OPERATIONS & MAINTENANCE | \$ 568,130 | \$ 263,012 | \$ 128,589 | \$ 391,601 | \$ 566,472 |
| TOTAL EXPENDITURES | \$ 680,116 | \$ 330,458 | \$ 154,022 | \$ 484,480 | \$ 673,639 |
| Other Sources/(Uses) | | | | | |
| Interlocal Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL OTHER SOURCES/(USES) | \$ - | \$ - | \$ - | \$ - | \$ - |
| EXCESS REVENUES (EXPENDITURES) | \$ - | \$ 362,213 | \$ (153,517) | \$ 208,696 | \$ - |

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.

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 LLS Tax 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 FloridaCommerce 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
Approved Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

| Description | Adopted Budget FY2025 | Actuals Thru 7/31/25 | Projected Next 2 Months | Projected Thru 9/30/25 | Approved Proposed Budget FY 2026 |
|---------------------------------------|-----------------------------|-------------------------|----------------------------|---------------------------|---|
| REVENUES: | | | | | |
| Special Assessments-On Roll | \$ 861,277 | \$ 868,418 | \$ - | \$ 868,418 | \$ 863,232 |
| Interest Earnings | - | 33,496 | 9,570 | 43,066 | - |
| Carry Forward Surplus ⁽¹⁾ | 350,532 | - | 350,532 | 350,532 | 396,081 |
| TOTAL REVENUES | \$ 1,211,809 | \$ 901,914 | \$ 360,102 | \$ 1,262,016 | \$ 1,259,314 |
| 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 | \$ 865,935 | \$ - | \$ 865,935 | \$ 862,819 |
| Other Sources/(Uses) | | | | | |
| Interfund transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL OTHER SOURCES/(USES) | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL EXPENDITURES | \$ 867,269 | \$ 865,935 | \$ - | \$ 865,935 | \$ 862,819 |
| EXCESS REVENUES (EXPENDITURES) | \$ 344,540 | \$ 35,979 | \$ 360,102 | \$ 396,081 | \$ 396,495 |

⁽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 | Gross 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 | \$ - | \$ 1,558.61 | \$ 1,558.61 | \$ - | \$ 2,863.96 | \$ 2,863.96 | \$ - |
| Single Family 50' | 203 | 203 | \$ 1,305.35 | \$ 1,305.35 | \$ - | \$ 2,079.88 | \$ 2,079.88 | \$ - | \$ 3,385.23 | \$ 3,385.23 | \$ - |
| Villa | 138 | 138 | \$ 1,305.35 | \$ 1,305.35 | \$ - | \$ 1,245.84 | \$ 1,245.84 | \$ - | \$ 2,551.19 | \$ 2,551.19 | \$ - |
| | 549 | | | | | | | | | | |
| Total | 549 | 549 | | | | | | | | | |
| ** These amounts are gross, including 6% on the County Tax Roll; 4% for Discount and 2% for County Commission Fees | | | | | | | | | | | |

A.

RESOLUTION 2025-06
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Stillwater Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. 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.
- b. 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, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 14th DAY OF AUGUST, 2025.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

B.

RESOLUTION 2025-07
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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, 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** 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.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: 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 District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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.

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

C.

1.

**NOTICE OF MEETINGS
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Stillwater Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at 11:00 a.m. at the Holiday Inn Express, 2300 State Road 16, St. Augustine, Florida 32084 on the second Thursday of each month as follows or otherwise noted:

October 9, 2025
December 11, 2025
February 12, 2026
April 9, 2026
June 11, 2026
August 13, 2026

2.

