

Stillwater
Community Development District

APRIL 9, 2026

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

April 2, 2026

Board of Supervisors
Stillwater Community Development District

Dear Board Members:

The Audit Committee Meeting of the Stillwater Community Development District will be held **Thursday, April 9, 2026, at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, FL 32084.** Immediately following will be the regular meeting.

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the February 12, 2026 Meeting
- IV. Consideration of Selection of Audit RFP Criteria to Perform the Audit for Fiscal Year 2026
- V. Public Hearing Regarding Reallocation of Assessments
 - A. Consideration of Resolution 2026-07, Reallocating Debt Assessments
- VI. Acceptance of Fiscal Year 2025 Audit Report
- VII. Staff Reports
 - A. Attorney

- B. Engineer
- C. Manager
- D. Operations
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of February 28, 2026
- XI. Check Register
- XII. Next Scheduled Meeting – June 11, 2026 at 11:00 a.m. at Holiday Inn Express
- XIII. Adjournment

SECOND ORDER OF BUSINESS

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, February 12, 2026 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
Ronnie Polowy	Supervisor
Danielle Mayoros	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Alex Acree	District Engineer
Sarah Sweeting	GMS
Rajesh Chindalur	Chindalur Traffic Solutions
Shayna Talbert	Hampton Golf

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver stated that they have two audience comment sections during the meeting, one at the top regarding agenda items, and they also have audience comments later in the meeting. A Board member asked a question about the special assessments and asked if Mr. Oliver if he could explain how the original assessment was \$15,000,000 and now they are going to be reassessed up to \$18,000,000. Mr. Oliver noted that he will cover that when he gets to that item on the agenda, but he let the Board know that their assessments are not changing.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 11, 2025 Meeting

Mr. Oliver presented the minutes from the December 11, 2025, Board of Supervisors meeting and asked for any comments, corrections, or questions. He stated that the only change that needed to be implemented is the next scheduled meeting should be February 12, 2026 instead of February 11, 2026. Mr. Oliver asked for a motion to approve the minutes as amended.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Minutes of the December 11, 2025, Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Oliver stated that the Board would be appointing an audit committee for the Fiscal Year 2026 audit, which would start after September 30, 2026. It was required by Florida law to have a committee review audit proposals before choosing one. Mr. Oliver explained that the Board of Supervisors usually handled this since it was easier for meetings, and they recommended appointing the Board members as the audit committee.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

FIFTH ORDER OF BUSINESS

Review of Traffic Calming Study

Mr. Oliver presented the Traffic Calming Study to the Board. He discussed the traffic study with the Board and had the engineer, Mr. Acree, along with Mr. Chindalur with the Traffic Study Committee, explain the results. They stated that people were driving around the 25-mph limit, especially in the neighborhood areas, but speeds were a bit higher at the ends of the road. They noted that the speeding wasn't too bad overall, so instead of big changes right away, they suggested trying things like speed feedback signs and police enforcement first, then maybe adding speed tables later if needed. There was some back-and-forth with the Board about the data, like whether golf carts affected the results or if speeds were worse during rush hour. Mr. Acree stated that they hadn't fully broken that down yet but could if asked. One Board member pushed for more detailed

data, saying speeding felt worse at certain times and impacted quality of life. Overall, they stated speeds were mostly okay in residential areas, with some issues at the ends of the residential areas.

SIXTH ORDER OF BUSINESS

Consideration of Bond Matters

A. Consideration of Reallocation Supplemental Methodology Report for the Series 2021 Bonds *(will be sent under separate cover)*

Mr. Oliver presented the Reallocation Supplemental Methodology Report for the Series 2021 Bonds to the Board. He stated they were looking at the assessment methodology, a resolution to confirm assessments, and setting a public hearing for reallocating them. He explained that the bonds were issued back in 2021 and originally spread across three types of homes, but now they were adding a fourth type (60-foot lots) and adjusting the mix. He emphasized there were no new bonds and no increase in what people were paying—just a reallocation. He went through the report, showing that the number of units was actually going down overall, even with the new 60-foot lots being added. He noted that the total value of projects was around \$18 million, while about \$14.5 million came from bonds, with the developer covering the difference. He also pointed out that for each type of home, the benefit from the improvements was higher than the debt tied to it. He noted that even though the unit counts were shifting, the overall assessments for existing property owners stayed the same, with the new 60-foot lots having the highest assessment. He stated that the report didn't need a separate approval since it was included as part of the resolution.

B. Consideration of Resolution 2026-04, Declaring Reallocation of Assessments to Identify New Unit Type

Mr. Oliver presented Resolution 2026-04, Declaring Reallocation of Assessments to Identify New Unit Type to the Board. Mr. Haber explained that since they added a new unit type, they were just spreading the existing assessments across the updated mix of homes. He stated that they had to go through a formal process, including holding a public hearing to notify property owners. He noted that the resolution basically outlined the background of the 2021 bonds, the total project cost (just under \$18 million), and the amount being assessed (about \$15.5 million). He added that the resolution confirmed the changes were in the District's best interest and included the supporting reports. Mr. Oliver asked for a motion to approve Resolution 2026-04.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, Resolution 2026-04, Declaring Reallocation of Assessments to Identify New Unit Type, was approved.

C. Consideration of Resolution 2026-05, Setting a Public Hearing on Reallocation of Assessments for New Unit Type

Mr. Oliver presented Resolution 2026-05, Setting a Public Hearing on Reallocation of Assessments for New Unit Type to the Board. Mr. Haber explained they were required to hold a hearing and send out notices, both by mail and publicly, with mailed notices going out 30 days in advance. He stated that only the property owners affected by the new unit type would get mailed notices since everyone else’s assessments were not changing.

The Board discussed timing, asking when the new units might be ready. It was mentioned there could be sales before April but no closings yet, so the Board agreed it was fine to schedule the public hearing for the April 9, 2026 meeting. Mr. Haber confirmed the details were already filled in and asked for a motion to approve Resolution 2025-05.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, Resolution 2026-05, Setting a Public Hearing on Reallocation of Assessments for New Unit Type for April 9, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Confirming Use of St. Johns County Supervisor of Elections for the 2026 General Elections

Mr. Oliver presented Resolution 2026-06, Confirming Use of St. Johns County Supervisor of Elections for the 2026 General Elections to the Board. He mentioned it would be the District’s first general election, covering seats two and five, and said the resolution was required so the county could run the election.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2026-06, Confirming Use of St. Johns County Supervisor of Elections for the 2026 General Elections, was approved.

EIGHTH ORDER OF BUSINESS

**Ratification of Engagement Letter with
Grau & Associates for Fiscal Year 2025
Audit**

Mr. Oliver presented the Engagement Letter with Grau & Associates for Fiscal Year 2025 Audit to the Board. He noted the fee was \$6,000, matching what had been budgeted in the Fiscal Year 2026 budget.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Engagement Letter with Grau & Associates for Fiscal Year 2025 Audit, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated he had nothing to report.

B. Engineer

Mr. Acree stated he had nothing to report.

C. Manager

Mr. Oliver stated that anyone with questions about the election process could stay after the meeting to discuss it, and that information would also be posted on the website.

D. Operations

Ms. Talbert from Hampton Golf reviewed the operations report for the Board. She stated that they did the monthly walk with Solitude and spotted some aquatic weeds, which would be treated between regular monthly treatments. She also noted that the gate damage from November had been reimbursed in full, \$1,099, from a non-resident who caused it while visiting.

TENTH ORDER OF BUSINESS

Supervisors Requests

A Supervisor asked about the District Engineer’s Report, and it was noted that something had been provided late last year for 2025.

A Supervisor thanked everyone for completing the traffic study, saying it had been a contentious issue for two years and it was encouraging to see progress. The Supervisor suggested looking at more detailed data, like time-of-day patterns, and recommended that the Board

eventually send out a summary of what had been accomplished over the past 18 months along with the final report to control the messaging, rather than leaving it to informal community emails.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Financial Statements as of January 31, 2026

Mr. Oliver presented the unaudited financials as of January 31, 2026. He stated that there were no unusual variances, and assessment receipts were strong at 92.87% collected.

THIRTEENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register and offered to answer any questions. There being no questions, there was a motion of approval.

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

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 9, 2026 at 11:00 a.m. at Holiday Inn Express

Mr. Oliver stated the next scheduled meeting will be April 9, 2026 at 11:00 a.m. at Holiday Inn Express, St. Augustine, Florida. He stated that they will also have the public hearing at that time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2026-07

A RESOLUTION OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; AUTHORIZING AND CONFIRMING THE DISTRICT'S IMPROVEMENT PLAN; CONFIRMING AN ESTIMATED COST OF THE IMPROVEMENT PLAN; CONFIRMING THE MAXIMUM LIENS SECURING THE PRIOR BONDS AND PROVIDING FOR THE REALLOCATION OF ASSESSMENTS; EQUALIZING, APPROVING, CONFIRMING, AND REALLOCATING ASSESSMENTS ON CERTAIN PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENT PLAN TO PAY THE COSTS THEREOF; PROVIDING FOR RECORDING IN THE IMPROVEMENT LIEN BOOK; PROVIDING FOR FINALIZATION OF THE ASSESSMENTS; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF THE REALLOCATED ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; ADDRESSING CONFLICTS; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Stillwater Community Development District ("District") Board of Supervisors (the "Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the *Report of District Engineer*, dated November 2020, prepared by the District Engineer, Matthews Design Group, LLC, attached hereto as **Exhibit A** (the "Improvement Plan"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain public improvements and to impose, levy and collect debt assessments; and

WHEREAS, to fund construction, installation and/or acquisition of the Improvements, the Board authorized issuance of \$15,505,000 Stillwater Community Development District Special Assessment Bonds, Series 2021 (2021 Project) (the "Series 2021 Bonds"); and

WHEREAS, the Series 2021 Bonds are primarily payable from and secured by special assessments levied pursuant to Resolution 2021-32 on property specially benefited by construction, installation and/or acquisition of the Improvements (the "Series 2021 Assessments"); and

WHEREAS, in connection with the issuance of the Series 2021 Bonds, the District adopted its *Master Special Assessment Methodology Report*, dated December 3, 2020, as supplemented

by the *Final Supplemental Special Assessment Methodology Report*, dated March 16, 2021 (together the “Assessment Methodology”); and

WHEREAS, the developer has advised the District that it intends on modifying the unit types within the development plan because the market conditions are conducive to a different product type than originally contemplated; and

WHEREAS, to address the modification of unit types and resulting benefit, the District adopted Resolution 2026-04, declaring the reallocation of the Assessments; and

WHEREAS, pursuant to Resolution 2026-04, the District desires to reallocate a portion of the Series 2001 Assessments allocated to certain property (the “Reallocation Property”) in accordance with the *Reallocation Supplemental Methodology Report for the Series 2021 Bonds* February 12, 2026, which is attached hereto as **Exhibit B** and incorporated herein (the “Assessment Report”); and

WHEREAS, the reallocation contemplated by this Resolution does not impact the Assessments allocated to any property owned by a third party homeowner at the time of its adoption; and

WHEREAS, the Board has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments; and

WHEREAS, pursuant to and consistent with the provisions of Resolution 2026-04, this resolution shall reallocate and set forth the Reallocation Property’s portion of the Assessments securing the Bonds as a result of the change in the unit types (the “Reallocated Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. FINDINGS.

