

*Stillwater*  
*Community Development District*

*DECEMBER 11, 2025*

## *AGENDA*

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

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December 4, 2025

Board of Supervisors  
Stillwater Community Development District

Dear Board Members:

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

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the October 9, 2025 Meeting
- IV. Consideration of Resolutions:
  - A. Resolution 2026-02, Instructing St. Johns County Supervisor of Elections to Conduct the General Election
  - B. Resolution 2026-03, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund (SBA-State Board Account)
- V. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of November 30, 2025
- IX. Check Register

- X.      Next Scheduled Meeting – February 12, 2026 at 11:00 a.m. at Holiday Inn Express
- XI.     Adjournment

*MINUTES*

MINUTES OF MEETING  
STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, October 8, 2025 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Michael Della Penta	Supervisor
Ronnie Polowy	Supervisor
Danielle Mayoros	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel, Kutak Rock
Alex Acree <i>by phone</i>	District Engineer
Sarah Sweeting	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Biagetti noted that there were no members of the public present for audience comments and the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Appointed Supervisor Mayoros**

Mr. Biagetti administered the oath of office to newly appointed Supervisor Danielle Mayoros. He noted that she had sat on Boards before and gave a brief overview of the Sunshine Law and offered to answer any questions.

**B. Election of Officers, Resolution 2026-01**

Mr. Oliver read the current slate of officer with Ms. Rogers as Chair, Mr. Mayo as Vice Chair, and Mr. Della Penta, Mr. Polowy, and Ms. Mayoros as Assistant Secretaries. The Board motioned to keep the officers as before and to add Supervisor Mayoros as an Assistant Secretary.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-01 Election of Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the August 14, 2025 Meeting**

Mr. Biagetti presented the minutes from the August 14, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. Ms. Rogers noted that Ms. Mayoros last name was misspelled on page two and Mr. Biagetti asked for a motion to approve the minutes as amended.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the August 14, 2025 Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 and Fiscal Year 2026 Budget Amendment (Under Separate Cover)**

Mr. Biagetti presented the budget amendments for both Fiscal Year 2025 and Fiscal Year 2026. He noted that staff is still looking to refine some of those numbers before they get final approval from the Board and this item will be tabled until the December Board of Supervisor's meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan noted that she did not have a report for the Board and offered to answer any questions.

**B. Engineer**

Mr. Acree gave an update about the traffic study and noted that it will occur the week after it was scheduled to ensure they have regular school traffic for accurate results and confirmed that all six locations were being studied as per the proposal. The Board confirmed that all six locations were accounted and budgeted for. Ms. Rogers noted that the assessment methodology will need to be redone due to the change in homesite count and she will get the process started.

**C. Manager****1. Review of Fiscal Year 2025 Goals & Objectives**

Mr. Biagetti presented the fiscal year 2025 for Board review and noted that it will be submitted by the December 1<sup>st</sup> deadline. Mr. Acree will provide the needed report for an on-time submittal.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2025 Goals & Objectives, were approved.

**SEVENTH ORDER OF BUSINESS****Supervisors Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS****Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS****Financial Statements as of August 31, 2025**

Mr. Biagetti presented the unaudited financials as of August 31, 2025 showing a positive variance.

**TENTH ORDER OF BUSINESS****Check Register**

Mr. Biagetti presented the check register totaling \$39,680.36 and offered to answer any questions. There being none there as a motion of approval and the next item followed.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Check Register, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – December 11,  
2025 at 11:00 A.M. at Holiday Inn Express**

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

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

*A.*

## RESOLUTION 2026-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS**

WHEREAS, the Stillwater Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the Stillwater Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the St. Johns County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

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

Section 1. The Board is currently made up of the following individuals: Zenzi Rogers, Chris Mayo, Ronnie Polowy, Danielle Janse van Rensburg and Michael Della Penta, .

Section 2. The term of office for each member of the Board is as follows:

<u>Supervisor</u>	<u>Term (Including Expiration Date)</u>
Zenzi Rogers	11/2026
Chris Mayo	11/2028
Ronnie Polowy	11/2026
Danielle Janse van Rensburg	11/2026
Michael Della Penta	11/2028

Section 3. Seat 2, currently held by Danielle Janse van Rensburg, and Seat 5, currently held by Ronnie Polowy, are scheduled for the General Election in November 2026.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026, General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to conduct the District's General Elections. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2025.**

**STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRPERSON/VICE CHAIRPERSON**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

*B.*

## **RESOLUTION 2026-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST FUND**

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

**WHEREAS**, the District from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

**SECTION 1.** That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Stillwater Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

**SECTION 2.** That this Authorization shall be continuing in nature until revoked by Stillwater Community Development District.

**PASSED AND ADOPTED** this 11th day of December, 2025.

ATTEST:

**STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT**

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Print Name: \_\_\_\_\_  
District Manager

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Chairman

*EIGHTH ORDER OF BUSINESS*

**Stillwater**  
*Community Development District*

**Unaudited Financial Reporting**  
*November 30, 2025*



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**Stillwater**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 653,114	\$ -	\$ -	\$ 653,114
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	85,578	-	85,578
<b>Investments:</b>				
<b>Series 2021</b>				
Reserve	-	428,150	-	428,150
Interest	-	-	-	-
Revenue	-	380,269	-	380,269
Prepayment	-	81,995	-	81,995
Sinking	-	-	-	-
Optional Redemption		18,211		18,211
Construction	-	-	1,586,117	1,586,117
Prepaid Expenses	6,241	-	-	6,241
Deposits	14,030	-	-	14,030
<b>Total Assets</b>	<b>\$ 673,385</b>	<b>\$ 994,203</b>	<b>\$ 1,586,117</b>	<b>\$ 3,253,705</b>
<b>Liabilities:</b>				
Accounts Payable	\$ (5,340)	\$ -	\$ -	\$ (5,340)
Accrued Expenses	-	-	-	-
Due to Developer	6,000	35,617	-	41,617
Due to Debt Service	85,578	-	-	85,578
<b>Total Liabilities</b>	<b>\$ 86,238</b>	<b>\$ 35,617</b>	<b>\$ -</b>	<b>\$ 121,854</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 14,030	\$ -	\$ -	\$ 14,030
Restricted for:				
Debt Service	-	958,586	-	958,586
Capital Project	-	-	1,586,117	1,586,117
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	566,876	-	-	566,876
<b>Total Fund Balances</b>	<b>\$ 587,147</b>	<b>\$ 958,586</b>	<b>\$ 1,586,117</b>	<b>\$ 3,131,851</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 673,385</b>	<b>\$ 994,203</b>	<b>\$ 1,586,117</b>	<b>\$ 3,253,705</b>

**Stillwater**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 673,639	\$ 66,972	\$ 66,972	\$ -
Interest/Miscellaneous Income	-	-	16,628	16,628
<b>Total Revenues</b>	<b>\$ 673,639</b>	<b>\$ 66,972</b>	<b>\$ 83,600</b>	<b>\$ 16,628</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees	\$ 7,000	\$ 1,167	\$ 1,000	\$ 167
PR-FICA	536	89	77	13
Engineering	4,000	667	1,059	(392)
Attorney	15,000	2,500	769	1,732
Annual Audit	6,000	6,000	-	6,000
Arbitrage Rebate	550	92	-	92
Dissemination Agent	1,000	1,000	167	833
Trustee Fees	6,500	1,083	-	1,083
Management Fees	48,000	8,000	8,000	-
ADA Compliance	1,500	250	1,500	(1,250)
Website Admin	910	152	152	0
Telephone	200	33	3	31
Postage & Delivery	500	83	22	62
Meeting room Rental	3,600	600	-	600
Insurance General Liability/Public Officials	7,196	7,196	6,309	887
Property Appraiser	-	-	133	(133)
Printing & Binding	500	83	13	71
Legal Advertising	3,000	500	67	433
Other Current Charges	1,000	167	133	33
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 107,167</b>	<b>\$ 29,837</b>	<b>\$ 19,577</b>	<b>\$ 10,260</b>

**Stillwater**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
Security Patrol	\$ 50,000	\$ 8,333	\$ 5,994	\$ 2,339
Electric	22,462	3,744	888	2,855
Phone & Internet	8,000	1,333	321	1,012
Water/sewer	50,000	8,333	-	8,333
Stormwater system maintenance	34,000	5,667	-	5,667
Fountain Maintenance	4,280	713	-	713
Field Operating Management	15,000	2,500	-	2,500
Entrance gate contract	58,000	9,667	8,506	1,160
Property Insurance	47,395	47,395	42,561	4,834
Landscape Contract	80,040	13,340	9,982	3,358
Irrigation Pond Maintenance	30,564	5,094	4,994	100
Irrigation Repairs	15,000	2,500	-	-
Landscape Miscellaneous	30,000	5,000	-	5,000
Mulch	5,900	983	-	983
Pressure Washing	7,000	1,167	-	-
O&M Accounting	3,750	625	625	-
Holiday Decorations	8,500	1,417	3,339	(1,922)
General Maintenance	15,000	2,500	-	2,500
Street Sign repair and Replacement	1,800	300	-	300
Sidewalk Repair and Maintenance	2,400	400	-	400
Street Maintenance	10,800	1,800	-	1,800
Traffic Study	20,000	3,333	-	-
Miscellaneous Contingency	8,500	1,417	-	1,417
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 528,391</b>	<b>\$ 127,561</b>	<b>\$ 77,211</b>	<b>\$ 43,350</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 528,391</b>	<b>\$ 127,561</b>	<b>\$ 77,211</b>	<b>\$ 43,350</b>
<b>Total Expenditures</b>	<b>\$ 635,559</b>	<b>\$ 157,398</b>	<b>\$ 96,788</b>	<b>\$ 53,611</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 38,080</b>	<b>\$ (90,426)</b>	<b>\$ (13,188)</b>	<b>\$ 70,239</b>
<b>Net Change in Fund Balance</b>	<b>\$ 38,080</b>	<b>\$ (90,426)</b>	<b>\$ (13,188)</b>	<b>\$ 70,239</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 600,335</b>	
<b>Fund Balance - Ending</b>	<b>\$ 38,080</b>		<b>\$ 587,147</b>	