Memorandum

To: Board of Supervisors

From: District Management

Date: August 14, 2025

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

STILLWATER COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

TENTH ORDER OF BUSINESS

Stillwater
Community Development District

Unaudited Financial Reporting
July 31, 2025



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Stillwater
Community Development District
Combined Balance Sheet
July 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 | \$ 685,037 | \$ - | \$ - | \$ 685,037 |
| Assessments Receivable | - | - | - | - |
| Due from Other | - | - | - | - |
| Due from General Fund | - | 8,213 | - | 8,213 |
| Investments: | | | | |
| Series 2021 | | | | |
| Reserve | - | 467,608 | - | 467,608 |
| Interest | - | - | - | - |
| Revenue | - | 368,795 | - | 368,795 |
| Prepayment | - | 37,629 | - | 37,629 |
| Sinking | - | - | - | - |
| Construction | - | - | 1,572,018 | 1,572,018 |
| Prepaid Expenses | - | - | - | - |
| Deposits | 14,030 | - | - | 14,030 |
| Total Assets | \$ 699,067 | \$ 882,245 | \$ 1,572,018 | \$ 3,153,330 |
| Liabilities: | | | | |
| Accounts Payable | \$ 9,278 | \$ - | \$ - | \$ 9,278 |
| Accrued Expenses | - | - | - | - |
| Due to Developer | 6,000 | 35,617 | - | 41,617 |
| Due to Debt Service | 8,213 | - | - | 8,213 |
| Total Liabilities | \$ 23,492 | \$ 35,617 | \$ - | \$ 59,108 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Deposits | \$ 14,030 | \$ - | \$ - | \$ 14,030 |
| Restricted for: | | | | |
| Debt Service | - | 846,628 | - | 846,628 |
| Capital Project | - | - | 1,572,018 | 1,572,018 |
| Assigned for: | | | | |
| Capital Reserves | - | - | - | - |
| Unassigned | 661,545 | - | - | 661,545 |
| Total Fund Balances | \$ 675,575 | \$ 846,628 | \$ 1,572,018 | \$ 3,094,222 |
| Total Liabilities & Fund Balance | \$ 699,067 | \$ 882,245 | \$ 1,572,018 | \$ 3,153,330 |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 07/31/25 | Thru 07/31/25 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 680,116 | \$ 680,116 | \$ 679,611 | \$ (505) |
| Interest/Miscellaneous Income | - | - | 13,060 | 13,060 |
| Total Revenues | \$ 680,116 | \$ 680,116 | \$ 692,671 | \$ 12,555 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 7,000 | \$ 5,833 | \$ 1,600 | \$ 4,233 |
| PR-FICA | - | - | 122 | (122) |
| Engineering | 1,500 | 1,250 | 3,128 | (1,878) |
| Attorney | 20,000 | 16,667 | 3,654 | 13,012 |
| Annual Audit | 5,500 | 5,500 | 5,800 | (300) |
| Arbitrage Rebate | 500 | 417 | - | 417 |
| Dissemination Agent | 1,000 | 1,000 | 833 | 167 |
| Trustee Fees | 6,500 | 5,417 | - | 5,417 |
| Management Fees | 48,000 | 40,000 | 40,000 | - |
| EMMA Software | 1,500 | 1,250 | - | 1,250 |
| Website Admin | 915 | 763 | 2,281 | (1,518) |
| ADA Compliance | - | - | 1,500 | (1,500) |
| Telephone | 200 | 167 | 63 | 103 |
| Postage & Delivery | 500 | 417 | 89 | 328 |
| Meeting room Rental | 3,600 | 3,000 | 287 | 2,713 |
| Insurance General Liability/Public Officials | 6,120 | 6,120 | 6,120 | - |
| Property Appraiser | 6,475 | 6,475 | 140 | 6,336 |
| Printing & Binding | 500 | 417 | 238 | 178 |
| Legal Advertising | 1,500 | 1,250 | 361 | 889 |
| Other Current Charges | 500 | 417 | 1,055 | (638) |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 111,985 | \$ 96,533 | \$ 67,446 | \$ 29,087 |