(a) The recitals first stated above are hereby incorporated by reference as findings of the District’s Board of Supervisors.

(b) The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the District’s capital improvement projects and to issue special assessment bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

(c) By Resolution 2026-04 adopted by the District's Board, the Board determined to continue to provide the infrastructure improvements described in the Improvement Plan and to defray the cost thereof in part by reallocating special assessments as set forth in more detail in the Assessment Report. Resolution 2026-04 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes*, were additionally met.

(d) As directed by Resolution 2026-04, said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board of Supervisors of the District.

(e) As directed by Resolution 2026-04, a preliminary assessment roll was prepared and filed with the Board of Supervisors as required by Section 170.06, *Florida Statutes*.

(f) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other interested persons could appear before the Board and be heard as to (i) the propriety and advisability of reallocating the Assessments as set forth in the Assessment Report, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

(g) Notice of such public hearing was given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

(h) As part of Resolution 2026-04, the District reconfirmed its Improvement Plan, a portion of which was funded with the Bonds.

(i) It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District continue to provide the Improvements; (ii) the cost of such Improvements be assessed, in part, against the lands specially benefited by the Improvements, subject to the reallocation described in the Assessment Report; and (iii) the District continues to rely upon the Bonds to provide funds for such purposes, pending the receipt of such special assessments.

(j) The continued provision of said Improvements, and the levying of the Reallocated Assessments serve a proper, essential and valid public purpose.

(k) Consistent with the resolutions and notices referred to in the paragraphs above, the Board has met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described herein and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

(l) Having considered the reallocation of the Assessments as described in the Assessment Report, and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

- (i) that the estimated costs of the Improvements are as specified in the Improvement Plan, and the amount of such costs is reasonable and proper;
- (ii) that it is reasonable, proper, just and right to reallocate the cost of such Improvements against the Reallocation Property as identified in the Assessment Report, which properties are specially benefited thereby, using the methods determined by the Board of Supervisors, which result in special assessments set forth on the final assessment roll contained in the Assessment Report and herein adopted by the Board of Supervisors;
- (iii) that the Improvements will constitute a special benefit and that the benefit will be in excess of the Reallocated Assessments thereon;
- (iv) that the Reallocated Assessments as set forth in the Assessment Report are fairly and reasonably allocated across the benefitted properties as described in the Assessment Report;
- (v) it is desirable and in the District's best interests that the Reallocated Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION FOR PROJECT. The Improvement Plan is hereby confirmed, authorized and approved, and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to continue to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements, and the costs to be paid by the Reallocated Assessments on certain specially benefited property, are set forth in the Improvement Plan and Assessment Report attached hereto.

SECTION 5. CONFIRMATION OF MAXIMUM ASSESSMENT LIENS SECURING THE BONDS; REALLOCATION OF THE REALLOCATED ASSESSMENTS.

(a) This Resolution is intended to, among other things, set forth the final amount of the liens of the Reallocated Assessments securing the Bonds, taking into account the reallocation described in the Assessment Report.

(b) The Bonds shall continue to have the same rates of interest and maturity dates, as set forth in the prior resolutions regarding such Bonds.

(c) The Assessment Report attached hereto as **Exhibit B** is hereby approved, adopted and confirmed by the Board acting in its capacity as a Board of Equalization. As such, the final liens of the Reallocated Assessments securing the Bonds on certain land within the District, as such land is described in **Exhibit B**, shall be the principal amount due on the Bonds, together with any accrued unpaid interest then outstanding thereon, together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and all costs of collection.

(d) Consistent with subparagraph (c) above, the Reallocated Assessments shall be allocated in accordance with **Exhibit B**, which allocation for the Reallocated Assessment are as described in the Assessment Report. The Reallocated Assessments are hereby imposed as described in **Exhibit B**. As lands are platted or transferred to new ownership, the special assessments securing the Bonds shall be reallocated to the platted lands and the unplatted lands as set forth in the Assessment Resolutions, this Resolution, and the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF REALLOCATED ASSESSMENTS; IMPROVEMENT LIEN BOOK; FINALIZATION OF SPECIAL ASSESSMENTS. The Reallocated Assessments, as specified in the final assessment rolls set forth as part of **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Upon this Resolution becoming effective, the Reallocated Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Reallocated Assessments shall be and shall remain legal, valid and binding first liens on such parcels until paid and such liens shall be coequal with the liens of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION; APPLICATION OF TRUE-UP PAYMENTS. The terms of the Assessment Resolutions continue to govern the payment and prepayment of, and the method of collection for, the Reallocated Assessments. The terms of the Assessment Resolutions shall also continue to govern any application, calculation and collection of True-Up payments.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. CONFLICTS. This Resolution is intended to supplement the Assessment Resolutions which remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

APPROVED AND ADOPTED THIS 9th DAY OF APRIL, 2026.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT A: *Report of District Engineer, dated November, 2020*

EXHIBIT B: *Reallocation Supplemental Methodology Report for the Series 2021 Bonds, February 12, 2026*

STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
Report of District Engineer
November 2020

Prepared for:

Stillwater

Community Development District

St. Johns, Florida

Prepared by:

Alex R. Acree, P.E.

Matthews Design Group, LLC

St. Augustine, Florida

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INTRODUCTION

The Stillwater Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and Ordinance No. 2020-49 enacted by the St. Johns County Board of County Commissioners on October 20, 2020. The District encompasses approximately 728.78 acres, more or less, in the County of St. Johns, Florida (the “County”), and is located in Sections 11, 13, 14 23 & 24, Township 5 South, and Range 27 East. Primary access will be provided from County Road 210. Exhibit A is a Vicinity Map that represents the site location with an aerial and the surrounding road network.

Exhibit B provides a Metes & Bounds Boundary Description and Map of the District. The District is planned for a 550-unit age restricted development with associated infrastructure and a full 18-hole golf course (the “Community”). The majority of all construction and development activities associated with the Community are wholly contained within or in close proximity to the limits established for the District.

PURPOSE AND SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for community development within the District described in more detail herein (the “CIP”). The purpose of this Report (as defined below) is to provide a description of the infrastructure improvements necessary for development activities, all or a portion of which are intended to be financed and/or acquired by the District. Specifically, the District will finance, acquire, construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the Community and allocate the costs for these infrastructure improvements to the property owners within the District.

WCI Communities, LLC (the “Developer”) is currently the owner of all the lands within the District and is the master developer of the Community. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the lands within the District as required by the County. This Engineer’s Report (the “Report”) reflects the District’s present intentions. The implementation and completion of the CIP outlined in this Report requires final approval by the District’s Board of Supervisors, including the award of contracts for the construction or acquisition of the improvements. Cost estimates contained in this Report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

DEVELOPMENT DESCRIPTION

As stated, the lands within the District encompass approximately 728.78 acres. The District is planned for a 550-unit age restricted development with associated infrastructure and a full 18-hole golf course. Development will be controlled by the PUD Master Development Plan. County Road 210 will provide access to the District from the south and Veterans Parkway will provide access from the north. The District is primarily bound on the south by County Road 210 (County Road 244 East), bound on the west by future Veterans Parkway, bound on the north by an existing JEA Easement and Creekside High School, and bound on the east by existing wetlands and the Cimarrone Development.

LAND USE

The District is comprised solely within SJC Future Land Use Residential-B. The proposed land uses within the District consist of single-family residential (detached and attached), multi-family residential, active recreational open space, passive open space, golf course with amenities, private roadways, jurisdictional wetlands, wetland buffers, and stormwater management areas.

GOVERNMENTAL ACTIONS

On April 23, 2019, St. Johns County Board of County Commissioners approved and recorded the rezoning of the District lands to Planned Unit Development (PUD) by Ordinance No. 2018-15. Applications for development permits and approvals are being processed for the appropriate federal, state and county governmental agencies consistent with this Report and other local, state and federal regulations. A list of the significant approvals that are required is shown below. *See Exhibit C for status of permits.*

The following permits are required for the Community:

- **St. Johns County**
 - Clearing and Grading Approval
 - Small Adjustment/Incremental MDP
 - Concurrent Site/Development Subdivision Construction Plans (Phases 1, 2 & 3)
 - Site/Development Commercial Construction Plans
 - Final Plat Approval
 - Right-of-Way Construction Approval for Veterans Parkway South Extension
 - Right-of-Way Construction Approval for Veterans Parkway North Widening
- **Jacksonville Electric Authority (“JEA”)**
 - Utility Plan Approval (Phases 1, 2, 3 and Clubhouse Amenities)
 - Utility Plan Approval (Veterans Parkway South Extension)
- **Florida Department of Environmental Protection (FDEP)**
 - Permit to Construct Water Distribution Systems (Phases 1, 2, 3 and Veterans Parkway South)
 - Permit to Construct Wastewater Collection Systems (Phases 1, 2, 3 and Veterans Parkway South)
- **St. Johns River Water Management District**
 - Environmental Resource Permit (Phases 1, 2 & 3)
 - Environmental Resource Permit Modification (Veterans Parkway South Extension)
 - Environmental Resource Permit Modification (Veterans Parkway North Widening)

- **Army Corps of Engineers:**
 - Nationwide
 - US Fish & Wildlife Service

It is Matthews Design Group’s opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Community as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the development is summarized in Exhibit C included with this Report.

INFRASTRUCTURE BENEFIT

The project-wide public benefits are provided by infrastructure improvements that serve all development in the District. These public infrastructure improvements include: local roads, adjacent roadway improvements, wastewater, potable water, reclaimed water and irrigation systems, stormwater management improvements, and landscaping.

Incidental public benefits include those benefits to the general public who do not necessarily reside within the District. The general public will benefit from the District’s share of offsite transportation improvements and offsite utility extensions.

The proposed infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. The construction and maintenance of the proposed infrastructure improvements are necessary for the development of the assessable property in the District and will benefit the property intended for development and the various uses previously described in this Report. As noted, the District may construct, acquire, own, and operate all or any portion of the CIP.

The District will operate and maintain some of the infrastructure improvements as noted in Table 1.

CAPITAL IMPROVEMENT PROGRAM

The District’s CIP includes infrastructure improvements that will provide special benefit to all lands within the District. Said improvements include earthwork, stormwater management facilities, internal roadways, hardscaping, landscaping, potable and reclaimed water transmission systems, wastewater collection and transmission facilities. The costs for engineering survey, design and inspection of these elements, other professional services associated with design and construction, permitting, as well as costs for legal and engineering services associated with administering some aspects of the CIP, have been included.

The CIP will also provide offsite infrastructure improvements that will benefit the District as well as adjacent developments, existing and future. These improvements include water and sewer main extensions, roadway extensions, and signalization improvements.

The estimated total cost of the CIP is \$17,896,442.28, refer to Exhibit D for a summary of the costs by infrastructure category for the CIP.

ROADWAYS

District Funded Offsite Roadways:

The approved PUD Ordinance No. 2019-15 requires certain off-site improvements to be completed as a condition of development of the Community. The District may fund these offsite improvements.