**Stillwater**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<b><u>Revenues:</u></b>						
Special Assessments - Tax Roll	\$ 863,232	\$ 85,578	\$ 85,578	\$ 85,578	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ 17,859	\$ -	\$ -
Interest Income	-	-	-	2,759	2,759	\$ 2,759
<b>Total Revenues</b>	<b>\$ 863,232</b>	<b>\$ 85,578</b>	<b>\$ 106,196</b>	<b>\$ 2,759</b>		
<b><u>Expenditures:</u></b>						
Interest - 11/1	\$ 258,909	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	258,909	-	-	-	-	-
Principal - 5/1	345,000	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 862,819</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 413</b>	<b>\$ 85,578</b>	<b>\$ 106,196</b>	<b>\$ 2,759</b>		
<b><u>Other Financing Sources/(Uses):</u></b>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 413</b>	<b>\$ 85,578</b>	<b>\$ 106,196</b>	<b>\$ 2,759</b>		
<b>Fund Balance - Beginning</b>	<b>\$ 396,081</b>		<b>\$ 852,390</b>			
<b>Fund Balance - Ending</b>	<b>\$ 396,494</b>		<b>\$ 958,586</b>			

**Stillwater**  
**Community Development District**  
**Capital Projects Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 4,913	\$ 4,913
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,913</b>	<b>\$ 4,913</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,913</b>	<b>\$ 4,913</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,913</b>	<b>\$ 4,913</b>
<b>Fund Balance - Beginning</b>			\$ 1,581,204	
<b>Fund Balance - Ending</b>			\$ 1,586,117	

**Stillwater**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 66,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,972
Special Assessments - Direct Billed	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	16,628	-	-	-	-	-	-	-	-	-	-	-	16,628
<b>Total Revenues</b>	<b>\$ 16,628</b>	<b>\$ 66,972</b>	<b>\$ -</b>	<b>\$ 83,600</b>									
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
PR-FICA	77	-	-	-	-	-	-	-	-	-	-	-	77
Engineering	1,059	-	-	-	-	-	-	-	-	-	-	-	1,059
Attorney	769	-	-	-	-	-	-	-	-	-	-	-	769
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	-	-	-	-	-	-	-	-	-	-	167
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,000	4,000	-	-	-	-	-	-	-	-	-	-	8,000
ADA Compliance	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Website Admin	76	76	-	-	-	-	-	-	-	-	-	-	152
Telephone	3	-	-	-	-	-	-	-	-	-	-	-	3
Postage & Delivery	1	21	-	-	-	-	-	-	-	-	-	-	22
Meeting room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Property Appraiser	63	70	-	-	-	-	-	-	-	-	-	-	133
Printing & Binding	2	11	-	-	-	-	-	-	-	-	-	-	13
Legal Advertising	67	-	-	-	-	-	-	-	-	-	-	-	67
Other Current Charges	63	70	-	-	-	-	-	-	-	-	-	-	133
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 15,246</b>	<b>\$ 4,331</b>	<b>\$ -</b>	<b>\$ 19,577</b>									

**Stillwater**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
Security Patrol	\$ 3,260	\$ 2,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,994
Electric	888	-	-	-	-	-	-	-	-	-	-	-	888
Phone & Internet	214	107	-	-	-	-	-	-	-	-	-	-	321
Water/sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater system maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Wetland Monitoring/maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operating Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Entrance gate contract	2,265	6,241	-	-	-	-	-	-	-	-	-	-	8,506
Property Insurance	42,561	-	-	-	-	-	-	-	-	-	-	-	42,561
Landscape Contract	6,670	3,312	-	-	-	-	-	-	-	-	-	-	9,982
Irrigation Pond Maintenance	2,497	2,497	-	-	-	-	-	-	-	-	-	-	4,994
Landscape Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
O&M Accounting	313	313	-	-	-	-	-	-	-	-	-	-	625
Holiday Decorations	-	3,339	-	-	-	-	-	-	-	-	-	-	3,339
General Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Sign repair and Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 58,668</b>	<b>\$ 18,543</b>	<b>\$ -</b>	<b>\$ 77,211</b>									
<b>Total Operations &amp; Maintenance</b>	<b>\$ 58,668</b>	<b>\$ 18,543</b>	<b>\$ -</b>	<b>\$ 77,211</b>									
<b>Total Expenditures</b>	<b>\$ 73,914</b>	<b>\$ 22,874</b>	<b>\$ -</b>	<b>\$ 96,788</b>									
<b>Excess (Deficiency) of Revenues over Expendit</b>	<b>\$ (57,286)</b>	<b>\$ 44,098</b>	<b>\$ -</b>	<b>\$ (13,188)</b>									
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (57,286)</b>	<b>\$ 44,098</b>	<b>\$ -</b>	<b>\$ (13,188)</b>									

**Stillwater**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021 Special Assessment Bonds</b>	
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	428,150
 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)
 <b>Current Bonds Outstanding</b>	<b>\$14,200,000</b>

# Stillwater

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts - St. Johns County

### Fiscal Year 2026

9.94%	Percent Collected
\$ 1,470,110.26	Balance Remaining to Collect

*NINTH ORDER OF BUSINESS*

**Stillwater**  
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2025**  
**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
10/1-10/31 ACH	10550-10559 80013-80015	\$76,978.12 \$4,319.52
11/1-11/30 ACH	10560-10566 80016-80018	\$31,618.46 \$3,729.45
<b>TOTAL</b>		<b>\$116,645.55</b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 1  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK A STILLWATER - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
10/27/25	00029	7/31/25	42013024	202507	320-53800-46000					*	1,219.00		
			FRNT GATE STUCCO RP/PAINT										
									CITY WIDE FACILITY SOLUTIONS			1,219.00	010550
10/27/25	00007	9/19/25	29752	202510	310-51300-45000					*	6,309.00		
			FY2026 INSURANCE RENEWAL										
		9/19/25	29752	202510	320-53800-45000					*	42,561.00		
			FY2026 INSURANCE RENEWAL										
									EGIS INSURANCE ADVISORS			48,870.00	010551
10/27/25	00011	10/01/25	760680	202511	320-53800-46100					*	5,669.58		
			NOV 25-GREENBRIAR/VIRTUAL										
		10/01/25	760681	202511	320-53800-46100					*	571.73		
			NOV 25 - RESIDENT GATE										
		10/01/25	8796	202510	320-53800-46100					*	2,265.00		
			AWID WINDSHIELD STICKERS										
									ENVERA			8,506.31	010552
10/27/25	00005	10/01/25	93505	202510	310-51300-54000					*	175.00		
			SPECIAL DISTRICT FEE FY26										
									FLORIDACOMMERCE			175.00	010553
10/27/25	00021	8/28/25	11607249	202508	310-51300-48000					*	82.24		
			NOTICE OF MEETINGS										
		10/01/25	11687533	202510	310-51300-48000					*	67.28		
			NOTICE OF MEETING										
									GANNETT FLORIDA LOCALIQ			149.52	010554
10/27/25	00001	10/01/25	10	202510	310-51300-34000					*	4,000.00		
			OCT 25 - MANAGEMENT FEES										
		10/01/25	10	202510	310-51300-49500					*	75.83		
			OCT 25 - IT										
		10/01/25	10	202510	310-51300-31300					*	83.33		
			OCT 25 - DISSEMINATION										
		10/01/25	10	202510	320-53800-34100					*	312.50		
			OCT 25 - O&M ACCOUNTING										
		10/01/25	10	202510	310-51300-49000					*	.03		
			OCT 25 - OFFICE SUPPLIES										
		10/01/25	10	202510	310-51300-42000					*	.74		
			OCT 25 - POSTAGE										
		10/01/25	10	202510	310-51300-42500					*	1.95		
			OCT 25 - COPIES										
		10/01/25	10	202510	310-51300-41000					*	2.66		
			OCT 25 - TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES-NF			4,477.04	010555

SWCD STILLWATER CDD PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 2  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK A STILLWATER - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	AMOUNT #
10/27/25	00013	10/10/25	194110	202509	310-51300-31100						*	421.25		
				SEP 25	- ENGINEERING SVCS					MATTHEWS DCCM			421.25	010556
10/27/25	00016	9/30/25	1003330	202509	320-53800-46200						*	6,670.00		
				SEP 25	- LANDSCAPE MAINT					YELLOWSTONE LANDSCAPE			6,670.00	010557
10/27/25	00030	4/14/25	00252-25	202504	310-51300-32300						*	6,400.00		
				TRUSTEE FEES	- SER 2021					THE BANK OF NEW YORK MELLON			6,400.00	010558
10/27/25	00003	10/24/25	3642506	202507	310-51300-31500						*	90.00		
				JUL 25	- GENERAL COUNSEL					KUTAK ROCK LLP			90.00	010559
										TOTAL FOR BANK A			76,978.12	

## SWCD STILLWATER CDD PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 3  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK Z STILLWATER AUTOPAU

SWCD STILLWATER CDD PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 4  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK Z STILLWATER AUTOPAU

SWCD STILLWATER CDD POWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 5  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK Z STILLWATER AUTOPAU