Stillwater
Community Development District
General Fund

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 07/31/25 | Thru 07/31/25 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Security Patrol | \$ 28,000 | \$ 23,333 | \$ 33,136 | \$ (9,803) |
| Telephone | - | - | 2,208 | (2,208) |
| Electric | 33,600 | 28,000 | 6,857 | 21,143 |
| Phone & Internet | 6,000 | 5,000 | - | 5,000 |
| Water/sewer | 50,000 | 41,667 | 867 | 40,800 |
| Stormwater system maintenance | 34,000 | 28,333 | - | 28,333 |
| Fountain Maintenance | 4,280 | 3,567 | - | 3,567 |
| Field Operating Management | 15,000 | 12,500 | - | 12,500 |
| Entrance gate contract | 58,000 | 48,333 | 30,057 | 18,277 |
| Property Insurance | 46,000 | 46,000 | 43,716 | 2,284 |
| Landscape Contract | 209,000 | 174,167 | 84,763 | 89,404 |
| Irrigation Pond Maintenance | 25,000 | 20,833 | 44,278 | (23,445) |
| Landscape Miscellaneous | 9,600 | 8,000 | 6,898 | 1,102 |
| Mulch | 5,900 | 4,917 | - | 4,917 |
| O&M Accounting | 3,750 | 3,125 | 3,125 | - |
| Holiday Decorations | 8,500 | 7,083 | - | 7,083 |
| General Maintenance | 8,000 | 6,667 | 6,631 | 36 |
| Street Sign repair and Replacement | 1,800 | 1,500 | - | 1,500 |
| Sidewalk Repair and Maintenance | 2,400 | 2,000 | - | 2,000 |
| Street Maintenance | 10,800 | 9,000 | - | 9,000 |
| Miscellaneous Contingency | 8,500 | 7,084 | 476 | 6,607 |
| Subtotal Operations & Maintenance | \$ 568,130 | \$ 481,109 | \$ 263,011 | \$ 218,098 |
| Total Operations & Maintenance | \$ 568,130 | \$ 481,109 | \$ 263,011 | \$ 218,098 |
| Total Expenditures | \$ 680,116 | \$ 577,642 | \$ 330,457 | \$ 247,185 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ 102,475 | \$ 362,214 | \$ 259,739 |
| Net Change in Fund Balance | \$ - | \$ 102,475 | \$ 362,214 | \$ 259,739 |
| Fund Balance - Beginning | \$ - | | \$ 313,361 | |
| Fund Balance - Ending | \$ - | | \$ 675,575 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 07/31/25 | Thru 07/31/25 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 870,984 | \$ 870,984 | \$ 868,418 | \$ (2,566) |
| Interest Income | - | - | 33,496 | 33,496 |
| Total Revenues | \$ 870,984 | \$ 870,984 | \$ 901,914 | \$ 30,930 |
| Expenditures: | | | | |
| Interest - 11/1 | 263,635 | \$ 262,341 | \$ 262,341 | \$ - |
| Interest - 5/1 | 263,635 | 263,635 | 263,635 | - |
| Principal - 5/1 | 340,000 | 340,000 | 340,000 | - |
| Tax Collector | 9,707 | - | - | - |
| Total Expenditures | \$ 876,976 | \$ 865,975 | \$ 865,975 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (5,992) | \$ 5,009 | \$ 35,939 | \$ 30,930 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (5,992) | \$ 5,009 | \$ 35,939 | \$ 30,930 |
| Fund Balance - Beginning | \$ 816,371 | | \$ 810,689 | |
| Fund Balance - Ending | \$ 810,379 | | \$ 846,628 | |

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

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|------------------|
| | Budget | Thru 07/31/25 | Thru 07/31/25 | Variance |
| <u>Revenues</u> | | | | |
| Interest Income | \$ - | \$ - | \$ 52,884 | \$ 52,884 |
| Total Revenues | \$ - | \$ - | \$ 52,884 | \$ 52,884 |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 52,884 | \$ 52,884 |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | \$ - | \$ 52,884 | \$ 52,884 |
| Fund Balance - Beginning | \$ - | | \$ 1,519,134 | |
| Fund Balance - Ending | \$ - | | \$ 1,572,018 | |

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 | \$ - | \$ - | \$ 6,428 | \$ - | \$ - | \$ 679,611 |
| 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 | \$ - | \$ 6,428 | \$ - | \$ - | \$ 692,671 |
| Expenditures: | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ 1,600 |
| PR-FICA | - | - | - | - | - | - | 46 | - | 77 | - | - | - | 122 |
| Engineering | 175 | - | - | - | 1,323 | 320 | 525 | 465 | 320 | - | - | - | 3,128 |
| Attorney | - | 840 | 1,204 | - | 527 | 1,085 | - | - | - | - | - | - | 3,654 |
| Annual Audit | - | - | - | - | 1,500 | 4,300 | - | - | - | - | - | - | 5,800 |
| Assessment Administration | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | - | - | 833 |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Management Fees | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | - | - | 40,000 |
| EMMA Software | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Website Admin | - | - | - | 1,826 | 76 | 76 | 76 | 76 | 76 | 76 | - | - | 2,281 |
| ADA Compliance | 1,500 | - | - | - | - | - | - | - | - | - | - | - | 1,500 |
| Telephone | 17 | 17 | 17 | - | - | - | 6 | - | 7 | - | - | - | 63 |
| 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 | - | 58 | - | - | 238 |
| Legal Advertising | - | - | - | 80 | 67 | 82 | 66 | - | 66 | - | - | - | 361 |
| Other Current Charges | - | 112 | 74 | 104 | 98 | 60 | 322 | 99 | 88 | 98 | - | - | 1,055 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 12,278 | \$ 5,121 | \$ 5,436 | \$ 6,110 | \$ 7,673 | \$ 10,030 | \$ 6,012 | \$ 4,754 | \$ 5,717 | \$ 4,315 | \$ - | \$ - | \$ 67,446 |