The current plan of development requires the following offsite transportation improvements; the costs of which are included in the estimated project costs in Exhibit D.

1. Roadway extension of Veterans Parkway South from the intersection of the Middlebourne Development to the proposed Stillwater Entrance
2. Right Turn Lane on CR 210

District Funded Internal Roadways:

The design of roadways within the District will comply with the St. John County Development Code and the PUD. Based on the current plan of development, the District will fund and construct a 2-lane roadway providing access to the developments within the District. No private roads will be funded by the District.

UTILITIES

The District will fund and construct the potable water distribution system, the wastewater collection and transmission system, the reclaimed water distribution systems, and the irrigation water systems. The District will also fund the underground electrical system.

Potable Water, Reclaimed Water and Wastewater

Utility ownership will be JEA and will be provided via the water, reuse and sewer extension along Veterans Parkway South and through the Community with connections to County Road 210. JEA will provide potable water and reclaimed water to the lands within the District and treat wastewater that originates from the District. When completed, JEA will own, operate and maintain the potable water distribution system, reclaimed water distribution system and wastewater collection and transmission system within the District. No laterals to the private lots will be financed by the District.

Irrigation Water

The landscaped roadways, and some parks, recreational, and common areas will be irrigated using irrigation systems connected to the reuse distribution system within the District. The District will own, operate and maintain the irrigation system. Parks, recreational and common areas must be available to the general public.

STORMWATER MANAGEMENT SYSTEM

The County and the St. Johns River Water Management District (“SJRWMD”) regulate the design criteria for the stormwater management system within the District. The District is located within the Trout Creek/Bowen Branch Watershed. The pre-development site runoff and water management conditions have been developed by the County and SJRWMD. The existing, onsite, naturally occurring wetlands have been delineated by SJRWMD and Army Corps Of Engineers.

The stormwater management system for the District focuses on utilizing the newly constructed ponds in the upland areas for stormwater treatment and attenuation.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain existing wetlands and conservation areas.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions are a requirement of more than one regulatory agency and are an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater management system provides a system for the District that optimizes the drainage, collection, treatment and attenuation of stormwater runoff.

The District will fund, construct and/or acquire the stormwater management system.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, inlets, pipe culverts, control structures, and wetland conservation areas. No grading or placement of fill on private lots will be financed by the District.

LANDSCAPE AND HARDSCAPE

Internal roads and some parks or open space will be irrigated and landscaped. All landscaped and hardscaped areas will be in compliance with County and PUD development criteria. The District will fund and construct the landscaping along the roads, the open space areas, retaining walls and landscape buffers within the District's boundary. The District will be responsible for maintenance of these items. Only parks and open space which is available to the general public will be financed by the District.

Stillwater signage and monumentation will also be funded and constructed by the District and maintained by the District.

RECREATIONAL FACILITIES

A full 18-hole golf course with associated amenities will be located within the District. These recreational facilities will not be funded by the District.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for additional pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, additional requirements of governmental agencies, market conditions, and other unknown factors that may occur throughout the course of development and construction of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below in the table.

Table 1: Ownership and Maintenance			
Proposed Infrastructure	Funding	Ownership	Maintenance
Clearing & Earthwork	CDD	CDD	CDD
Storm Drainage	CDD	CDD	CDD
Roadways and Sidewalks	CDD	CDD	CDD
Sanitary Sewer	CDD	JEA	JEA
Potable Water	CDD	JEA	JEA
Reclaimed Water	CDD	JEA	JEA
Landscaping	CDD	CDD	CDD
Entry Signage and Gates	CDD	CDD	CDD
Veterans North Roadway	CDD	SJC	SJC
Veterans South Roadway	CDD	SJC	SJC
County Road 210 Roadway	CDD	SJC	SJC

PROJECT COSTS

The estimated total cost of the CIP is \$17,896,442.28. Refer to Exhibit D for a summary of the costs by infrastructure category for the CIP.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the County, JEA, and the PUD. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The benefit to the assessable lands within the District as a result of such public improvements will equal or exceed the costs of such improvements. The permits and regulatory approvals identified in this Report are sufficient for the completion of the CIP as described in the development plans. The platting, design and permitting for the development are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this Report are based on preliminary quantities for the infrastructure construction as shown on the master plans, conceptual plans, and developing construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the assessable lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

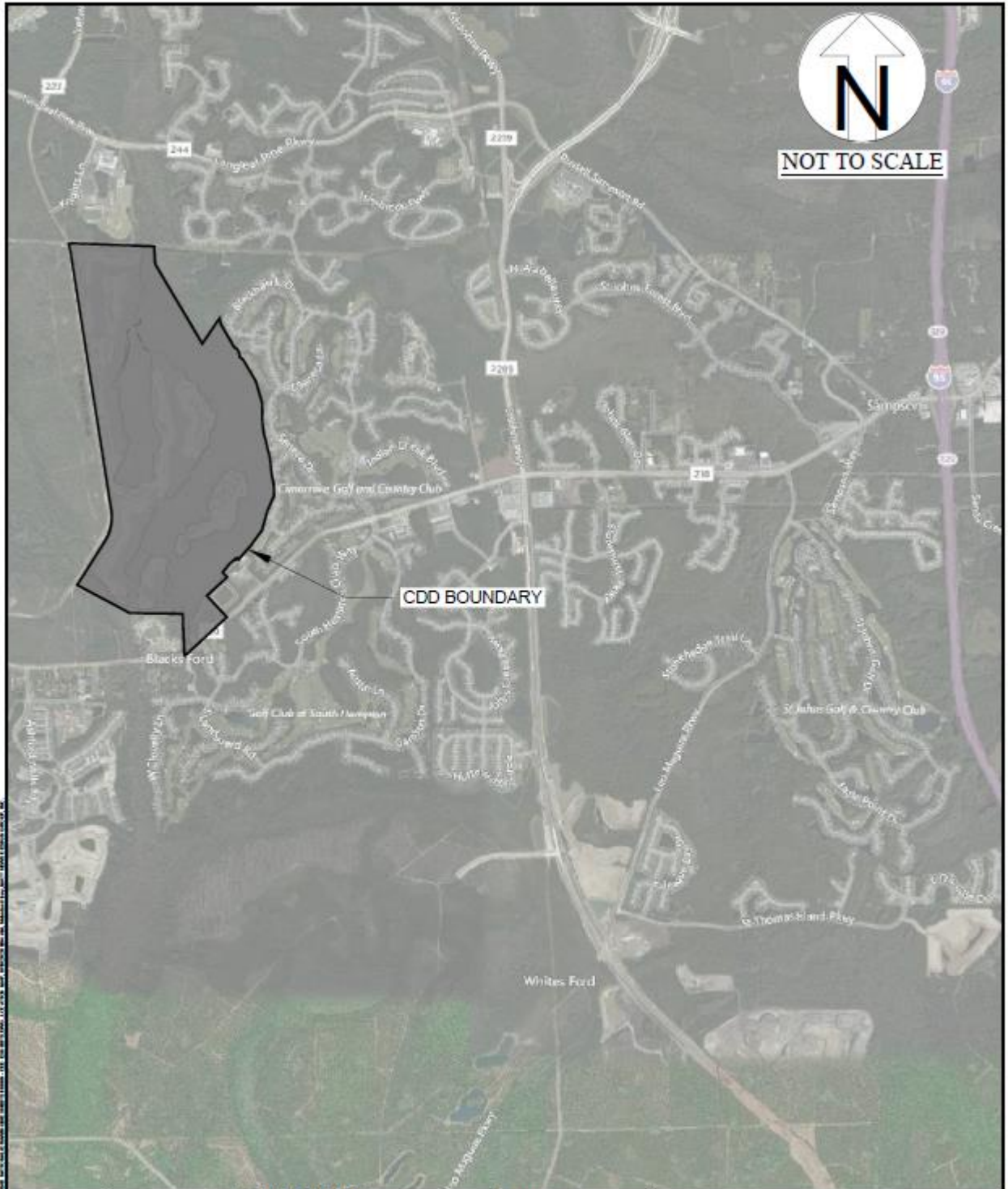
The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of the County applied to the current plan of development. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. In no event shall the District pay more than the lesser of the actual cost of such public improvements or its fair market value.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any proposed bonds, the District should also levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

Alex R. Acree, P.E

Stillwater Community Development District Engineer FL Registration No.: 73155

EXHIBIT A
LOCATION MAP




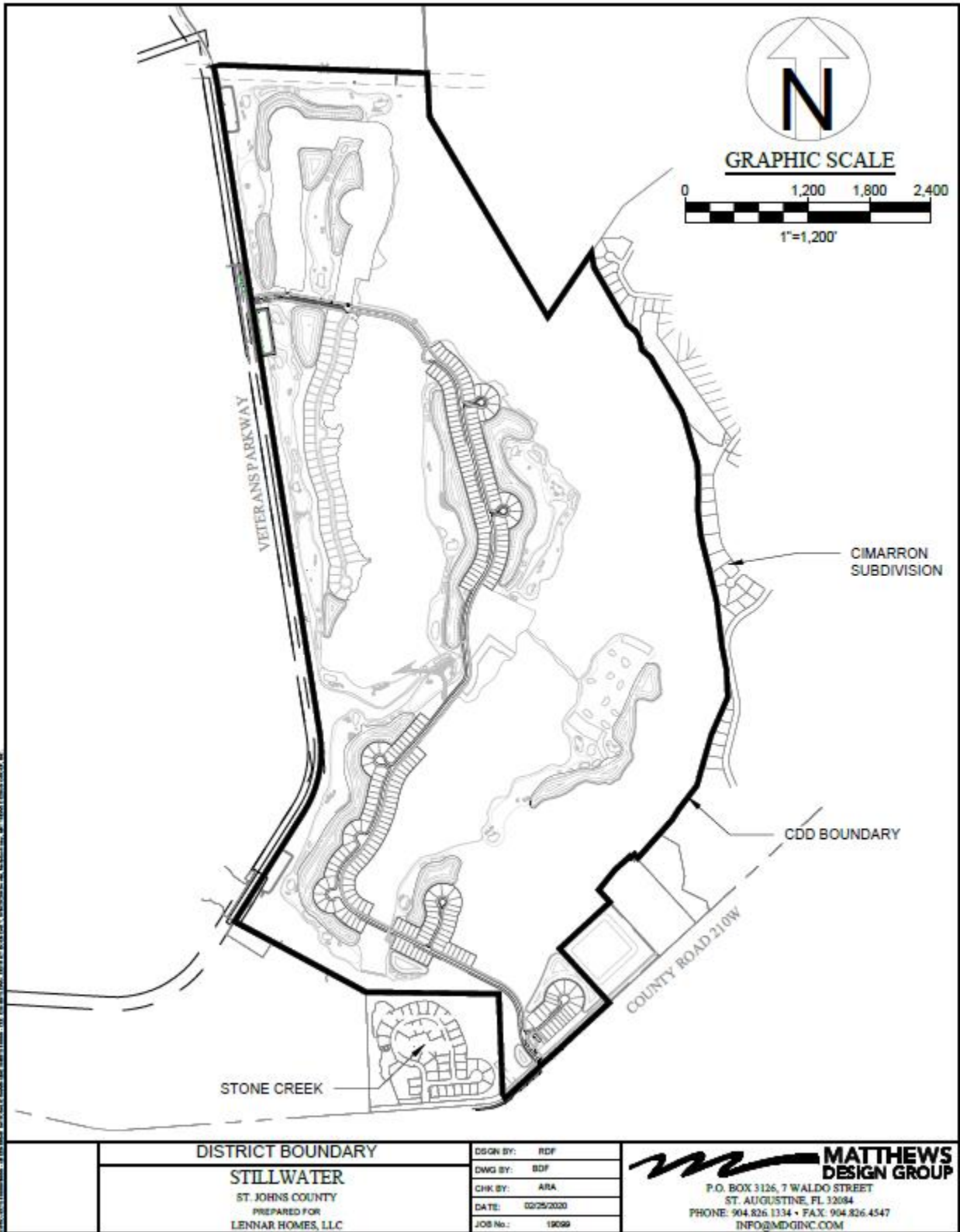
	LOCATION MAP	DSGN BY: RDF	 MATTHEWS DESIGN GROUP P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDGINC.COM
	STILLWATER	DWG BY: BDF	
ST. JOHNS COUNTY	CHK BY: ARA		
PREPARED FOR	DATE: 02/25/2020		
LENNAR HOMES, LLC	JOB No.: 19099		