SWCD STILLWATER CDD POWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 6  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK: 7-STILLWATER, MN 56051

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
11/17/25	00006	10/31/25	1625	202510	310-51300-49501				DISCLOSURE TECHNOLOGY SERVICES, LLC	*	1,500.00		
			EMMA SOFTWARE SUBSCRIPTION									1,500.00	010560
11/17/25	00011	11/03/25	761803	202512	320-53800-46100					*	5,669.58		
			DEC 25-GREENBRIAR/VIRTUAL										
		11/03/25	761804	202512	320-53800-46100					*	571.73		
			DEC 25 - RESIDENT GATE										
									ENVERA			6,241.31	010561
11/17/25	00031	11/02/25	1122025	202511	320-53800-49200					*	3,339.00		
			2025 HOLIDAY DECORATIONS										
									EXTERIOR DESIGNS OF NORTH			3,339.00	010562
11/17/25	00001	11/01/25	11	202511	310-51300-34000					*	4,000.00		
			NOV 25 - MANAGEMENT FEES										
		11/01/25	11	202511	310-51300-49500					*	75.83		
			NOV 25 - IT										
		11/01/25	11	202511	310-51300-31300					*	83.33		
			NOV 25 - DISSEMINATION										
		11/01/25	11	202511	320-53800-34100					*	312.50		
			NOV 25 - O&M ACCOUNTING										
		11/01/25	11	202511	310-51300-42000					*	20.94		
			NOV 25 - POSTAGE										
		11/01/25	11	202511	310-51300-42500					*	10.80		
			NOV 25 - COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES-NF			4,503.40	010563
11/17/25	00013	11/11/25	194212	202510	310-51300-31100					*	1,058.75		
			OCT 25 - ENGINEERING SVCS										
									MATTHEWS DCCM			1,058.75	010564
11/17/25	00009	10/01/25	PSI20812	202510	320-53800-46500					*	2,497.00		
			OCT 25 - POND MAIN 1-16										
		11/01/25	PSI21374	202511	320-53800-46500					*	2,497.00		
			NOV 25 - POND MAIN 1-16										
									SOLITUDE LAKE MANAGEMENT			4,994.00	010565
11/17/25	00016	10/31/25	1023721	202510	320-53800-46200					*	6,670.00		
			OCT 25 - LANDSCAPE MAINT										
		11/03/25	1027247	202511	320-53800-46200					*	3,312.00		
			SUMMER ANNUALS										
									YELLOWSTONE LANDSCAPE			9,982.00	010566
									TOTAL FOR BANK A			31,618.46	
									SWCD STILLWATER CDD PPOWERS				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 2  
 \*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
 BANK A STILLWATER - GF

SWCD STILLWATER CDD PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 3  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK Z STILLWATER AUTOPAI

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK #
11/30/25	00026	10/15/25	31401279	202511	320-53800-41000					*	107.00	
			OCT 25 - INTERNET									
									AT&T AUTOPAY			107.00 080016
11/30/25	00025	10/17/25	57835357	202510	320-53800-43000					*	888.25	
			409 STILLWATER BV APT ARL									
									JEA AUTOPAY			888.25 080017
11/30/25	00027	11/13/25	349561	202511	320-53800-34500					*	180.00	
			INV 1504268									
			349561	202511	320-53800-34500					*	180.00	
			INV 1506895									
			349561	202511	320-53800-34500					*	180.00	
			INV 1507919									
			349561	202511	320-53800-34500					*	180.00	
			INV 1508478									
			349561	202511	320-53800-34500					*	180.00	
			INV 1509109									
			349561	202511	320-53800-34500					*	180.00	
			INV 1513517									
			349561	202511	320-53800-34500					*	180.00	
			INV 1514250									
			349561	202511	320-53800-34500					*	180.00	
			INV 1515509									
			349561	202511	320-53800-34500					*	180.00	
			INV 1516349									
			349561	202511	320-53800-34500					*	54.00	
			FEES									
			349561	202511	320-53800-34500					*	83.70	
			FEES									
			352368	202511	320-53800-34500					*	180.00	
			INV 1519269									
			352368	202511	320-53800-34500					*	180.00	
			INV 1520668									
			352368	202511	320-53800-34500					*	180.00	
			INV 1521328									
			352368	202511	320-53800-34500					*	180.00	
			INV 1526139									
			352368	202511	320-53800-34500					*	180.00	
			INV 1526983									
			352368	202511	320-53800-34500					*	76.50	
			FEES									
									ROLLCALL AUTOPAY			2,734.20 080018
										TOTAL FOR BANK Z		3,729.45

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/25 PAGE 4  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* STILLWATER CDD - GENERAL FUND  
BANK Z STILLWATER AUTOPAU

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 35,347.91

SWCD STILLWATER CDD PPOWERS



City Wide Facility Solutions  
4131 Sunbeam Rd  
Jacksonville, FL 32257-6027

## INVOICE

**Total Due:** \$1,219.00

Invoice Number: 42013024573  
Our Order No. 41013027394  
Invoice Date: 7/31/2025  
Due Date: 8/30/2025

Phone: (904) 737-4969  
Email: jaxinvoices@gocitywide.com

Bill

To: Stillwater CCD  
Shayna Talbert  
1188 Stillwater Blvd  
St. Johns, FL 32259  
USA

Ship

To: Stillwater CCD  
Shayna Talbert  
1188 Stillwater Blvd  
St. Johns, FL 32259  
USA

PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01013102056	Joseph Grima	Net 30 days	07/31/25		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Front gate stucco repair and painting			1	1,219.00	1,219.00

New CW Office Address Alert : 4131 Sunbeam Road Jacksonville, FL 32257

**Subtotal:** 1219.00  
**Sales Tax:** 0.00  
**Total Due:** \$1,219.00



Stillwater Community Development District  
c/o Government Management Services, LLC  
475 West Town Place, Ste 114  
St Augustine, FL 32092

Customer	Stillwater Community Development District
Acct #	1058
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information		
Invoice Summary	\$	48,870.00
Payment Amount		
Payment for:		Invoice#29752 100125776

X

Customer: Stillwater Community Development District

Invoice	Effective	Transaction	Description	Amount
29752	10/01/2025	Renew policy	Policy #100125776 10/01/2025-10/01/2026 Florida Insurance Alliance Commercial Property - Renew policy Due Date: 9/19/2025	48,870.00

Please Remit Payment To:	Total
Egis Insurance and Risk Advisors P.O. Box 748555	\$ 48,870.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date
		09/19/2025

# Invoice



Page	1/1
Date	10/1/2025
Reference	
Invoice Number	INV000008796

**Hidden Eyes LLC**  
**d/b/a Envera Systems**  
P.O. Box 2086  
Hicksville, NY 11802  
(941) 556-0743

**Bill To**  
Stillwater CDD  
c/o Wratheill, Hunt & Associates, LLC  
2300 Glades Rd., Suite 410W  
Boca Raton, FL, 33431

**Site**  
Stillwater CDD - Gate  
Greenbriar Rd.  
St. Johns, FL, 32259

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002825	ORD000000554	SER	002825G	THORPEP		0.0000.

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0001 AWID Windshield Sticker CRED-SHIP Shipping Charge - Credentials	100.00		15.00	1.50	0.00	1,350.00
17-AWI-0006 SIDE VIEW MIRROR TAG UHF	1	EA	15.00	0.00	0.00	15.00
	50.00		20.00	2.00	0.00	900.00

If terms permit, where paying by check  
Please make payable to Envera Systems  
Remit to: P.O. Box 2086 Hicksville, NY 11802

**Tax Summary**  
STJN 0.00

Services	15.00
Items	2,500.00
Subtotal	2,515.00
Less Discount	250.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
<b>Total Due (USD)</b>	<b>2,265.00</b>

Due Date: 10/31/2025

Terms: Net 30 Days

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
760680	10/01/2025
Customer Number	Due Date
300396	11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
<i>2112 - Gate Access - Stillwater CDD - Entrance-Greenbriar Rd, Saint Johns, FL</i>				
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$311.58	\$311.58
1.00	Envera Kiosk System 11/01/2025 - 11/30/2025	1.00	\$500.00	\$500.00
1.00	Data Management 11/01/2025 - 11/30/2025	1.00	\$200.00	\$200.00
1.00	Virtual Gate Guard Monitoring 11/01/2025 - 11/30/2025	1.00	\$4,658.00	\$4,658.00
				<b>Subtotal:</b> <b>\$5669.58</b>
				<b>Tax</b> <b>\$0.00</b>
				<b>Payments/Credits Applied</b> <b>\$0.00</b>
				<b>Invoice Balance Due:</b> <b>\$5669.58</b>

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760680	Monitoring Services	\$5669.58	\$5669.58

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
760680	10/01/2025
Customer Number	Due Date
300396	11/01/2025

Net Due: \$5,669.58

Amount Enclosed: \$5669.58

Stillwater CDD  
GMS-SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
760681	10/01/2025
Customer Number	Due Date
300396	11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
<i>2112 - CCTV - Stillwater CDD - Resident Gate - Add PVS, Saint Johns, FL</i>				
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 11/01/2025 - 11/30/2025	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$50.00	\$50.00
				<b>Subtotal:</b> <b>\$571.73</b>
				<b>Tax</b> <b>\$0.00</b>
				<b>Payments/Credits Applied</b> <b>\$0.00</b>
				<b>Invoice Balance Due:</b> <b>\$571.73</b>

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760681	Monitoring Services	\$571.73	\$571.73

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
760681	10/01/2025
Customer Number	Due Date
300396	11/01/2025