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 | \$ 2,945 | \$ 2,772 | \$ - | \$ - | \$ 33,136 |
| Telephone | 219 | 229 | 219 | 112 | 336 | 112 | 336 | 219 | 423 | - | - | - | 2,208 |
| Electric | 638 | 675 | 669 | 729 | 696 | 750 | 740 | 608 | 1,353 | - | - | - | 6,857 |
| Phone & Internet | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Water/sewer | 111 | 103 | 107 | 107 | 119 | 107 | 107 | 107 | - | - | - | - | 867 |
| 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 | 6,233 | 6,233 | - | - | 30,057 |
| Property Insurance | 43,716 | - | - | - | - | - | - | - | - | - | - | - | 43,716 |
| Landscape Contract | 6,774 | 13,548 | 6,670 | 6,670 | 11,865 | 8,444 | 10,782 | 6,670 | 6,670 | 6,670 | - | - | 84,763 |
| Irrigation Pond Maintenance | 8,783 | 15,069 | 2,497 | 2,497 | 2,647 | 2,647 | 2,497 | 2,647 | 2,497 | 2,497 | - | - | 44,278 |
| Landscape Miscellaneous | 685 | 5,735 | - | - | - | 216 | - | 262 | - | - | - | - | 6,898 |
| Mulch | - | - | - | - | - | - | - | - | - | - | - | - | - |
| O&M Accounting | 313 | 313 | 313 | 313 | 313 | 313 | 313 | 313 | 313 | 313 | - | - | 3,125 |
| 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 | \$ 21,440 | \$ 15,733 | \$ 19,331 | \$ 19,321 | \$ 20,434 | \$ 18,484 | \$ - | \$ - | \$ 263,011 |
| Total Operations & Maintenance | \$ 68,461 | \$ 42,064 | \$ 15,525 | \$ 22,218 | \$ 21,440 | \$ 15,733 | \$ 19,331 | \$ 19,321 | \$ 20,434 | \$ 18,484 | \$ - | \$ - | \$ 263,011 |
| Total Expenditures | \$ 80,740 | \$ 47,185 | \$ 20,960 | \$ 28,328 | \$ 29,113 | \$ 25,763 | \$ 25,343 | \$ 24,075 | \$ 26,150 | \$ 22,800 | \$ - | \$ - | \$ 330,457 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (80,740) | \$ 1,055 | \$ 82,567 | \$ 141,068 | \$ 309,070 | \$ (25,763) | \$ (11,507) | \$ (11,015) | \$ (26,150) | \$ (16,372) | \$ - | \$ - | \$ 362,214 |
| 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 | \$ 309,070 | \$ (25,763) | \$ (11,507) | \$ (11,015) | \$ (26,150) | \$ (16,372) | \$ - | \$ - | \$ 362,214 |

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 | 467,608 | |
| 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) |
| Less: Principal Payment - 6/15/25 | | (\$340,000) |
| Current Bonds Outstanding | | \$14,200,000 |

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 |
| 07/11/25 | \$14,736.80 | | \$298.80 | \$203.12 | \$ 14,641.12 | 6,427.70 | 8,213.42 | | 14,641.12 |
| | | | | | - | - | - | | - |
| | | | | | - | - | - | | - |
| \$ 1,631,772.13 \$ 58,002.51 \$ 30,881.79 \$ 5,140.94 \$ 1,548,028.77 | | | | | | \$ 679,610.63 | \$ 868,418.14 | \$ | 1,548,028.77 |