EXHIBIT B

STILLWATER CDD BOUNDARY METES & BOUNDS DESCRIPTION AND MAP



DISTRICT BOUNDARY

STILLWATER

ST. JOHNS COUNTY
 PREPARED FOR
 LENNAR HOMES, LLC

DSGN BY:	RDF
DWG BY:	BDF
CHK BY:	ARA
DATE:	02/25/2020
JOB No.:	19099

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 INFO@MDGINC.COM

LEGAL DESCRIPTION

SOUTH PARCEL

A PORTION OF SECTIONS 11, 13, 14, 23, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, AS SHOWN ON THE PLAT OF WILDFIRE PINES ONE AT CIMARRONE GOLF & COUNTRY CLUB, RECORDED IN MAP BOOK 39, PAGE 65 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°55'18" EAST, 149.78 FEET; COURSE NO. 2: SOUTH 30°00'21" EAST, 640.24 FEET; COURSE NO. 3: SOUTH 51°51'44" EAST, 107.78 FEET; COURSE NO. 4: SOUTH 30°03'39" EAST, 79.25 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "E", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 10°11'33" EAST, 113.83 FEET; COURSE NO. 2: SOUTH 49°23'59" EAST, 116.82 FEET; COURSE NO. 3: SOUTH 30°03'39" EAST, 601.66 FEET; COURSE NO. 4: SOUTH 16°18'24" EAST, 36.43 FEET; COURSE NO. 5: SOUTH 22°13'33" EAST, 50.85 FEET; THENCE SOUTH 15°45'43" EAST, 463.11 FEET, TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PLAT OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RECORDED IN MAP BOOK 23, PAGES 8 THROUGH 14, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°41'43" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, 197.29 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY LINE OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°44'20" WEST, 247.20 FEET; COURSE NO. 2: SOUTH 06°30'22" EAST, 258.30 FEET; COURSE NO. 3: SOUTH 14°05'45" EAST, 332.96 FEET; COURSE NO. 4: SOUTH 13°18'23" EAST, 314.43 FEET; COURSE NO. 5: SOUTH 06°37'12" EAST, 427.25 FEET; COURSE NO. 6: SOUTH 10°49'58" EAST, 249.31 FEET; COURSE NO. 7: SOUTH 02°40'51" EAST, 266.39 FEET; COURSE NO. 8: SOUTH 23°41'07" WEST, 397.27 FEET; COURSE NO. 9: SOUTH 15°58'40" WEST, 336.82 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°30'08" WEST, 179.84 FEET; COURSE NO. 2: SOUTH 37°30'13" WEST, 291.42 FEET; COURSE NO. 3: SOUTH 32°02'23" WEST, 121.77 FEET; THENCE SOUTH 41°49'25" WEST, CONTINUING ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3234, PAGE 1257 OF SAID PUBLIC RECORDS, 500.27 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 47°41'19" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°23'34" WEST, 14.73 FEET; COURSE NO. 2: SOUTH 48°07'46" WEST, 189.64 FEET; COURSE NO. 3: SOUTH 39°11'57" WEST, 255.85 FEET, TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 42°31'56" EAST, ALONG LAST SAID LINE, 881.62 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 47°27'37" WEST, ALONG LAST SAID LINE, 1970.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°08'17" WEST, 99.42 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659 OF SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295 OF SAID PUBLIC RECORDS; THENCE NORTH 02°09'50" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THE PLAT OF STONE CREEK LANDING, RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE OF SAID PUBLIC RECORDS, 1024.84 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659, ALSO BEING THE NORTHERLY LINE OF SAID PLAT OF STONE CREEK LANDING; THENCE NORTH 89°13'00" WEST, ALONG LAST SAID LINE, 1296.71 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED HELOW TRACT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1307, PAGE 1419 OF SAID PUBLIC RECORDS; THENCE NORTH 61°45'29" WEST, ALONG LAST SAID LINE, 1455.91 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED COUNTY ROAD NO. 223, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825, SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 32°25'17" EAST, 1255.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 805.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'13" EAST, 788.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 08°58'50" WEST, 8445.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 163.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°11'10" WEST, 163.54 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2, OF SAID PUBLIC RECORDS; THENCE SOUTH 87°48'21" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY PROLONGATION THEREOF, 2094.10 FEET, TO THE NORTHEASTERLY LINE OF SAID PARCEL NO. 5; THENCE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°47'10" EAST, 423.96 FEET; COURSE NO. 2: SOUTH 30°31'08" EAST, 2270.93 FEET; COURSE NO. 3: NORTH 34°11'11" EAST, 760.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 728.78 ACRES, MORE OR LESS.

	LEGAL DESCRIPTION	DSGN BY: RDF	 MATTHEWS DESIGN GROUP P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MIDGINC.COM
	STILLWATER	DWG BY: BDF	
ST. JOHNS COUNTY	CHK BY: ARA		
PREPARED FOR	DATE: 02/25/2020		
LENNAR HOMES, LLC	JOB No.: 19099		

EXHIBIT C

PERMIT STATUS

EXHIBIT C
PERMIT STATUS

Agency	P ERMIT T YPE	Permit Number	Issue Date
St. Johns County	Rezoning	PUD ORD 2019-15	4/23/2019
	Clearing and Grading	CGCP 2019-12	1/23/2020
	Small Adjustment	SMADJ 2020-05	3/23/2020
	Site Development & Construction Plans – Phase 1	SUBCON 2019-41	8/24/2020
	Site Development & Construction Plans – Phase 1 Modification	MODCP 2020-107	
	Site Development & Construction Plans – Phase 2	SUBCON	
	Site Development & Construction Plans – Phase 3	SUBCON	
	Site Development & Construction Plans – Amenities	COMM 2020-	
	Plat Phase 1A	PLAT 2020-47	
	Plat Phase 1B	PLAT	
	Plat Phase 1C	PLAT	
	Plat Phase 2	PLAT	
	Plat Phase 3	PLAT	
	Veterans South	RWCONST 2020-04	9/30/2020
	Veterans North	RWCONST 2020-16	
JEA	Utility Plan Approval (onsite)	2019-3087	4/2/2020
	Veterans South Utilities	2019-4389	7/20/2020
	Veterans North Utilities	2020-1070	11/6/2020
FDEP	Water Dist. System Permit (onsite)	P0159044-857-DSGP	4/29/2020
	Wastewater Dist. System Permit (onsite)	P0143628-395-DWC	5/6/2020
	Water Dist. System Permit (Veterans South)	P0159044-874-DSGP	8/11/2020
	Wastewater Dist. System Permit (Veterans South)	P0143628-409-DWC	8/12/2020
	Water Dist. System Permit (Veterans North)		
	Wastewater Dist. System Permit (Veterans North)		
SJRWMD	Env. Resource Permit (onsite)	90834-61	7/30/2020
	Env. Resource Permit Modification (onsite)	90834-	
	Env. Resource Permit Modification (Veterans South)	99377-7	
	Env. Resource Permit Modification (Veterans North)	92681-58	8/31/2020
ACOE	Nationwide Permit	SAJ-2011-02312 (SP-BJC)	8/4/2020
	US Fish & Wildlife Permit	GTC-19-00450	12/20/2019

EXHIBIT D

ESTIMATED COST OF CONSTRUCTION

EXHIBIT D
STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED COSTS OF CONSTRUCTION

Improvement Category	Total Cost	Funded By	Owned By	Operated/ Maintained By
Clearing & Earthwork	\$ 991,592.69	CDD	CDD	CDD
Storm Drainage	\$ 1,622,336.42	CDD	CDD	CDD
Roadways and Sidewalk	\$ 1,802,203.65	CDD	CDD	CDD
Sanitary Sewer	\$ 2,160,002.44	CDD	JEA	JEA
Water	\$ 760,815.73	CDD	JEA	JEA
Reclaim	\$ 674,052.47	CDD	JEA	JEA
Landscaping	\$ 624,652.74	CDD	CDD	CDD
Entry Signage	\$ 2,500,000.00	CDD	CDD	CDD
Veterans South Roadway Improvements	\$ 4,200,000.00	CDD	SJC	SJC
County Road 210 Roadway Improvements	\$ 119,438.85	CDD	SJC	SJC
Consultant Soft Costs	\$ 814,398.00	CDD	N/A	N/A
Contingency (10%)	\$ 1,626,949.30	CDD	N/A	N/A
Total	\$ 17,896,442.28			

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Stillwater Community Development District

Reallocation Supplemental Special Assessment Methodology Report for the Series 2021 Bonds

February 12, 2026



Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This Reallocation Supplemental Special Assessment Methodology Report (“the Reallocation Report”) supplements the Final Supplemental Special Assessment Methodology Report dated March 16, 2021 (the “Supplemental Report”) and provides a methodology for introducing a new product type and reallocating the Series 2021 Bond debt incurred by the Stillwater Community Development District (“District”) to properties in the District that are funding the District’s Master Capital Improvement Plan (“Master CIP”). The Master CIP, which is described in more detail in the Engineer’s Report (as defined herein), that allows the development of the property in the District. The Supplemental Report reallocates this debt to properties based upon the special benefits each receives from the Master CIP. In this case the property located within the District includes approximately 728.78 acres located in St. Johns County (the “County”), Florida of which is the (“Assessment Area”) for purposes of this Report. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Report presents the projections for financing the Master CIP, which includes the improvements described in the *Stillwater Community Development District Report of Engineer* developed by Matthews Design Group, LLC, dated November 2020 (“the Engineer’s Report”). This Report also describes the master apportionment of benefit and special assessments resulting from the provision of the Master CIP to the lands within the District and reallocates the assessments based on the new product type and unit mix.