Net Due: \$571.73

Amount Enclosed: \$ 571.73

Stillwater CDD  
GMS-SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

REMIT TO:  
Envera  
PO Box 2086  
Hicksville, NY 11802

**FloridaCommerce, Special District Accountability Program**

**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93505
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Stillwater Community Development District**

Mr. Wesley Haber  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301



**2. Telephone:** 850-691-7100 Ext.

**3. Fax:** 850-691-7319

**4. Email:** Wesley.Haber@KutakRock.com

**5. Status:** Independent

**6. Governing Body:** Elected

**7. Website Address:** stillwatercd.com

**8. County(ies):** St. Johns

**9. Special Purpose(s):** Community Development

**10. Boundary Map on File:** 11/03/2020

**11. Creation Document on File:** 11/03/2020

**12. Date Established:** 10/21/2020

**13. Creation Method:** Local Ordinance

**14. Local Governing Authority:** St. Johns County

**15. Creation Document(s):** County Ordinance 2020-49

**16. Statutory Authority:** Chapter 190, Florida Statutes

**17. Authority to Issue Bonds:** Yes

**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

*Wesley Haber*

Date 10-22-2025

Registered Agent's Signature:

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

**1.** This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

**2.** This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

LOCALiQ  
FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
c/o GMS, LLC  
Stillwater CDD  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 10/01/2025  
SAG staugustine.com 10/01/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025

Reidell J. Jones  
Legal Clerk

Notary, State of WI, County of Brown

875-76

My commission expires

Publication Cost:	\$67.28
Tax Amount:	\$0.00
Payment Cost:	\$67.28
Order No:	11687533
Customer No:	1505767
PO #:	

# of Copies:

1

**NOTICE OF MEETING  
STILLWATER  
COMMUNITY DEVELOPMENT  
DISTRICT**

The regular meeting of the Board of Supervisors of the Stillwater Community Development District will be held on **Thursday, October 9, 2025 at 11:00 a.m. at Holiday Inn Express, 2300 State Road 16, St. Augustine, Florida 32084**. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance*

MARIAH VEFHAGEN  
Notary Public  
State of Wisconsin

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Sarah Sweeting  
c/o GMS, LLC  
Stillwater CDD  
475 W Town PL # 114  
St Augustine FL 32092-3649

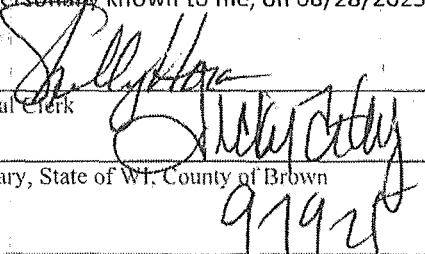
STATE OF WISCONSIN, COUNTY OF BROWN

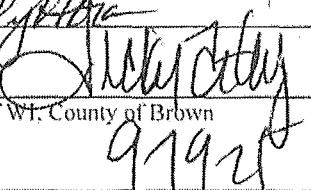
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

08/28/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2025

  
Legal Clerk

  
Notary, State of WI, County of Brwn

My commission expires

Publication Cost:	\$82.24
Tax Amount:	\$0.00
Payment Cost:	\$82.24
Order No:	11607249
Customer No:	1505767
PO #:	1

THIS IS NOT AN INVOICE!

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

## 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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
Pub: 8/28/25; #11607249

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice****Invoice #: 10****Invoice Date: 10/1/25****Due Date: 10/1/25****Case:****P.O. Number:****Bill To:**

Stillwater CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - October 2025	300	4,000.00	4,000.00
Information Technology - October 2025	485	75.83	75.83
Dissemination Agent Services - October 2025	373	83.33	83.33
O & M Accounting - October 2025	320 538 341	312.50	312.50
Office Supplies	490	0.03	0.03
Postage	170	0.74	0.74
Copies	485	1.95	1.95
Telephone	470	2.66	2.66

**Total** **\$4,477.04****Payments/Credits** **\$0.00****Balance Due** **\$4,477.04**

Project Manager      Alex Acree

Matthews | **DCCM**

Stillwater Community Development District  
Patti Powers  
2300 Glades Road Suite 410W  
Boca Raton, FL 33431

Engineering - Architecture - Planning - Surveying

October 10, 2025

Invoice # 194110

Project 0000021455.0000 Stillwater CDD - Continuing Services

This invoice includes charges for tasks performed for your project, including:

- CDD Coordination
- Requisition Review
- Engineer Certification Review

Please call Alex Acree if you have any questions or concerns regarding your project.  
For billing inquiries, please contact our Accounting Department.

**Professional Services through September 30, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	1.25	290.00	362.50
Project Coordinator 3	.25	115.00	28.75
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>421.25</b>
		<b>Total Due:</b>	<b>421.25</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	421.25	9,920.00	10,341.25
Unit	0.00	31.50	31.50
<b>Totals</b>	<b>421.25</b>	<b>9,951.50</b>	<b>10,372.75</b>

**Bill To:**

Stillwater CDD  
c/o GMS-NF, LLC  
475 West Town Pl, Suite 114  
Saint Augustine, FL 32092

**Property Name:** Stillwater CDD

**Address:** CR 210  
St. Johns, FL 32259

**INVOICE**

INVOICE #	INVOICE DATE
1003330	9/30/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 30, 2025

**Invoice Amount:** \$6,670.00

Description	Current Amount
Monthly Landscape Maintenance September 2025	\$6,670.00

**Invoice Total** \$6,670.00

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

For: **STILLWATER COMMUNITY DEVELOPMENT DIST**  
ATTN: District Manager Craig Wrathell  
2300 Glades Road  
Boca Raton, FL 33431  
United States

From: **The Bank of New York Mellon Trust Company, National Association**  
333 South Hope Street  
Los Angeles, CA, 90071  
United States

Invoice Number: 00252-25-0017000  
Invoice Date: Apr 14, 2025  
Due Date: May 14, 2025  
Account Number: 3986469223-INV  
Cycle Date: Apr 1, 2025  
Legacy Ref#: CT2009972  
Currency: USD

INVOICE	Total Payable Amount:	6,400.00 USD
Current Period Subtotal:	6,400.00 USD	
Withholding Tax (Do not pay):	0.00 USD	
Current Period Tax:	0.00 USD	
Current Period Total:	6,400.00 USD	
Satisfied to Date:	0.00 USD	
Balance Due:	6,400.00 USD	

Terms: Payable upon receipt. Please refer to the invoice and account number with your remittance.  
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.  
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

The Bank of New York Mellon  
ABA Number: 021000018  
Account Number: 8901245259  
Account Name: BNY Mellon - Fee Billing Wire Fees  
Please reference Invoice Number: 00252-25-0017000

Check Payment Instructions:

The Bank of New York Mellon  
Corporate Trust Department  
P.O. Box 392013  
Pittsburgh, PA 15251-9013  
Please enclose billing stub.

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Agnieszka Michalska

 agnieszka.michalska@bny.com



## Details for Stillwater Community Development District Special Assessment Bonds, Series 2021 (2021 Project)

	Quantity	Rate	Proration	Subtotal	Total (USD)
<b>Flat</b>					
Construction Fund Administration Fee					2,000.00
For the period: Apr 1, 2025 to Mar 31, 2026					
Flat Fee		2,000.00		2,000.00	
<b>Trustee</b>					
Annual Fee					4,400.00
For the period: Apr 1, 2025 to Mar 31, 2026					
Flat Fee		4,400.00		4,400.00	
<b>Total</b>					6,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Agnieszka Michalska

 agnieszka.michalska@bny.com

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470

Reference: Invoice No. 3642506  
Client Matter No. 19423-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Craig Wrathell  
Stillwater CDD  
GMS-SF, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3642506  
19423-1

Re: General Counsel

For Professional Legal Services Rendered

07/08/25	W. Haber	0.30	90.00	Review correspondence and confer with Rogers regarding irrigation
TOTAL HOURS		0.20		
TOTAL FOR SERVICES RENDERED				\$90.00
TOTAL CURRENT AMOUNT DUE				<u>\$90.00</u>



STILLWATER COMMUNITY DEVELOPMEN  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page: 1 of 2  
Issue Date: Aug 15, 2025  
Account Number: 314012795

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.

8/25

Total due

**\$107.00**

AutoPay is scheduled for:  
Sep 07, 2025

## Account summary

Your last bill	\$107.00
Payment, Aug 05 - Thank you!	-\$107.00
Remaining balance	\$0.00

## Service summary

Internet	Page 2	\$107.00
Total services		\$107.00

**Total due** **\$107.00**

AutoPay is scheduled to debit your bank account on Sep 07, 2025

## Ways to pay and manage your account:

myAT&T app  
iPhone and Android

att.com/pay

800.321.2000  
TTY: 800.651.5111

Scan to pay





## Service activity

### Internet

Monthly charges	Aug 16 - Sep 15
1. Internet 300M / 300M ( <i>Monthly Recurring Charge</i> )	\$70.00
2. Static IP 8	\$30.00
Company fees & surcharges	
3. Cost Assessment Charge	\$0.00
<b>Total for Internet</b>	<b>\$107.00</b>

## News you can use

### Explore AT&T's Products and Services!

Thank you for being a valued customer. Discover our wide range of products and services designed to enhance your experience. Visit us at <https://www.att.com/deals> to find the perfect solutions for your needs.

### Payment fee update

Beginning in 2025, a 2-3% processing fee will be added when using a credit card to make one-time payments. If you prefer to avoid paying the credit card processing fee, you can use one of the following payment methods: Debit Cards, ACH Transfers, Electronic Funds Transfers (EFT), Checks. If you prefer using a credit card, no action is required. We will process payment as usual, but with the added 2-3% processing fee.