| | |
|------------------|-------------------------------------|
| | Percent Collected |
| \$ 99.96% | |
| \$ 596.31 | 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> |
|-------------|------------------|---------------|
| 6/1-6/30 | 10520-10525 | \$38,223.45 |
| ACH | 80001-80003 | \$3,761.80 |
| 7/1-7/31 | 10526-10532 | \$42,389.92 |
| ACH | 80004-80006 | \$3,838.27 |
| TOTAL | | \$88,213.44 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|------------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|---------------------------|
| 7/08/25 | 00003 | 6/30/25 3584538 | 202503 310-51300-31500 | | * | 1,084.50 | |
| | | MAR 25 - GENERAL COUNSEL | | KUTAK ROCK LLP | | | 1,084.50 010528 |
| 7/08/25 | 00009 | 7/01/25 PSI18395 | 202507 320-53800-46500 | | * | 2,497.00 | |
| | | JUL 25 - POND MAIN 1-16 | | SOLITUDE LAKE MANAGEMENT | | | 2,497.00 010529 |
| 7/15/25 | 00001 | 7/01/25 7 | 202507 310-51300-34000 | | * | 4,000.00 | |
| | | JUL 25 - MANAGEMENT FEES | | | * | 75.83 | |
| | | 7/01/25 7 | 202507 310-51300-49500 | | * | 83.33 | |
| | | JUL 25 - IT | | | * | 50.00 | |
| | | 7/01/25 7 | 202507 310-51300-31300 | | * | 312.50 | |
| | | JUL 25 - DISSEMINATION | | | * | 58.05 | |
| | | 7/01/25 7 | 202507 310-51300-49000 | | * | | |
| | | JUL 25 - RECORD STORAGE | | | * | | |
| | | 7/01/25 7 | 202507 320-53800-34100 | | * | | |
| | | JUL 25 - O&M ACCOUNTING | | | * | | |
| | | 7/01/25 7 | 202507 310-51300-42500 | | * | | |
| | | JUL 25 - COPIES | | GOVERNMENTAL MANAGEMENT SERVICES-NF | | | 4,579.71 010530 |
| 7/15/25 | 00013 | 7/11/25 193596 | 202506 310-51300-31100 | | * | 320.00 | |
| | | JUN 25 - ENGINEERING SVCS | | MATTHEWS DCCM | | | 320.00 010531 |
| 7/15/25 | 00016 | 2/18/25 860149 | 202502 320-53800-46200 | | * | 4,809.98 | |
| | | ARBOR INJECTION | | | * | 6,670.00 | |
| | | 2/28/25 867376 | 202502 320-53800-46200 | | * | 1,774.00 | |
| | | FEB 25 - LANDSCAPE MAINT | | | * | 216.00 | |
| | | 3/17/25 877659 | 202503 320-53800-46200 | | * | 6,670.00 | |
| | | WINTER ANNUALS | | | * | 800.00 | |
| | | 3/24/25 880343 | 202503 320-53800-46510 | | * | 6,670.00 | |
| | | IRRIGATION REPAIRS | | | * | | |
| | | 3/31/25 885162 | 202503 320-53800-46200 | | * | | |
| | | MAR 25 - LANDSCAPE MAINT | | | * | | |
| | | 4/25/25 898906 | 202504 320-53800-46200 | | * | | |
| | | PALM PRUNING | | | * | | |
| | | 4/30/25 902144 | 202504 320-53800-46200 | | * | | |
| | | APR 25 - LANDSCAPE MAINT | | YELLOWSTONE LANDSCAPE | | | 27,609.98 010532 |
| TOTAL FOR BANK A | | | | | | 80,613.37 | |