1.3 Special Benefits and General Benefits

The Master CIP undertaken by the District creates special and peculiar benefits to property within the District, different and special in kind and degree than general benefits to the public at large. However, as discussed within this Report, the general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The Master CIP enables properties within the District’s boundaries to be developed. Without the Master CIP, there would be no infrastructure to support the development of the land within

the District. Without these improvements, state and local law would prohibit the development of property within the District.

There is no doubt that the general public, including property owners, and property outside the District, will benefit from the provision of the Master CIP. However, these benefits are incidental to the Master CIP, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the Master CIP to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Master CIP is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the Master CIP.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the Master CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Reallocation Assessment Methodology.

2.0 District Development Program

2.1 Overview

The Stillwater development is designed as a planned residential community, located within the St. Augustine, St Johns County, Florida. The proposed land use within the District is consistent with the City, County and State Land Use and Comprehensive Plans. The land within the District consists of approximately 728.78 +/- acres and is generally located in Sections 11, 13, 14, 23 & 24, Township 5 South, and Range 27 East. Primary access will be provided from County Road 210.

2.2 The Development Program

The current Development plan for Stillwater will consist of approximately 549 residential homes units developed in five (5) phases (1a, 1b, 1c, 2 and 3), all of which have platted. Table 1 in the Appendix illustrates the current

development plan for the District and the updated development plan for the Phase 2 and 3 replats.

3.0 The District's Capital Improvement Plan

3.1 Engineer's Report

The Master CIP and the estimated cost to be funded by the District is determined by the District Engineer in the Engineer's Report. The Master CIP includes only improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under Section 103 of the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Master Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of clearing & earthwork, storm drainage, roadways, sidewalks, sanitary sewer, water, reclaim water facilities, landscaping, entry signage, Veterans South Roadway improvements, County Road 210 roadway improvements, consultant soft costs, and contingencies all as set forth in more detail in the Engineer's Report.

All of the infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$17,896,442.29. Table 2 in the Appendix illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program for Stillwater

4.1 Overview

As noted above, the District is embarking on the Master CIP, which will facilitate the development of lands within the District. Construction of the Master CIP may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or maybe funded directly by the District.

The District has financed a portion of the Master CIP with Special Assessment Bonds. The District has issued of Special Assessment Revenue Bonds, Series 2021 (the "Series 2021 Bonds") in the principal amount

\$15,505,000 to fund a portion of the District's Master CIP, as shown in Table 3.

The Bonds are projected to finance infrastructure construction/acquisition costs in the projected amount of \$14,419,340.01. As the Bonds will finance only a portion of the costs of the Capital Improvement Plan, the balance of the costs in the projected amount of \$3,477,102.28 will be funded by the Developer as a Developer Contribution under a completion agreement that has been entered into by the District and Developer.

4.2 Types of Special Assessment Bonds Proposed

In order to finance all or a portion of the Master CIP, the District has incurred indebtedness in the total amount of \$15,505,000.

The difference between the Bond debt and the Master CIP is comprised of costs of issuance, including the underwriter's discount and professional fees associated, and funding a debt service reserve.

Sources and uses of funding are presented in Table 3 in the Appendix.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to acquire and / or construct the Master CIP outlined in *Section 3.2* and the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing specifically to the properties within the boundaries of the District and general benefits generally accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the Master CIP will be paid off by assessing properties that derive special and peculiar benefits from the proposed public infrastructure set forth in the Master CIP. All properties that receive special benefits from the District's Master CIP will either be assessed or the developer will be required to make a contribution of a portion of the Master CIP in lieu of an assessment.

5.2 Benefit Allocation

The original development plan for the Assessment Area projected 549 single-family residential homes; however, the planned unit numbers and land use types have changed to 496 single-family homes.

All residential development within the District will benefit from all the Master CIP categories, as the improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Benefited units will be treated on an equivalent residential unit (“ERU”) basis for each single-family residential unit based upon the front footage of the lot. A Villa is equal to .65 ERU, a 40’ lot is .80 ERU, a 50’ lot is 1 ERU.

The development plan change resulting in a different product type introduced applies the same Methodology described herein to assign an ERU to such new product types. A new 60’ lot product type has been created and has been assigned 1.20 ERU.

As the provision of the Master CIP by the District will make the lands in the District developable, the land will become more valuable to property owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable land within the District.

The debt incurred by the District to fund the Master CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District’s debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the assessable land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within the District, the Master CIP estimated costs have been allocated to product type on an ERU basis. This is reflected in Table 4 in the Appendix.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the Capital Improvement Program less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact

amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Capital Improvement Program.

In order to facilitate the marketing of the residential units within the District, the Developer requested that the District limit the amount of annual assessments for debt service on the Bonds (the "Bond Assessment") to certain predetermined levels. Table 5 in the Appendix presents the allocation of the costs of the Capital Improvement Plan based on the ERU benefit allocation factors present in Table 4 in the Appendix. Further, Table 5 illustrates the approximate costs of the Capital Improvement Plan that are projected to be financed with proceeds of the Bonds, and the approximate costs of the Capital Improvement Plan that will be funded privately by the Developer and contributed at no cost to the District.

Table 6 in the Appendix presents the apportionment of the Bond Assessment in accordance with the ERU benefit allocation method presented in Table 4 in the Appendix as modified in Table 5. Table 6 in the Appendix also presents the per unit annual levels of the annual debt service on the Bonds.

No Bond Assessment is allocated herein to the recreational amenity or amenities or other common areas planned for the Development. Such amenities will be owned by the homeowners association or the District and common areas will be owned and operated by the homeowners association or the District, will be available for use by all of the residents of and lot owners within the District, and are considered a common element for the exclusive benefit of the residents and lot owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and common areas.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, the Master CIP creates special and peculiar benefits to the assessable properties within the District. The Master CIP benefits properties within the District and such benefits accrue to all assessable properties per lot basis.

The Master CIP can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from the Master CIP undertaken by the District include, but are not limited to:

- a. Transportation Improvements result in special and peculiar benefits such as the added use of the property for development, added enjoyment of the property, avoidance of stormwater management issues and increased marketability of the property.
- b. Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- c. Amenities, Entry Features and Landscaping result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Storm Water systems result in special and peculiar benefits such as the added use of the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- e. A contingency is necessary in the current economic environment with the likelihood of increased costs for materials and labor over the life of the construction of the project.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the Master CIP or debt allocated to the benefiting land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Master CIP is delineated in Table 4 (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and or construction of the Master CIP (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special

assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in Table 4, a Total Par Debt per Unit has been calculated for each single-family unit. This amount represents the per unit debt allocation, assuming all anticipated units are built and sold in the planned development and the entire proposed Master CIP is developed or acquired and financed by the District.

5.5 True-Up Mechanism

As provided for in Section 5.2, as lots are sold by the Developer / Builder, the Series 2021 assessments are allocated to such lots based upon the product type. If the number of units or product type changes in such a way that the Debt Service Assessments cannot be met, the Developer / Builder agrees that the District will require a density reduction payment.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the District's Bonds, please refer to the indentures relating to such bonds.

TABLE 1
Stillwater Community Development District
Update Development Program Series 2021

CURRENT LAND USE	ERU	CURRENT NUMBER OF UNITS	CURRENT TOTAL ERUS
VILLA	0.65	138	89.70
40' LOT	0.80	208	166.40
50' LOT	1.00	203	203.00
60' LOT		0	0.00
TOTAL		549	459.10

UPDATED LAND USE	ERU	UPDATED NUMBER OF UNITS	UPDATED TOTAL ERUS
VILLA	0.65	86	55.90
40' LOT	0.80	118	94.40
50' LOT	1.00	202	202.00
60' LOT	1.20	90	108.00
TOTAL		496	460.30

TABLE 2
Stillwater Community Development District
Infrastructure Cost Estimates

Infrastructure Improvements	Total Cost Estimates
Clearing & Earthwork	991,593
Storm Drainage	1,622,336
Roadways and Sidewalk	1,802,204
Sanitary Sewer	2,160,002
Water	760,816
Reclaim	674,052
Landscaping	624,653
Entry Signage	2,500,000
Veterans South Roadway Improvements	4,200,000
County Road 210 Roadway Improvements	119,439
Consultant Soft Costs	814,398
Contingency (10%)	1,626,949
Total Costs	17,896,442

Information provided by Matthews Design Group, LLC
 Report of District Engineer, Dated November 2020

TABLE 3
Stillwater Community Development District
Sources and Uses Series 2021

<u>Sources:</u>	SERIES 2021
Bond Proceeds - Par Amount	15,505,000
Net Premium	225,366
Total Sources of Funds	15,730,366

<u>Uses:</u>	
Construction Funds	14,419,340
Debt Service Reserve Fund 50% MADS	431,616
Capitalized Interest	369,848
Cost of Issuance	199,463
Underwriter's Discount	310,100
Total Uses of Funds	15,730,366

Principal Amortization Installments	30
Average Coupon	3.395833%
Par Amount	15,505,000
Maximum Annual Debt Service	863,231
Capitalized Interest Through	12/15/21
Maturity	6/15/2051

Notes:
DSRF based on 50% of maximum annual debt service (MADS).
Provided by FMS Bonds, Inc.

TABLE 4
Stillwater Community Development District
Benefit

Development Type	Updated Number of Planned Units	ERU Per Unit (1)	Total ERU's	Improvement Costs Per Product Type (2)	Benefit Per Unit	Reallocation of Series 2021 Par Debt	Updated Series 2021 Par Debt per Unit
VILLA	86	0.65	55.9	2,173,389	25,272	1,808,980	21,035
40' LOT	118	0.8	94.4	3,670,268	31,104	3,105,207	26,315
50' LOT	202	1	202	7,853,750	38,880	7,093,517	35,116
60' LOT	90	1.2	108	4,199,035	46,656	3,497,296	38,859
TOTAL	496		460.3	17,896,442		15,505,000	

(1) Based on the Master Assessment Methodology Report dated December 3, 2020

(2) Includes Developer Funding of \$3,477,102.28 to cap the Assessments at certain levels

TABLE 5
Stillwater Community Development District
Par Debt and Debt Service Allocations Series 2021

PER CURRENT METHODOLOGY

LAND USE	TOTAL UNITS	TOTAL ERUS	PAR DEBT PER UNIT SERIES 2021	TOTAL SERIES 2021 PAR DEBT	SERIES 2021 NET ANNUAL PER UNIT	TOTAL SERIES 2021 MAX ANNUAL	SERIES 2021 ANNUAL PER UNIT GROSS TAX BILL
VILLA	138	89.70	21,035	2,902,781	1,171	161,610	1,246
40' LOT	208	166.40	26,315	5,473,585	1,465	304,739	1,559
50' LOT	203	203.00	35,116	7,128,633	1,955	396,883	2,080
60' LOT	0	0.00	-	-	-	-	-
TOTAL	549	459.10		15,505,000		863,232	