## Important information

### Late payment fee

A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](https://att.com/autopay) using your checking account. It's easy, secure, and convenient!



LENNAR - STILLWATER CDD  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page: 1 of 2  
Issue Date: Sep 06, 2025  
Account Number: 332976797

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.

9/25

Total due

**\$107.00**

AutoPay is scheduled for:  
Sep 27, 2025

### Account summary

Your last bill	\$107.00
Payment, Aug 27 - Thank you!	-\$107.00
Remaining balance	\$0.00

### Service summary

Internet	Page 2	\$107.00
Total services		\$107.00

**Total due** **\$107.00**

AutoPay is scheduled to debit your bank account on Sep 27, 2025

### Ways to pay and manage your account:

myAT&T app  
iPhone and Android

att.com/pay

800.321.2003  
TTY: 800.651.3111

Scan to pay



## Service activity

### Internet

Monthly charges	Sep 07 - Oct 06
1. Internet 300M / 300M ( <i>Monthly Recurring Charge</i> )	\$70.00
2. Static IP 8	\$30.00
Company fees & surcharges	
3. Cost Assessment Charge	\$7.00
<b>Total for Internet</b>	<b>\$107.00</b>

## News you can use

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Thank you for being a valued customer. Discover our wide range of products and services designed to enhance your experience. Visit us at <https://www.att.com/deals> to find the perfect solutions for your needs.

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AT&T Internet and AT&T Phone provided by AT&T Florida.

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225 N. Pearl St.  
Jacksonville, FL  
32202-4513

Phone: (904) 665-6000 Online: [jea.com](http://jea.com)

STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT

Account #: 5783535714

**Amount Due  
\$827.74**

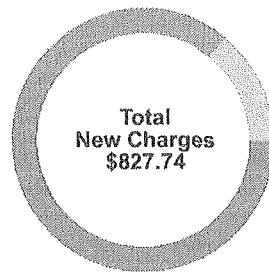
Bill Date: 08/18/25

Cycle: 14

Do not pay. AutoPay will process  
your payment on 09/09/25.

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$ 720.94
Water .....	106.80
<b>Total New Charges .....</b>	<b>\$ 827.74</b>
<i>(A complete breakdown of charges can be found on the following pages.)</i>	
Previous Balance .....	\$ 843.60
Payment(s) Received .....	-843.60
Balance Before New Charges .....	0.00
New Charges .....	827.74
Do not pay. AutoPay will process your payment on 09/09/25.	



Electric \$720.94  
Water \$106.80

**MESSAGES**



To keep your HVAC system running efficiently, remember to inspect your outdoor unit(s). Clean any leaves and debris you find around it.



Remember to follow your watering days. To confirm your days assigned by SJRWMD and learn more visit [jea.com/wateringdays](http://jea.com/wateringdays).

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



Check here for telephone/mail address correction and fill in on reverse side.

Add \$ \_\_\_\_\_ to my monthly bill: \$ \_\_\_\_\_ for Neighbor to Neighbor and/or \$ \_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 5783535714

Bill Date: 08/18/25

Do not pay. AutoPay will process your payment on 09/09/25.	<b>TOTAL AMOUNT PAID</b>
\$827.74	

STILLWATER COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



## STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Account #: 5783535714

Bill Date: 08/18/25

Cycle: 14

Phone: (904) 665-6000

Online: jea.com

## ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 2013 STILLWATER BV

Service Period: 07/16/25 - 08/13/25

Reading Date: 08/13/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
25850344	28	4054	Regular	1	228 KWH

Basic Monthly Charge	\$ 23.00
Energy Charge (\$0.0667 per kWh)	15.21
Tax Exempt Fuel Cost (\$0.03715 per kWh)	8.47
Taxable Fuel Cost (\$0.00511 per kWh)	1.17
Gross Receipts Tax	1.23
Florida State Sales Tax	3.67
<b>Total Current Electric Charges</b>	<b>\$ 52.75</b>

## ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 38 STILLWATER BV

Service Period: 07/16/25 - 08/13/25

Reading Date: 08/13/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24102350	28	65519	Regular	1	1544 KWH

Basic Monthly Charge	\$ 23.00
Energy Charge (\$0.0667 per kWh)	102.98
Tax Exempt Fuel Cost (\$0.03715 per kWh)	57.36
Taxable Fuel Cost (\$0.00511 per kWh)	7.89
Gross Receipts Tax	4.90
Florida State Sales Tax	14.62
<b>Total Current Electric Charges</b>	<b>\$ 210.75</b>

## ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 38 STILLWATER BV APT ARLT

Service Period: 07/16/25 - 08/13/25

Reading Date: 08/13/25

Service Point: Area Light

20 Unit(s) 150W LED TD	\$ 225.20
Fuel Charge	42.60
Gross Receipts Tax	6.87
Florida State Sales Tax	20.46
<b>Total Current Electric Charges</b>	<b>\$ 295.13</b>

\$37.45 of Fuel Cost is Tax Exempt

## ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 409 STILLWATER BV APT ARLT

Service Period: 07/16/25 - 08/13/25

Reading Date: 08/13/25

Service Point: Area Light

11 Unit(s) 150W LED TD	\$ 123.86
Fuel Charge	23.41
Gross Receipts Tax	3.78
Florida State Sales Tax	11.26
<b>Total Current Electric Charges</b>	<b>\$ 162.31</b>

## WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service

Service Address: 49 STILLWATER BV APT 1R01

Service Period: 07/16/25 - 08/13/25

Reading Date: 08/13/25

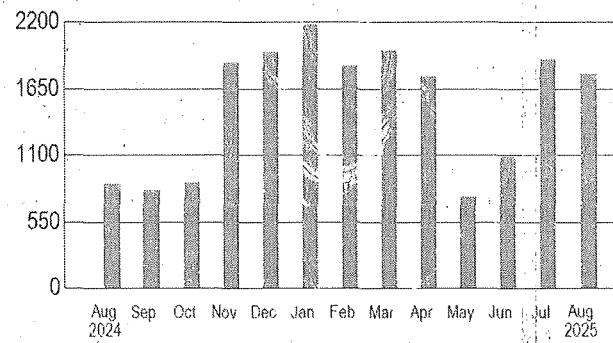
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89040945	28	37650	Regular	2	0 GAL

Basic Monthly Charge	\$ 100.80
Inspection Fee	6.00
<b>Total Current Water Charges</b>	<b>\$ 106.80</b>

## CONSUMPTION HISTORY

Water Tens Gal. Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	866	1,894	1,772	63
Total Gallons Used				

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com

**INVOICE**

BILL TO  
CDD:  
Stillwater Community Development District

BOND SERIES  
2021

INVOICE 1625  
DATE 10/31/2025

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida  
ABA/Routing: 086004367  
Account #: 30000615862  
Account Name: Disclosure Technology Services LLC

BALANCE DUE	\$1,500.00
-------------	------------

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
761803	11/03/2025
Customer Number	Due Date
300396	12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		11/03/2025	12/01/2025
<b>2112 - Gate Access - Stillwater CDD - Entrance-Greenbriar Rd, Saint Johns, FL</b>				
1.00	Service & Maintenance 12/01/2025 - 12/31/2025		1.00	\$311.58
1.00	Envera Kiosk System 12/01/2025 - 12/31/2025		1.00	\$500.00
1.00	Data Management 12/01/2025 - 12/31/2025		1.00	\$200.00
1.00	Virtual Gate Guard Monitoring 12/01/2025 - 12/31/2025		1.00	\$4,658.00
				<b>Subtotal:</b> <b>\$5669.58</b>
				<b>Tax</b> <b>\$0.00</b>
				<b>Payments/Credits Applied</b> <b>\$0.00</b>
				<b>Invoice Balance Due:</b> <b>\$5669.58</b>

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	761803	Monitoring Services	\$5669.58	\$5669.58

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number	Date
761803	11/03/2025
Customer Number	Due Date
300396	12/01/2025

Net Due: \$5,669.58

Amount Enclosed: 5,669.58

Stillwater CDD  
GMS-SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

REMIT TO:  
Envera  
PO Box 2086  
Hicksville, NY 11802

Envera

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

# Invoice

Invoice Number	Date
761804	11/03/2025
Customer Number	Due Date
300396	12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
2112 - CCTV - Stillwater CDD - Resident Gate - Add PVS, Saint Johns, FL				
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 12/01/2025 - 12/31/2025	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$50.00	\$50.00
			<b>Subtotal:</b>	<b>\$571.73</b>
	<b>Tax</b>			<b>\$0.00</b>
	<b>Payments/Credits Applied</b>			<b>\$0.00</b>
			<b>Invoice Balance Due:</b>	<b>\$571.73</b>

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	761804	Monitoring Services	\$571.73	\$571.73

Envera

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

# Invoice

Invoice Number	Date
761804	11/03/2025
Customer Number	Due Date
300396	12/01/2025

Net Due: \$571.73

Amount Enclosed: 571.73

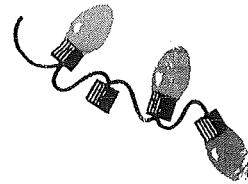
Stillwater CDD  
GMS-SF, LLC  
5385 N Nob Hill Road  
Sunrise, FL 33351

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

## Exterior Designs of North FL

PO Box 1658  
Hilliard, FL 32046  
904-545-5482  
exteriordesigns@ymail.com



Job Completed At:  
**Stillwater CDD**

**Invoice:  
Tiffany Csalovski  
Property Manager  
Stillwater**

---

Date: 11/2/2025

**Payment Terms: Due Upon Receipt**

Please make all checks payable to "Exterior Designs of North Florida, INC."