SWCD STILLWATER CDD PPOWERS

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|--------|---------------------------|
| 6/30/25 | 00026 | 5/15/25 31401279 | 202506 320-53800-41000 JUN 25 - INTERNET | | * | 101.83 | |
| | | | AT&T AUTOPAY | | | | 101.83 080001 |
| 6/30/25 | 00025 | 5/20/25 57835357 | 202506 320-53800-43000 JUN 25 - ELECTRIC | | * | 607.92 | |
| | | 5/20/25 57835357 | 202506 320-53800-43100 JUN 25 - WATER | | * | 106.80 | |
| | | | JEA AUTOPAY | | | | 714.72 080002 |
| 6/30/25 | 00027 | 6/04/25 319215 | 202506 320-53800-34500 INV 1368105 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 INV 1369544 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 INV 1371871 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 INV 1372565 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 INV 1373942 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 INV 1375299 | | * | 165.00 | |
| | | 6/04/25 319215 | 202506 320-53800-34500 FEES | | * | 49.50 | |
| | | 6/11/25 320045 | 202506 320-53800-34500 INV 1360371 | | * | 165.00 | |
| | | 6/11/25 320045 | 202506 320-53800-34500 INV 1376087 | | * | 165.00 | |
| | | 6/11/25 320045 | 202506 320-53800-34500 INV 1378509 | | * | 165.00 | |
| | | 6/11/25 320045 | 202506 320-53800-34500 FEES | | * | 24.75 | |
| | | 6/19/25 321038 | 202506 320-53800-34500 INV 1381008 | | * | 165.00 | |
| | | 6/19/25 321038 | 202506 320-53800-34500 INV 1381416 | | * | 165.00 | |
| | | 6/19/25 321038 | 202506 320-53800-34500 INV 1382232 | | * | 165.00 | |
| | | 6/19/25 321038 | 202506 320-53800-34500 INV 1383022 | | * | 165.00 | |
| | | 6/19/25 321038 | 202506 320-53800-34500 FEES | | * | 33.00 | |
| | | 6/26/25 321833 | 202506 320-53800-34500 INV 1387102 | | * | 165.00 | |
| | | 6/26/25 321833 | 202506 320-53800-34500 INV 1387755 | | * | 165.00 | |

SWCD STILLWATER CDD PPOWERS

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|--------|-----------------------------|
| | | 6/26/25 321833 | 202506 320-53800-34500 | | * | 165.00 | |
| | | INV 1388337 | | | | | |
| | | 6/26/25 321833 | 202506 320-53800-34500 | | * | 165.00 | |
| | | INV 1392926 | | | | | |
| | | 6/26/25 321833 | 202506 320-53800-34500 | | * | 33.00 | |
| | | FEES | | | | | |
| | | | ROLLKALL AUTOPAY | | | | 2,945.25 080003 |
| 7/31/25 00026 | | 7/31/25 JUL 25 | 202506 320-53800-41000 | | * | 321.00 | |
| | | JUL 25 - TEL/INTERNET | | | | | |
| | | | AT&T AUTOPAY | | | | 321.00 080004 |
| 7/31/25 00025 | | 6/18/25 57835357 | 202506 320-53800-43000 | | * | 745.27 | |
| | | JUN 25 - ELECTRIC | | | | | |
| | | | JEA AUTOPAY | | | | 745.27 080005 |
| 7/31/25 00027 | | 7/03/25 322603 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5158847 | | | | | |
| | | 7/03/25 322603 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5165776 | | | | | |
| | | 7/03/25 322603 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5173857 | | | | | |
| | | 7/03/25 322603 | 202507 320-53800-34500 | | * | 24.75 | |
| | | ROLLKALL FEES | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5201135 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5204416 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5209737 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5209744 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5220703 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 5221821 | | | | | |
| | | 7/09/25 323192 | 202507 320-53800-34500 | | * | 49.50 | |
| | | ROLLKALL FEES | | | | | |
| | | 7/21/25 32432 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 1402936 | | | | | |
| | | 7/21/25 32432 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 1404071 | | | | | |
| | | 7/21/25 32432 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 1405534 | | | | | |
| | | 7/21/25 32432 | 202507 320-53800-34500 | | * | 165.00 | |
| | | INV 1407627 | | | | | |

SWCD STILLWATER CDD PPOWERS

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|----------------------------|
| 7/21/25 | | 32432 | 202507 320-53800-34500 | | * | 33.00 | |
| | | | ROLLKALL FEES | | | | |
| 7/25/25 | | 324907 | 202507 320-53800-34500 | | * | 165.00 | |
| | | | INV 5244603 | | | | |
| 7/25/25 | | 324907 | 202507 320-53800-34500 | | * | 165.00 | |
| | | | INV 5238909 | | | | |
| 7/25/25 | | 324907 | 202507 320-53800-34500 | | * | 165.00 | |
| | | | INV 5244604 | | | | |
| 7/25/25 | | 324907 | 202507 320-53800-34500 | | * | 24.75 | |
| | | | ROLLKALL FEES | | | | |
| ROLLKALL AUTOPAY | | | | | | | 2,772.00 080006 |
| ----- | | | | | | | |
| TOTAL FOR BANK Z | | | | | | 7,600.07 | |
| TOTAL FOR REGISTER | | | | | | 88,213.44 | |

SWCD STILLWATER CDD PPWERS