UPDATED UNIT MIX

LAND USE	TOTAL UNITS	TOTAL ERUS	PAR DEBT PER UNIT SERIES 2021	TOTAL SERIES 2021 PAR DEBT	SERIES 2021 NET ANNUAL PER UNIT	TOTAL SERIES 2021 MAX ANNUAL	SERIES 2021 ANNUAL PER UNIT GROSS TAX BILL	(DEC) INC IN ANNUAL GROSS
VILLA	86	55.90	21,035	1,808,980	1,171	100,714	1,246	-
40' LOT	118	94.40	26,315	3,105,207	1,465	172,881	1,559	-
50' LOT	202	202.00	35,116	7,093,517	1,955	394,928	2,080	-
60' LOT	90	108.00	38,859	3,497,296	2,163	194,709	2,302	2,302
TOTAL	496	460.30		15,505,000		863,231		

TABLE 6
Stillwater Community Development District
Assessment Roll Series 2021

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-0010	1A	1	50'	1	35,116.42	2,079.88	1	50'	1	35,116.42	2,079.88
009862-0020	1A	2	40'	1	26,315.31	1,558.61	2	40'	1	26,315.31	1,558.61
009862-0030	1A	3	40'	1	26,315.31	1,558.61	3	40'	1	26,315.31	1,558.61
009862-0040	1A	4	VILLA	1	21,034.65	1,245.84	4	VILLA	1	21,034.65	1,245.84
009862-0050	1A	5	VILLA	1	21,034.65	1,245.84	5	VILLA	1	21,034.65	1,245.84
009862-0060	1A	6	40'	1	26,315.31	1,558.61	6	40'	1	26,315.31	1,558.61
009862-0070	1A	7	40'	1	26,315.31	1,558.61	7	40'	1	26,315.31	1,558.61
009862-0080	1A	8	40'	1	26,315.31	1,558.61	8	40'	1	26,315.31	1,558.61
009862-0090	1A	9	50'	1	35,116.42	2,079.88	9	50'	1	35,116.42	2,079.88
009862-0100	1A	10	40'	1	26,315.31	1,558.61	10	40'	1	26,315.31	1,558.61
009862-0110	1A	11	50'	1	35,116.42	2,079.88	11	50'	1	35,116.42	2,079.88
009862-0120	1A	12	50'	1	35,116.42	2,079.88	12	50'	1	35,116.42	2,079.88
009862-0130	1A	13	50'	1	35,116.42	2,079.88	13	50'	1	35,116.42	2,079.88
009862-0140	1A	14	50'	1	35,116.42	2,079.88	14	50'	1	35,116.42	2,079.88
009862-0150	1A	15	50'	1	35,116.42	2,079.88	15	50'	1	35,116.42	2,079.88
009862-0160	1A	16	50'	1	35,116.42	2,079.88	16	50'	1	35,116.42	2,079.88
009862-0170	1A	17	40'	1	26,315.31	1,558.61	17	40'	1	26,315.31	1,558.61
009862-0180	1A	18	40'	1	26,315.31	1,558.61	18	40'	1	26,315.31	1,558.61
009862-0190	1A	19	50'	1	35,116.42	2,079.88	19	50'	1	35,116.42	2,079.88
009862-0200	1A	20	50'	1	35,116.42	2,079.88	20	50'	1	35,116.42	2,079.88
009862-0210	1A	21	50'	1	35,116.42	2,079.88	21	50'	1	35,116.42	2,079.88
009862-0220	1A	22	50'	1	35,116.42	2,079.88	22	50'	1	35,116.42	2,079.88
009862-0230	1A	23	50'	1	35,116.42	2,079.88	23	50'	1	35,116.42	2,079.88
009862-0240	1A	24	40'	1	26,315.31	1,558.61	24	40'	1	26,315.31	1,558.61
009862-0250	1A	25	40'	1	26,315.31	1,558.61	25	40'	1	26,315.31	1,558.61
009862-0260	1A	26	40'	1	26,315.31	1,558.61	26	40'	1	26,315.31	1,558.61
009862-0270	1A	27	40'	1	26,315.31	1,558.61	27	40'	1	26,315.31	1,558.61
009862-0280	1A	28	40'	1	26,315.31	1,558.61	28	40'	1	26,315.31	1,558.61
009862-0290	1A	29	40'	1	26,315.31	1,558.61	29	40'	1	26,315.31	1,558.61
009862-0300	1A	30	40'	1	26,315.31	1,558.61	30	40'	1	26,315.31	1,558.61
009862-0310	1A	31	50'	1	35,116.42	2,079.88	31	50'	1	35,116.42	2,079.88
009862-0320	1A	32	50'	1	35,116.42	2,079.88	32	50'	1	35,116.42	2,079.88
009862-0330	1A	33	50'	1	35,116.42	2,079.88	33	50'	1	35,116.42	2,079.88
009862-0340	1A	34	50'	1	35,116.42	2,079.88	34	50'	1	35,116.42	2,079.88
009862-0350	1A	35	50'	1	35,116.42	2,079.88	35	50'	1	35,116.42	2,079.88
009862-0360	1A	36	50'	1	35,116.42	2,079.88	36	50'	1	35,116.42	2,079.88
009862-0370	1A	37	50'	1	35,116.42	2,079.88	37	50'	1	35,116.42	2,079.88
009862-0380	1A	38	50'	1	35,116.42	2,079.88	38	50'	1	35,116.42	2,079.88
009862-0390	1A	39	50'	1	35,116.42	2,079.88	39	50'	1	35,116.42	2,079.88
009862-0400	1A	40	50'	1	35,116.42	2,079.88	40	50'	1	35,116.42	2,079.88
009862-0410	1A	41	50'	1	35,116.42	2,079.88	41	50'	1	35,116.42	2,079.88
009862-0420	1A	42	50'	1	35,116.42	2,079.88	42	50'	1	35,116.42	2,079.88
009862-0430	1A	43	50'	1	35,116.42	2,079.88	43	50'	1	35,116.42	2,079.88
009862-0440	1A	44	50'	1	35,116.42	2,079.88	44	50'	1	35,116.42	2,079.88
009862-0450	1A	45	50'	1	35,116.42	2,079.88	45	50'	1	35,116.42	2,079.88
009862-0460	1A	46	50'	1	35,116.42	2,079.88	46	50'	1	35,116.42	2,079.88
009862-0470	1A	47	50'	1	35,116.42	2,079.88	47	50'	1	35,116.42	2,079.88
009862-0480	1A	48	50'	1	35,116.42	2,079.88	48	50'	1	35,116.42	2,079.88
009862-0490	1A	49	50'	1	35,116.42	2,079.88	49	50'	1	35,116.42	2,079.88
009862-0500	1A	50	50'	1	35,116.42	2,079.88	50	50'	1	35,116.42	2,079.88
009862-0510	1A	51	50'	1	35,116.42	2,079.88	51	50'	1	35,116.42	2,079.88
009862-0520	1A	52	50'	1	35,116.42	2,079.88	52	50'	1	35,116.42	2,079.88
009862-0530	1A	53	40'	1	26,315.31	1,558.61	53	40'	1	26,315.31	1,558.61
009862-0540	1A	54	40'	1	26,315.31	1,558.61	54	40'	1	26,315.31	1,558.61
009862-0550	1A	55	40'	1	26,315.31	1,558.61	55	40'	1	26,315.31	1,558.61
009862-0560	1A	56	40'	1	26,315.31	1,558.61	56	40'	1	26,315.31	1,558.61
009862-0570	1A	57	40'	1	26,315.31	1,558.61	57	40'	1	26,315.31	1,558.61
009862-0580	1A	58	40'	1	26,315.31	1,558.61	58	40'	1	26,315.31	1,558.61
009862-0590	1A	59	VILLA	1	21,034.65	1,245.84	59	VILLA	1	21,034.65	1,245.84