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

## Invoice

**Invoice #:** 11  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**Case:**  
**O. Number:**

**Bill To:**  
Stillwater CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Project Manager      Alex Acree

Matthews 

Stillwater Community Development District  
Patti Powers  
2300 Glades Road Suite 410W  
Boca Raton, FL 33431

Engineering - Architecture - Planning - Surveying

November 11, 2025  
Invoice #      194212

Project      0000021455.0000      Stillwater CDD - Continuing Services

This invoice includes charges for tasks performed for your project, including:

- CDD Coordination
- Requisition Review
- Engineer Certification Review
- Traffic Study Coordination

Please call Alex Acree if you have any questions or concerns regarding your project.  
For billing inquiries, please contact our Accounting Department.

**Professional Services through October 31, 2025**

Phase      0001      Engineering Services

	Hours	Rate	Amount
Vice President of Production	3.25	290.00	942.50
Project Coordinator 3	.75	115.00	86.25
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>1,058.75</b>
			<b>Total Due:</b> <b>1,058.75</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,058.75	10,341.25	11,400.00
Unit	0.00	31.50	31.50
<b>Totals</b>	<b>1,058.75</b>	<b>10,372.75</b>	<b>11,431.50</b>

# SOLITUDE

LAKE MANAGEMENT

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

## INVOICE

Page: 1

Invoice Number: PSL208122  
Invoice Date: 10/1/2025

Bill

To: Stillwater CDD  
Stillwater CDD C/O Wrathell, Hunt & Associates  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Ship

To: Stillwater CDD  
Stillwater CDD C/O Wrathell, Hunt &  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
United States

Ship Via  
Ship Date 10/1/2025  
Due Date 10/31/2025  
Terms Net 30

Customer ID 14237  
P.O. Number  
P.O. Date 10/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,497.00	2,497.00
October Billing					
10/1/2025 - 10/31/2025					
Stillwater CDD Pond 1					
Stillwater CDD Pond 2					
Stillwater CDD Pond 3					
Stillwater CDD Pond 5					
Stillwater CDD Pond 4					
Stillwater CDD Pond 8					
Stillwater CDD Pond 6					
Stillwater CDD Pond 7					
Stillwater CDD Pond 9					
Stillwater CDD Pond 10					
Stillwater CDD Pond 14					
Stillwater CDD Pond 11					
Stillwater CDD Pond 12					
Stillwater CDD Pond 15					
Stillwater CDD Pond 13					
Stillwater CDD Pond 16					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,497.00

**Subtotal:** 2,497.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 2,497.00

**INVOICE**

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PS1213748  
Invoice Date: 11/1/2025

Bill  
To: Stillwater CDD  
Stillwater CDD C/O Wrathell, Hunt & Associates  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Ship  
To: Stillwater CDD  
Stillwater CDD C/O Wrathell, Hunt &  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
United States

Ship Via  
Customer ID 14237  
Ship Date 11/1/2025  
P.O. Number  
Due Date 12/1/2025  
P.O. Date 11/1/2025  
Terms Net 30  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,497.00	2,497.00
November Billing					
11/1/2025 - 11/30/2025					
Stillwater CDD Pond 1					
Stillwater CDD Pond 2					
Stillwater CDD Pond 3					
Stillwater CDD Pond 5					
Stillwater CDD Pond 4					
Stillwater CDD Pond 8					
Stillwater CDD Pond 6					
Stillwater CDD Pond 7					
Stillwater CDD Pond 9					
Stillwater CDD Pond 10					
Stillwater CDD Pond 14					
Stillwater CDD Pond 11					
Stillwater CDD Pond 12					
Stillwater CDD Pond 15					
Stillwater CDD Pond 13					
Stillwater CDD Pond 16					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,497.00

**Subtotal:** 2,497.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 2,497.00

**INVOICE**

INVOICE #	INVOICE DATE
1023721	10/31/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stillwater CDD  
c/o GMS-NF, LLC  
475 West Town Pl, Suite 114  
Saint Augustine, FL 32092

**Property Name:** Stillwater CDD

**Address:** CR 210  
St. Johns, FL 32259

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 30, 2025

**Invoice Amount:** \$6,670.00

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$6,670.00

**Invoice Total** **\$6,670.00**

**Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Stillwater CDD  
c/o GMS-NF, LLC  
475 West Town PI, Suite 114  
Saint Augustine, FL 32092

**Property Name:** Stillwater CDD

**Address:** CR 210  
St. Johns, FL 32259

**INVOICE**

INVOICE #	INVOICE DATE
1027247	11/3/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 3, 2025

**Invoice Amount:** \$3,312.00

Description	Current Amount
Summer Annuals 2025 - CDD	
Flowers/Annuals	\$3,312.00
<b>Invoice Total</b>	<b>\$3,312.00</b>

**Should you have any questions or inquiries please call (386) 437-6211.**



STILLWATER COMMUNITY DEVELOPME  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

Page: 1 of 2  
Issue Date: Oct 15, 2025  
Account Number: 314012795

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## Account summary

Your last bill	\$107.00
Payment, Oct 06 - Thank you!	-\$107.00
Remaining balance	\$0.00

## Service summary

Internet	<i>Page 2</i>	\$107.00
Total services		\$107.00

**Total due** **\$107.00**

AutoPay is scheduled to debit your bank account on Nov 05, 2025

## Ways to pay and manage your account:



[att.com/pay](http://att.com/pay)



**800.321.2000**  
TTY: 800.651.5111

Scan to pay



STILLWATER COMMUNITY DEVELOPME  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

**AutoPay of \$107.00 is scheduled for  
Nov 05, 2025**

Account number: 314012795

AT&T  
PO BOX 5014  
CAROL STREAM, IL 60197-5014

41004056000314012795200000001070000000010700000003

## Service activity

### Internet

Monthly charges	Oct 16 - Nov 15
1. Internet 300M / 300M ( <i>Monthly Recurring Charge</i> )	\$70.00
2. Static IP 8	\$30.00
Company fees & surcharges	
3. Cost Assessment Charge	\$7.00
Total for Internet	<b>\$107.00</b>

## News you can use

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### Payment fee update

Beginning in 2025, a 2-3% processing fee will be added when using a credit card to make one-time payments. If you prefer to avoid paying the credit card processing fee, you can use one of the following payment methods: Debit Cards, ACH Transfers, Electronic Funds Transfers (EFT), Checks. If you prefer using a credit card, no action is required. We will process payment as usual, but with the added 2-3% processing fee.

## Important information

### Late payment fee

A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](https://att.com/autopay) using your checking account. It's easy, secure, and convenient!

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225 N. Pearl St.  
Jacksonville, FL  
32202-4513

Phone: (904) 665-6000

Online: [jea.com](http://jea.com)

Business Customers: (904) 665-6250

**STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT**

Account #: 5783535714

Bill Date: 10/17/25

Cycle: 14

**Amount Due  
\$888.25**

Do not pay. AutoPay will process  
your payment on 11/10/25.

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	781.45
Water .....		106.80
<b>Total New Charges .....</b>	<b>\$</b>	<b>888.25</b>

(A complete breakdown of charges can be found on the following pages.)

Previous Balance .....	\$	845.27
Payment(s) Received .....		-845.27
Balance Before New Charges .....		0.00
New Charges .....		888.25

**Do not pay. AutoPay will process your payment on 11/10/25.** **\$** **888.25**



Electric  
\$781.45  
 Water  
\$106.80

**MESSAGES**



Consider an HVAC tune-up this fall to ensure it operates safely and efficiently before cold weather arrives.



Stay connected this storm season. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. ➔



Check here for telephone/mail address correction and fill in on reverse side.

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 5783535714

Bill Date: 10/17/25

Do not pay. AutoPay will process your payment on 11/10/25.

TOTAL AMOUNT PAID

**\$888.25**

STILLWATER COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556





### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 2013 STILLWATER BV

Service Period: 09/12/25 - 10/14/25

Reading Date: 10/14/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
25850344	32	4557	Regular	1	263 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		17.92
Tax Exempt Fuel Cost (\$0.03484 per kWh)		9.16
Taxable Fuel Cost (\$0.00511 per kWh)		1.34
Gross Receipts Tax		1.37
Florida State Sales Tax		4.08

**Total Current Electric Charges** \$ 58.87

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 38 STILLWATER BV

Service Period: 09/12/25 - 10/14/25

Reading Date: 10/14/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24102350	32	68928	Regular	1	1756 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		119.64
Tax Exempt Fuel Cost (\$0.03484 per kWh)		61.18
Taxable Fuel Cost (\$0.00511 per kWh)		8.97
Gross Receipts Tax		5.51
Florida State Sales Tax		16.42