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-0600	1A	60	VILLA	1	21,034.65	1,245.84	60	VILLA	1	21,034.65	1,245.84
009862-0610	1A	61	VILLA	1	21,034.65	1,245.84	61	VILLA	1	21,034.65	1,245.84
009862-0620	1A	62	VILLA	1	21,034.65	1,245.84	62	VILLA	1	21,034.65	1,245.84
009862-0630	1A	63	VILLA	1	21,034.65	1,245.84	63	VILLA	1	21,034.65	1,245.84
009862-0640	1A	64	VILLA	1	21,034.65	1,245.84	64	VILLA	1	21,034.65	1,245.84
009862-0650	1A	65	VILLA	1	21,034.65	1,245.84	65	VILLA	1	21,034.65	1,245.84
009862-0660	1A	66	VILLA	1	21,034.65	1,245.84	66	VILLA	1	21,034.65	1,245.84
009862-0670	1B	67	50'	1	35,116.42	2,079.88	67	50'	1	35,116.42	2,079.88
009862-0680	1B	68	50'	1	35,116.42	2,079.88	68	50'	1	35,116.42	2,079.88
009862-0690	1B	69	50'	1	35,116.42	2,079.88	69	50'	1	35,116.42	2,079.88
009862-0700	1B	70	50'	1	35,116.42	2,079.88	70	50'	1	35,116.42	2,079.88
009862-0710	1B	71	50'	1	35,116.42	2,079.88	71	50'	1	35,116.42	2,079.88
009862-0720	1B	72	50'	1	35,116.42	2,079.88	72	50'	1	35,116.42	2,079.88
009862-0730	1B	73	50'	1	35,116.42	2,079.88	73	50'	1	35,116.42	2,079.88
009862-0740	1B	74	50'	1	35,116.42	2,079.88	74	50'	1	35,116.42	2,079.88
009862-0750	1B	75	50'	1	35,116.42	2,079.88	75	50'	1	35,116.42	2,079.88
009862-0760	1B	76	50'	1	35,116.42	2,079.88	76	50'	1	35,116.42	2,079.88
009862-0770	1B	77	50'	1	35,116.42	2,079.88	77	50'	1	35,116.42	2,079.88
009862-0780	1B	78	50'	1	35,116.42	2,079.88	78	50'	1	35,116.42	2,079.88
009862-0790	1B	79	50'	1	35,116.42	2,079.88	79	50'	1	35,116.42	2,079.88
009862-0800	1B	80	50'	1	35,116.42	2,079.88	80	50'	1	35,116.42	2,079.88
009862-0810	1B	81	50'	1	35,116.42	2,079.88	81	50'	1	35,116.42	2,079.88
009862-0820	1B	82	50'	1	35,116.42	2,079.88	82	50'	1	35,116.42	2,079.88
009862-0830	1B	83	50'	1	35,116.42	2,079.88	83	50'	1	35,116.42	2,079.88
009862-0840	1B	84	50'	1	35,116.42	2,079.88	84	50'	1	35,116.42	2,079.88
009862-0850	1B	85	50'	1	35,116.42	2,079.88	85	50'	1	35,116.42	2,079.88
009862-0860	1B	86	50'	1	35,116.42	2,079.88	86	50'	1	35,116.42	2,079.88
009862-0870	1B	87	50'	1	35,116.42	2,079.88	87	50'	1	35,116.42	2,079.88
009862-0880	1B	88	50'	1	35,116.42	2,079.88	88	50'	1	35,116.42	2,079.88
009862-0890	1B	89	50'	1	35,116.42	2,079.88	89	50'	1	35,116.42	2,079.88
009862-0900	1B	90	50'	1	35,116.42	2,079.88	90	50'	1	35,116.42	2,079.88
009862-0910	1B	91	50'	1	35,116.42	2,079.88	91	50'	1	35,116.42	2,079.88
009862-0920	1B	92	50'	1	35,116.42	2,079.88	92	50'	1	35,116.42	2,079.88
009862-0930	1B	93	50'	1	35,116.42	2,079.88	93	50'	1	35,116.42	2,079.88
009862-0940	1B	94	50'	1	35,116.42	2,079.88	94	50'	1	35,116.42	2,079.88
009862-0950	1B	95	50'	1	35,116.42	2,079.88	95	50'	1	35,116.42	2,079.88
009862-0960	1B	96	50'	1	35,116.42	2,079.88	96	50'	1	35,116.42	2,079.88
009862-0970	1B	97	50'	1	35,116.42	2,079.88	97	50'	1	35,116.42	2,079.88
009862-0980	1B	98	50'	1	35,116.42	2,079.88	98	50'	1	35,116.42	2,079.88
009862-0990	1B	99	50'	1	35,116.42	2,079.88	99	50'	1	35,116.42	2,079.88
009862-1000	1B	100	50'	1	35,116.42	2,079.88	100	50'	1	35,116.42	2,079.88
009862-1010	1B	101	50'	1	35,116.42	2,079.88	101	50'	1	35,116.42	2,079.88
009862-1020	1B	102	50'	1	35,116.42	2,079.88	102	50'	1	35,116.42	2,079.88
009862-1030	1B	103	50'	1	35,116.42	2,079.88	103	50'	1	35,116.42	2,079.88
009862-1040	1B	104	50'	1	35,116.42	2,079.88	104	50'	1	35,116.42	2,079.88
009862-1050	1B	105	50'	1	35,116.42	2,079.88	105	50'	1	35,116.42	2,079.88
009862-1060	1B	106	50'	1	35,116.42	2,079.88	106	50'	1	35,116.42	2,079.88
009862-1070	1B	107	50'	1	35,116.42	2,079.88	107	50'	1	35,116.42	2,079.88
009862-1080	1B	108	50'	1	35,116.42	2,079.88	108	50'	1	35,116.42	2,079.88
009862-1090	1B	109	50'	1	35,116.42	2,079.88	109	50'	1	35,116.42	2,079.88
009862-1100	1B	110	50'	1	35,116.42	2,079.88	110	50'	1	35,116.42	2,079.88
009862-1110	1B	111	50'	1	35,116.42	2,079.88	111	50'	1	35,116.42	2,079.88
009862-1120	1B	112	50'	1	35,116.42	2,079.88	112	50'	1	35,116.42	2,079.88
009862-1130	1B	113	50'	1	35,116.42	2,079.88	113	50'	1	35,116.42	2,079.88
009862-1140	1B	114	50'	1	35,116.42	2,079.88	114	50'	1	35,116.42	2,079.88
009862-1150	1B	115	50'	1	35,116.42	2,079.88	115	50'	1	35,116.42	2,079.88
009862-1160	1B	116	50'	1	35,116.42	2,079.88	116	50'	1	35,116.42	2,079.88
009862-1170	1B	117	50'	1	35,116.42	2,079.88	117	50'	1	35,116.42	2,079.88
009862-1180	1B	118	50'	1	35,116.42	2,079.88	118	50'	1	35,116.42	2,079.88
009862-1190	1B	119	50'	1	35,116.42	2,079.88	119	50'	1	35,116.42	2,079.88
009862-1200	1B	120	50'	1	35,116.42	2,079.88	120	50'	1	35,116.42	2,079.88
009862-1210	1B	121	50'	1	35,116.42	2,079.88	121	50'	1	35,116.42	2,079.88
009862-1220	1B	122	50'	1	35,116.42	2,079.88	122	50'	1	35,116.42	2,079.88

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-1230	1B	123	50'	1	35,116.42	2,079.88	123	50'	1	35,116.42	2,079.88
009862-1240	1B	124	50'	1	35,116.42	2,079.88	124	50'	1	35,116.42	2,079.88
009862-1250	1B	125	50'	1	35,116.42	2,079.88	125	50'	1	35,116.42	2,079.88
009862-1260	1B	126	50'	1	35,116.42	2,079.88	126	50'	1	35,116.42	2,079.88
009862-1270	1B	127	50'	1	35,116.42	2,079.88	127	50'	1	35,116.42	2,079.88
009862-1280	1B	128	50'	1	35,116.42	2,079.88	128	50'	1	35,116.42	2,079.88
009862-1290	1B	129	50'	1	35,116.42	2,079.88	129	50'	1	35,116.42	2,079.88
009862-1300	1B	130	50'	1	35,116.42	2,079.88	130	50'	1	35,116.42	2,079.88
009862-1310	1B	131	50'	1	35,116.42	2,079.88	131	50'	1	35,116.42	2,079.88
009862-1320	1B	132	50'	1	35,116.42	2,079.88	132	50'	1	35,116.42	2,079.88
009862-1330	1B	133	50'	1	35,116.42	2,079.88	133	50'	1	35,116.42	2,079.88
009862-1340	1B	134	50'	1	35,116.42	2,079.88	134	50'	1	35,116.42	2,079.88
009862-1350	1B	135	50'	1	35,116.42	2,079.88	135	50'	1	35,116.42	2,079.88
009862-1360	1B	136	50'	1	35,116.42	2,079.88	136	50'	1	35,116.42	2,079.88
009862-1370	1B	137	50'	1	35,116.42	2,079.88	137	50'	1	35,116.42	2,079.88
009862-1380	1B	138	40'	1	26,315.31	1,558.61	138	40'	1	26,315.31	1,558.61
009862-1390	1B	139	40'	1	26,315.31	1,558.61	139	40'	1	26,315.31	1,558.61
009862-1400	1B	140	40'	1	26,315.31	1,558.61	140	40'	1	26,315.31	1,558.61
009862-1410	1B	141	40'	1	26,315.31	1,558.61	141	40'	1	26,315.31	1,558.61
009862-1420	1B	142	40'	1	26,315.31	1,558.61	142	40'	1	26,315.31	1,558.61
009862-1430	1B	143	40'	1	26,315.31	1,558.61	143	40'	1	26,315.31	1,558.61
009862-1440	1B	144	40'	1	26,315.31	1,558.61	144	40'	1	26,315.31	1,558.61
009862-1450	1B	145	40'	1	26,315.31	1,558.61	145	40'	1	26,315.31	1,558.61
009862-1460	1B	146	40'	1	26,315.31	1,558.61	146	40'	1	26,315.31	1,558.61
009862-1470	1B	147	40'	1	26,315.31	1,558.61	147	40'	1	26,315.31	1,558.61
009862-1480	1B	148	40'	1	26,315.31	1,558.61	148	40'	1	26,315.31	1,558.61
009862-1490	1C	149	50'	1	35,116.42	2,079.88	149	50'	1	35,116.42	2,079.88
009862-1500	1C	150	50'	1	35,116.42	2,079.88	150	50'	1	35,116.42	2,079.88
009862-1510	1C	151	50'	1	35,116.42	2,079.88	151	50'	1	35,116.42	2,079.88
009862-1520	1C	152	50'	1	35,116.42	2,079.88	152	50'	1	35,116.42	2,079.88
009862-1530	1C	153	50'	1	35,116.42	2,079.88	153	50'	1	35,116.42	2,079.88
009862-1540	1C	154	50'	1	35,116.42	2,079.88	154	50'	1	35,116.42	2,079.88
009862-1550	1C	155	50'	1	35,116.42	2,079.88	155	50'	1	35,116.42	2,079.88
009862-1560	1C	156	50'	1	35,116.42	2,079.88	156	50'	1	35,116.42	2,079.88
009862-1570	1C	157	50'	1	35,116.42	2,079.88	157	50'	1	35,116.42	2,079.88
009862-1580	1C	158	50'	1	35,116.42	2,079.88	158	50'	1	35,116.42	2,079.88
009862-1590	1C	159	50'	1	35,116.42	2,079.88	159	50'	1	35,116.42	2,079.88
009862-1600	1C	160	50'	1	35,116.42	2,079.88	160	50'	1	35,116.42	2,079.88
009862-1610	1C	161	50'	1	35,116.42	2,079.88	161	50'	1	35,116.42	2,079.88
009862-1620	1C	162	50'	1	35,116.42	2,079.88	162	50'	1	35,116.42	2,079.88
009862-1630	1C	163	50'	1	35,116.42	2,079.88	163	50'	1	35,116.42	2,079.88
009862-1640	1C	164	50'	1	35,116.42	2,079.88	164	50'	1	35,116.42	2,079.88
009862-1650	1C	165	50'	1	35,116.42	2,079.88	165	50'	1	35,116.42	2,079.88
009862-1660	1C	166	50'	1	35,116.42	2,079.88	166	50'	1	35,116.42	2,079.88
009862-1670	1C	167	50'	1	35,116.42	2,079.88	167	50'	1	35,116.42	2,079.88
009862-1680	1C	168	50'	1	35,116.42	2,079.88	168	50'	1	35,116.42	2,079.88
009862-1690	1C	169	50'	1	35,116.42	2,079.88	169	50'	1	35,116.42	2,079.88
009862-1700	1C	170	50'	1	35,116.42	2,079.88	170	50'	1	35,116.42	2,079.88
009862-1710	1C	171	50'	1	35,116.42	2,079.88	171	50'	1	35,116.42	2,079.88
009862-1720	1C	172	50'	1	35,116.42	2,079.88	172	50'	1	35,116.42	2,079.88
009862-1730	1C	173	50'	1	35,116.42	2,079.88	173	50'	1	35,116.42	2,079.88
009862-1740	1C	174	50'	1	35,116.42	2,079.88	174	50'	1	35,116.42	2,079.88
009862-1750	1C	175	50'	1	35,116.42	2,079.88	175	50'	1	35,116.42	2,079.88
009862-1760	1C	176	50'	1	35,116.42	2,079.88	176	50'	1	35,116.42	2,079.88
009862-1770	1C	177	50'	1	35,116.42	2,079.88	177	50'	1	35,116.42	2,079.88
009862-1780	1C	178	50'	1	35,116.42	2,079.88	178	50'	1	35,116.42	2,079.88
009862-1790	1C	179	50'	1	35,116.42	2,079.88	179	50'	1	35,116.42	2,079.88
009862-1800	1C	180	50'	1	35,116.42	2,079.88	180	50'	1	35,116.42	2,079.88
009862-1810	1C	181	50'	1	35,116.42	2,079.88	181	50'	1	35,116.42	2,079.88
009862-1820	1C	182	50'	1	35,116.42	2,079.88	182	50'	1	35,116.42	2,079.88
009862-1830	1C	183	50'	1	35,116.42	2,079.88	183	50'	1	35,116.42	2,079.88
009862-1840	1C	184	50'	1	35,116.42	2,079.88	184	50'	1	35,116.42	2,079.88
009862-1850	1C	185	50'	1	35,116.42	2,079.88	185	50'	1	35,116.42	2,079.88