**Total Current Electric Charges** \$ 236.72

### ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 38 STILLWATER BV APT ARLT

Service Period: 09/12/25 - 10/14/25

Reading Date: 10/14/25

Service Point: Area Light

20 Unit(s) 150W LED TD	\$	238.40
Fuel Charge		46.03
Gross Receipts Tax		7.29
Florida State Sales Tax		21.73

**Total Current Electric Charges** \$ 313.45

\$40.14 of Fuel Cost is Tax Exempt

### ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 409 STILLWATER BV APT ARLT

Service Period: 09/12/25 - 10/14/25

Reading Date: 10/14/25

Service Point: Area Light

11 Unit(s) 150W LED TD	\$	131.12
Fuel Charge		25.33
Gross Receipts Tax		4.01
Florida State Sales Tax		11.95

**Total Current Electric Charges** \$ 172.41

\$22.09 of Fuel Cost is Tax Exempt

### WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service

Service Address: 49 STILLWATER BV APT IR01

Service Period: 09/12/25 - 10/14/25

Reading Date: 10/14/25

Service Point: Reclaim Commercial

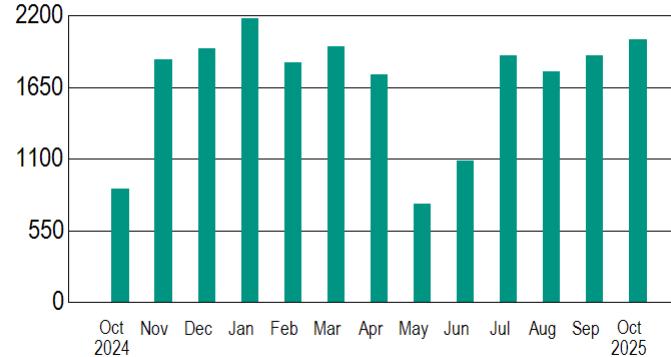
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89040945	32	37650	Regular	2	0 GAL

Basic Monthly Charge	\$	100.80
Inspection Fee		6.00

**Total Current Water Charges** \$ 106.80

### CONSUMPTION HISTORY

■ Water Tens Gal ■ Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	871	1,893	2,019	63
Total Gallons Used				

## Client Information

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

## Receipt

Transaction 349561  
 #:  
 Date: 11/13/2025  
 Total **\$1757.7**  
 Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5795025	1504268	10/30/2025 11:45 AM - 02:45 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5806863	1506895	11/01/2025 09:45 AM - 12:45 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5810348	1507919	11/02/2025 01:15 PM - 04:15 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5814762	1508478	11/03/2025 11:45 AM - 02:45 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5819459	1509109	11/04/2025 09:30 AM - 12:30 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5838339	1513517	11/08/2025 01:40 PM - 04:40 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5841008	1514250	11/09/2025 10:20 AM - 01:20 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5846991	1515509	11/11/2025 07:00 AM - 10:00 AM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5853934	1516349	11/12/2025 11:30 AM - 02:30 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
				<b>Total Officers Pay</b>			<b>\$1620</b>
				<b>Coordination</b>			
				Bray Taylor	0.00	\$0/hr	\$0
				<b>Total Coordination Fees</b>	<b>0.00</b>	<b>\$0/hr</b>	<b>\$0</b>
				<b>Total Jurisdiction Fees</b>			<b>\$54</b>
				<b>Subtotal</b>			<b>\$1674</b>
				<b>RollKall Fees</b>			<b>\$83.7</b>
				<b>Tax</b>			<b>\$0</b>
				<b>Total</b>			<b>\$1757.7</b>

**Client Information**

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

**Receipt**

Transaction 352368  
 #:  
 Date: 11/24/2025  
 Total **\$976.5**  
 Amount:

<b>Job #</b>	<b>Invoice #</b>	<b>Date/Time</b>	<b>Location</b>	<b>Officers</b>	<b>Quantity</b>	<b>Rate(\$)</b>	<b>Amount Due(USD)</b>
5865910	1519269	11/14/2025 04:45 PM - 07:45 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5872196	1520668	11/16/2025 10:30 AM - 01:30 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5877186	1521328	11/17/2025 11:40 AM - 02:40 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5903523	1526139	11/22/2025 08:16 AM - 11:16 AM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5906682	1526983	11/23/2025 10:45 AM - 01:45 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

**Total  
Officers Pay** **\$900**

**Coordination**

Bray Taylor	0.00	\$0/hr	\$0
-------------	------	--------	-----

**Total  
Coordination  
Fees** **0.00** **\$0/hr** **\$0**

**Total  
Jurisdiction** **\$30**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
<b>Fees</b>							
					<b>Subtotal</b>		<b>\$930</b>
					<b>RollKall Fees</b>		<b>\$46.5</b>
					<b>Tax</b>		<b>\$0</b>
					<b>Total</b>		<b>\$976.5</b>



LENNAR - STILLWATER CDD  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page: 1 of 2  
Issue Date: Oct 06, 2025  
Account Number: 332976797

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## Account summary

Your last bill	\$107.00
Payment, Sep 27 - Thank you!	-\$107.00
Remaining balance	\$0.00

## Service summary

 Internet	<i>Page 2</i>	\$107.00
Total services		\$107.00

**Total due** **\$107.00**

AutoPay is scheduled to debit your bank account on Oct 27, 2025

## Ways to pay and manage your account:



myAT&T app  
iPhone and Android



att.com/pay  
800.321.2000  
TTY: 800.651.5111

## Scan to pay



LENNAR - STILLWATER CDD  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

AutoPay of \$107.00 is scheduled for  
Oct 27, 2025

Account number: 332976797

AT&T  
PO BOX 5014  
CAROL STREAM, IL 60197-5014

410040560003329767979000000010700000000010700000000

## Service activity

### Internet

Monthly charges	Oct 07 - Nov 06
1. Internet 300M / 300M ( <i>Monthly Recurring Charge</i> )	\$70.00
2. Static IP 8	\$30.00
Company fees & surcharges	
3. Cost Assessment Charge	\$7.00
Total for Internet	<b>\$107.00</b>

## News you can use

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### Payment fee update

Beginning in 2025, a 2-3% processing fee will be added when using a credit card to make one-time payments. If you prefer to avoid paying the credit card processing fee, you can use one of the following payment methods: Debit Cards, ACH Transfers, Electronic Funds Transfers (EFT), Checks. If you prefer using a credit card, no action is required. We will process payment as usual, but with the added 2-3% processing fee.

## Important information

### Late payment fee

A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](http://att.com/autopay) using your checking account. It's easy, secure, and convenient!

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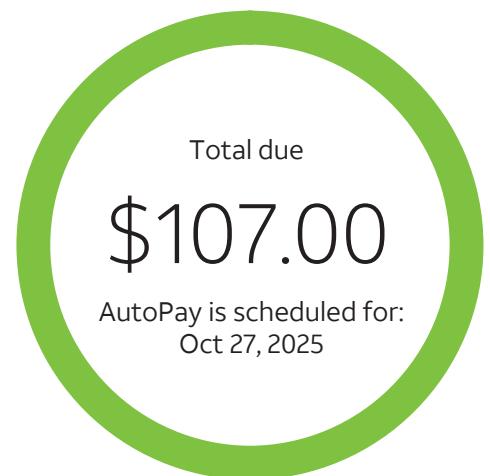
*Printed on Recyclable Paper*



LENNAR - STILLWATER CDD  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

Page: 1 of 2  
Issue Date: Oct 06, 2025  
Account Number: 332976797

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.



## Account summary

Your last bill	\$107.00
Payment, Sep 27 - Thank you!	-\$107.00
Remaining balance	\$0.00

## Service summary

 Internet	<i>Page 2</i>	\$107.00
Total services		\$107.00

**Total due** **\$107.00**

AutoPay is scheduled to debit your bank account on Oct 27, 2025

## Ways to pay and manage your account:



myAT&T app  
iPhone and Android



att.com/pay  
800.321.2000  
TTY: 800.651.5111

## Scan to pay



LENNAR - STILLWATER CDD  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

AutoPay of \$107.00 is scheduled for  
Oct 27, 2025

Account number: 332976797

AT&T  
PO BOX 5014  
CAROL STREAM, IL 60197-5014

410040560003329767979000000010700000000010700000000

## Service activity

### Internet

Monthly charges	Oct 07 - Nov 06
1. Internet 300M / 300M ( <i>Monthly Recurring Charge</i> )	\$70.00
2. Static IP 8	\$30.00
Company fees & surcharges	
3. Cost Assessment Charge	\$7.00
Total for Internet	<b>\$107.00</b>

## News you can use

### Explore AT&T's Products and Services!

Thank you for being a valued customer. Discover our wide range of products and services designed to enhance your experience. Visit us at <https://www.att.com/deals> to find the perfect solutions for your needs.

### Payment fee update

Beginning in 2025, a 2-3% processing fee will be added when using a credit card to make one-time payments. If you prefer to avoid paying the credit card processing fee, you can use one of the following payment methods: Debit Cards, ACH Transfers, Electronic Funds Transfers (EFT), Checks. If you prefer using a credit card, no action is required. We will process payment as usual, but with the added 2-3% processing fee.

## Important information

### Late payment fee

A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](http://att.com/autopay) using your checking account. It's easy, secure, and convenient!

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225 N. Pearl St.  
Jacksonville, FL  
32202-4513

Phone: (904) 665-6000

Online: [jea.com](http://jea.com)

Business Customers: (904) 665-6250

**STILLWATER COMMUNITY  
DEVELOPMENT DISTRICT**

Account #: 5783535714

Bill Date: 09/18/25

Cycle: 14

**Amount Due  
\$845.27**

Do not pay. AutoPay will process  
your payment on 10/10/25.

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	738.47
Water .....		106.80
<b>Total New Charges .....</b>	<b>\$</b>	<b>845.27</b>

(A complete breakdown of charges can be found on the following pages.)

Previous Balance .....	\$	827.74
Payment(s) Received .....		-827.74
Balance Before New Charges .....		0.00
New Charges .....		845.27

**Do not pay. AutoPay will process your payment on 10/10/25.** **\$** **845.27**



Electric	\$738.47
Water	\$106.80

**MESSAGES**



When adjusting your thermostat, change the temperature by 1-2 degrees at a time to avoid stressing your HVAC system.



Water leaks, especially in toilets, are a common cause of increased water consumption. Identify and fix any running toilets as needed.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. ➔



Check here for telephone/mail address correction and fill in on reverse side.

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 5783535714

Bill Date: 09/18/25

Do not pay. AutoPay will process your payment on 10/10/25.

TOTAL AMOUNT PAID

**\$845.27**

STILLWATER COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556





### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 2013 STILLWATER BV

Service Period: 08/13/25 - 09/12/25

Service Point: Commercial - Electric

Reading Date: 09/12/25

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
25850344	30	4294	Regular	1	240 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		16.01
Tax Exempt Fuel Cost (\$0.03659 per kWh)		8.78
Taxable Fuel Cost (\$0.00511 per kWh)		1.23
Gross Receipts Tax		1.26
Florida State Sales Tax		3.75

**Total Current Electric Charges** \$ 54.03

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 38 STILLWATER BV

Service Period: 08/13/25 - 09/12/25

Service Point: Commercial - Electric

Reading Date: 09/12/25

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24102350	30	67172	Regular	1	1653 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		110.26
Tax Exempt Fuel Cost (\$0.03659 per kWh)		60.48
Taxable Fuel Cost (\$0.00511 per kWh)		8.45
Gross Receipts Tax		5.18
Florida State Sales Tax		15.46

**Total Current Electric Charges** \$ 222.83

### ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 38 STILLWATER BV APT ARLT

Service Period: 08/13/25 - 09/12/25

Service Point: Area Light

Reading Date: 09/12/25

20 Unit(s) 150W LED TD	\$	225.20
Fuel Charge		45.04
Gross Receipts Tax		6.93
Florida State Sales Tax		20.65

**Total Current Electric Charges** \$ 297.82

\$39.52 of Fuel Cost is Tax Exempt

### ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate

Service Address: 409 STILLWATER BV APT ARLT

Service Period: 08/13/25 - 09/12/25

Reading Date: 09/12/25

Service Point: Area Light

11 Unit(s) 150W LED TD	\$	123.86
Fuel Charge		24.77
Gross Receipts Tax		3.81
Florida State Sales Tax		11.35

**Total Current Electric Charges** \$ 163.79

\$21.73 of Fuel Cost is Tax Exempt

### WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service

Service Address: 49 STILLWATER BV APT IR01

Service Period: 08/13/25 - 09/12/25

Reading Date: 09/12/25

Service Point: Reclaim Commercial

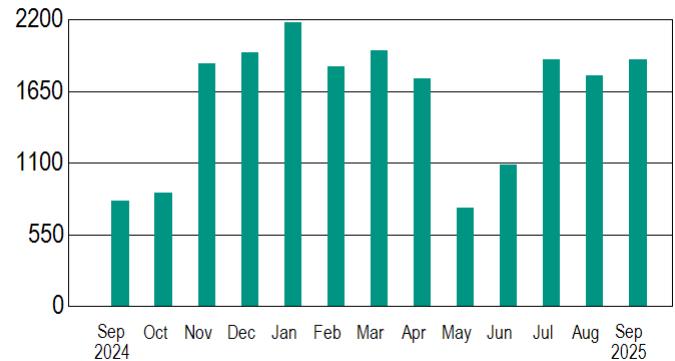
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89040945	30	37650	Regular	2	0 GAL

Basic Monthly Charge	\$	100.80
Inspection Fee		6.00

**Total Current Water Charges** \$ 106.80

### CONSUMPTION HISTORY

■ Water Tens Gal ■ Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	811	1,772	1,893	63
Total Gallons Used				



## Small Changes Now Can Help You Save Later

Earlier this year, the JEA board of directors approved a rate adjustment that's effective **October 1**.

While the impact on each customer will vary, there are steps you can take now to help minimize the potential impact on your bill later.

### Savings Tips & Tools



#### Free Efficiency Assessments

Schedule an in-home assessment to get personalized tips to reduce your energy and water use.



#### Free Water Conservation Kits

Save up to \$75 per year with water-saving products for your home.



#### Efficiency Rebates

Lower the upfront cost of efficiency upgrades and reduce future utility costs.



#### Payment Solutions & Community Assistance

We offer flexible payment options and can connect you with local resources if needed.

[Learn more at \*\*jea.com/waystosave\*\*](http://jea.com/waystosave)



### Rate Adjustments: What You Need to Know

Like many other industries, rising costs and stricter regulatory requirements have increased the expense of serving our customers. To continue providing the reliable utility services our customers depend on each day, rate adjustments are being made to electric and water rates. These adjustments will not only align revenue requirements with the cost to serve but also support continued investments in infrastructure to meet our community's future needs.



[Scan to learn more](#)

**Client Information**

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

**Receipt**

Transaction 339404  
 #:  
 Date: 10/02/2025  
 Total **\$526.05**  
 Amount:

<b>Job #</b>	<b>Invoice #</b>	<b>Date/Time</b>	<b>Location</b>	<b>Officers</b>	<b>Quantity</b>	<b>Rate(\$)</b>	<b>Amount Due(USD)</b>
5647891	1472268	09/27/2025 11:45 AM - 02:45 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$55/hr	\$165
5651899	1472830	09/28/2025 08:15 AM - 11:15 AM	Stillwater Golf and Country	Bray Taylor	3.00	\$55/hr	\$165
5666853	1475351	10/01/2025 10:30 AM - 01:30 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$55/hr	\$165

**Total  
Officers Pay**
**\$495**
**Coordination**

Bray Taylor 0.00 \$0/hr \$0

**Total  
Coordination  
Fees**
**0.00** **\$0/hr** **\$0**
**Total  
Jurisdiction  
Fees**
**\$6**
**Subtotal**
**\$501**
**RollKall Fees**
**\$25.05**
**Tax**
**\$0**
**Total** **\$526.05**



**Client Information**

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

**Receipt**

Transaction 341029  
 #:  
 Date: 10/13/2025  
 Total **\$1171.8**  
 Amount:

<b>Job #</b>	<b>Invoice #</b>	<b>Date/Time</b>	<b>Location</b>	<b>Officers</b>	<b>Quantity</b>	<b>Rate(\$)</b>	<b>Amount Due(USD)</b>
5679041	1477968	10/03/2025 09:00 AM - 12:00 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5672715	1478886	10/04/2025 09:00 AM - 12:00 PM	Stillwater Golf and Country	Mike Smith	3.00	\$60/hr	\$180
5672716	1479650	10/05/2025 09:00 AM - 12:00 PM	Stillwater Golf and Country	Mike Smith	3.00	\$60/hr	\$180
5607485	1480554	10/06/2025 08:00 AM - 11:00 AM	Stillwater Golf and Country	Mark Chapman	3.00	\$60/hr	\$180
5607486	1484837	10/10/2025 08:00 AM - 11:00 AM	Stillwater Golf and Country	Mark Chapman	3.00	\$60/hr	\$180
5716123	1486758	10/12/2025 10:00 AM - 01:00 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

**Total  
Officers Pay**
**\$1080**
**Coordination**

Bray Taylor 0.00 \$0/hr \$0

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)	
					<b>Total Coordination Fees</b>	0.00	\$0/hr	\$0
					<b>Total Jurisdiction Fees</b>			\$36
					<b>Subtotal</b>			<b>\$1116</b>
					<b>RollKall Fees</b>			<b>\$55.8</b>
					<b>Tax</b>			<b>\$0</b>
					<b>Total</b>			<b>\$1171.8</b>

**Client Information**

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

**Receipt**

Transaction 344178  
 #:  
 Date: 10/24/2025  
 Total **\$976.5**  
 Amount:

<b>Job #</b>	<b>Invoice #</b>	<b>Date/Time</b>	<b>Location</b>	<b>Officers</b>	<b>Quantity</b>	<b>Rate(\$)</b>	<b>Amount Due(USD)</b>
5716451	1487437	10/13/2025 08:30 AM - 11:30 AM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5731707	1489978	10/15/2025 11:15 AM - 02:15 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5741725	1491981	10/17/2025 04:15 PM - 07:15 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5745073	1492559	10/18/2025 09:15 AM - 12:15 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
5752083	1494304	10/20/2025 12:10 PM - 03:10 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

**Total  
Officers Pay** **\$900**

**Coordination**

Bray Taylor	0.00	\$0/hr	\$0
-------------	------	--------	-----

**Total  
Coordination  
Fees** **0.00** **\$0/hr** **\$0**

**Total  
Jurisdiction** **\$30**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
<b>Fees</b>							
					<b>Subtotal</b>		<b>\$930</b>
					<b>RollKall Fees</b>		<b>\$46.5</b>
					<b>Tax</b>		<b>\$0</b>
					<b>Total</b>		<b>\$976.5</b>

**Client Information**

Attn:Patti Powers  
 (954) 721-8681  
 ppowers@gmssf.com  
 5385 N Hob Hill Rd, Sunrise, FL  
 33351

**Receipt**

Transaction 346252  
 #:  
 Date: 10/30/2025  
 Total **\$585.9**  
 Amount:

<b>Job #</b>	<b>Invoice #</b>	<b>Date/Time</b>	<b>Location</b>	<b>Officers</b>	<b>Quantity</b>	<b>Rate(\$)</b>	<b>Amount Due(USD)</b>
5770288	1498078	10/24/2025 03:20 PM - 06:20 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5773454	1498895	10/25/2025 11:15 AM - 02:15 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
5776745	1500087	10/26/2025 11:16 AM - 02:16 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

**Total  
Officers Pay**
**\$540**
**Coordination**

Bray Taylor 0.00 \$0/hr \$0

**Total  
Coordination  
Fees**
**0.00** **\$0/hr** **\$0**
**Total  
Jurisdiction  
Fees**
**\$18**
**Subtotal**
**\$558**
**RollKall Fees**
**\$27.9**
**Tax**
**\$0**
**Total** **\$585.9**