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-1860	1C	186	50'	1	35,116.42	2,079.88	186	50'	1	35,116.42	2,079.88
009862-1870	1C	187	50'	1	35,116.42	2,079.88	187	50'	1	35,116.42	2,079.88
009862-1880	1C	188	50'	1	35,116.42	2,079.88	188	50'	1	35,116.42	2,079.88
009862-1890	1C	189	50'	1	35,116.42	2,079.88	189	50'	1	35,116.42	2,079.88
009862-1900	1C	190	50'	1	35,116.42	2,079.88	190	50'	1	35,116.42	2,079.88
009862-1910	1C	191	50'	1	35,116.42	2,079.88	191	50'	1	35,116.42	2,079.88
009862-1920	1C	192	50'	1	35,116.42	2,079.88	192	50'	1	35,116.42	2,079.88
009862-1930	1C	193	50'	1	35,116.42	2,079.88	193	50'	1	35,116.42	2,079.88
009862-1940	1C	194	50'	1	35,116.42	2,079.88	194	50'	1	35,116.42	2,079.88
009862-1950	1C	195	50'	1	35,116.42	2,079.88	195	50'	1	35,116.42	2,079.88
009862-1960	1C	196	50'	1	35,116.42	2,079.88	196	50'	1	35,116.42	2,079.88
009862-1970	1C	197	50'	1	35,116.42	2,079.88	197	50'	1	35,116.42	2,079.88
009862-1980	1C	198	50'	1	35,116.42	2,079.88	198	50'	1	35,116.42	2,079.88
009862-1990	1C	199	50'	1	35,116.42	2,079.88	199	50'	1	35,116.42	2,079.88
009862-2000	1C	200	50'	1	35,116.42	2,079.88	200	50'	1	35,116.42	2,079.88
009862-2010	1C	201	50'	1	35,116.42	2,079.88	201	50'	1	35,116.42	2,079.88
009862-2020	1C	202	50'	1	35,116.42	2,079.88	202	50'	1	35,116.42	2,079.88
009862-2030	1C	203	50'	1	35,116.42	2,079.88	203	50'	1	35,116.42	2,079.88
009862-2040	1C	204	50'	1	35,116.42	2,079.88	204	50'	1	35,116.42	2,079.88
009862-2050	1C	205	50'	1	35,116.42	2,079.88	205	50'	1	35,116.42	2,079.88
009862-2060	1C	206	50'	1	35,116.42	2,079.88	206	50'	1	35,116.42	2,079.88
009862-2070	1C	207	50'	1	35,116.42	2,079.88	207	50'	1	35,116.42	2,079.88
009862-2080	1C	208	50'	1	35,116.42	2,079.88	208	50'	1	35,116.42	2,079.88
009862-2090	1C	209	50'	1	35,116.42	2,079.88	209	50'	1	35,116.42	2,079.88
009862-2100	1C	210	50'	1	35,116.42	2,079.88	210	50'	1	35,116.42	2,079.88
009862-2110	1C	211	50'	1	35,116.42	2,079.88	211	50'	1	35,116.42	2,079.88
009862-2120	1C	212	50'	1	35,116.42	2,079.88	212	50'	1	35,116.42	2,079.88
009862-2130	1C	213	50'	1	35,116.42	2,079.88	213	50'	1	35,116.42	2,079.88
009862-2140	1C	214	50'	1	35,116.42	2,079.88	214	50'	1	35,116.42	2,079.88
009862-2150	1C	215	50'	1	35,116.42	2,079.88	215	50'	1	35,116.42	2,079.88
009862-2160	1C	216	50'	1	35,116.42	2,079.88	216	50'	1	35,116.42	2,079.88
009862-2170	1C	217	50'	1	35,116.42	2,079.88	217	50'	1	35,116.42	2,079.88
009862-2180	1C	218	50'	1	35,116.42	2,079.88	218	50'	1	35,116.42	2,079.88
009862-2190	1C	219	50'	1	35,116.42	2,079.88	219	50'	1	35,116.42	2,079.88
009862-2200	1C	220	50'	1	35,116.42	2,079.88	220	50'	1	35,116.42	2,079.88
009862-2210	1C	221	50'	1	35,116.42	2,079.88	221	50'	1	35,116.42	2,079.88
009862-2220	1C	222	50'	1	35,116.42	2,079.88	222	50'	1	35,116.42	2,079.88
009862-2230	1C	223	50'	1	35,116.42	2,079.88	223	50'	1	35,116.42	2,079.88
009862-2240	1C	224	50'	1	35,116.42	2,079.88	224	50'	1	35,116.42	2,079.88
009862-2250	1C	225	50'	1	35,116.42	2,079.88	225	50'	1	35,116.42	2,079.88
009862-2260	1C	226	50'	1	35,116.42	2,079.88	226	50'	1	35,116.42	2,079.88
009862-2270	1C	227	50'	1	35,116.42	2,079.88	227	50'	1	35,116.42	2,079.88
009862-2280	1C	228	50'	1	35,116.42	2,079.88	228	50'	1	35,116.42	2,079.88
009862-2290	1C	229	50'	1	35,116.42	2,079.88	229	50'	1	35,116.42	2,079.88
009862-2300	1C	230	50'	1	35,116.42	2,079.88	230	50'	1	35,116.42	2,079.88
009862-2310	1C	231	50'	1	35,116.42	2,079.88	231	50'	1	35,116.42	2,079.88
009862-2320	1C	232	50'	1	35,116.42	2,079.88	232	50'	1	35,116.42	2,079.88
009862-2330	1C	233	50'	1	35,116.42	2,079.88	233	50'	1	35,116.42	2,079.88
009862-2340	1C	234	50'	1	35,116.42	2,079.88	234	50'	1	35,116.42	2,079.88
009862-2350	1C	235	50'	1	35,116.42	2,079.88	235	50'	1	35,116.42	2,079.88
009862-2360	1C	236	50'	1	35,116.42	2,079.88	236	50'	1	35,116.42	2,079.88
009862-2370	1C	237	50'	1	35,116.42	2,079.88	237	50'	1	35,116.42	2,079.88
009862-2380	1C	238	50'	1	35,116.42	2,079.88	238	50'	1	35,116.42	2,079.88
009862-2390	1C	239	50'	1	35,116.42	2,079.88	239	50'	1	35,116.42	2,079.88
009862-2400	1C	240	50'	1	35,116.42	2,079.88	240	50'	1	35,116.42	2,079.88
009862-2410	1C	241	50'	1	35,116.42	2,079.88	241	50'	1	35,116.42	2,079.88
009862-2420	1C	242	50'	1	35,116.42	2,079.88	242	50'	1	35,116.42	2,079.88
009862-2430	1C	243	50'	1	35,116.42	2,079.88	243	50'	1	35,116.42	2,079.88
009862-2440	1C	244	50'	1	35,116.42	2,079.88	244	50'	1	35,116.42	2,079.88
009862-2450	1C	245	VILLA	1	21,034.65	1,245.84	245	VILLA	1	21,034.65	1,245.84
009862-2460	1C	246	VILLA	1	21,034.65	1,245.84	246	VILLA	1	21,034.65	1,245.84
009862-2470	1C	247	VILLA	1	21,034.65	1,245.84	247	VILLA	1	21,034.65	1,245.84
009862-2480	1C	248	VILLA	1	21,034.65	1,245.84	248	VILLA	1	21,034.65	1,245.84

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-2490	1C	249	VILLA	1	21,034.65	1,245.84	249	VILLA	1	21,034.65	1,245.84
009862-2500	1C	250	VILLA	1	21,034.65	1,245.84	250	VILLA	1	21,034.65	1,245.84
009862-2510	1C	251	VILLA	1	21,034.65	1,245.84	251	VILLA	1	21,034.65	1,245.84
009862-2520	1C	252	VILLA	1	21,034.65	1,245.84	252	VILLA	1	21,034.65	1,245.84
009862-2530	1C	253	VILLA	1	21,034.65	1,245.84	253	VILLA	1	21,034.65	1,245.84
009862-2540	1C	254	VILLA	1	21,034.65	1,245.84	254	VILLA	1	21,034.65	1,245.84
009862-2550	2	255	40'	1	26,315.31	1,558.61	255	40'	1	26,315.31	1,558.61
009862-2560	2	256	40'	1	26,315.31	1,558.61	256	40'	1	26,315.31	1,558.61
009862-2570	2	257	40'	1	26,315.31	1,558.61	257	40'	1	26,315.31	1,558.61
009862-2580	2	258	40'	1	26,315.31	1,558.61	258	40'	1	26,315.31	1,558.61
009862-2590	2	259	40'	1	26,315.31	1,558.61	259	40'	1	26,315.31	1,558.61
009862-2600	2	260	40'	1	26,315.31	1,558.61	260	40'	1	26,315.31	1,558.61
009862-2610	2	261	40'	1	26,315.31	1,558.61	261	40'	1	26,315.31	1,558.61
009862-2620	2	262	40'	1	26,315.31	1,558.61	262	40'	1	26,315.31	1,558.61
009862-2630	2	263	40'	1	26,315.31	1,558.61	263	40'	1	26,315.31	1,558.61
009862-2640	2	264	40'	1	26,315.31	1,558.61	264	40'	1	26,315.31	1,558.61
009862-2650	2	265	40'	1	26,315.31	1,558.61	265	40'	1	26,315.31	1,558.61
009862-2660	2	266	40'	1	26,315.31	1,558.61	266	40'	1	26,315.31	1,558.61
009862-2670	2	267	40'	1	26,315.31	1,558.61	267	40'	1	26,315.31	1,558.61
009862-2680	2	268	40'	1	26,315.31	1,558.61	268	40'	1	26,315.31	1,558.61
009862-2690	2	269	40'	1	26,315.31	1,558.61	269	40'	1	26,315.31	1,558.61
009862-2700	2	270	40'	1	26,315.31	1,558.61	270	40'	1	26,315.31	1,558.61
009862-2710	2	271	40'	1	26,315.31	1,558.61	271	40'	1	26,315.31	1,558.61
009862-2720	2	272	40'	1	26,315.31	1,558.61	272	40'	1	26,315.31	1,558.61
009862-2730	2	273	40'	1	26,315.31	1,558.61	273	40'	1	26,315.31	1,558.61
009862-2740	2	274	40'	1	26,315.31	1,558.61	274	40'	1	26,315.31	1,558.61
009862-2750	2	275	40'	1	26,315.31	1,558.61	275	40'	1	26,315.31	1,558.61
009862-2760	2	276	40'	1	26,315.31	1,558.61	276	40'	1	26,315.31	1,558.61
009862-2770	2	277	40'	1	26,315.31	1,558.61	277	40'	1	26,315.31	1,558.61
009862-2780	2	278	40'	1	26,315.31	1,558.61	278	40'	1	26,315.31	1,558.61
009862-2790	2	279	40'	1	26,315.31	1,558.61	279	40'	1	26,315.31	1,558.61
009862-2800	2	280	40'	1	26,315.31	1,558.61	280	40'	1	26,315.31	1,558.61
009862-2810	2	281	40'	1	26,315.31	1,558.61	281	40'	1	26,315.31	1,558.61
009862-2820	2	282	40'	1	26,315.31	1,558.61	282	40'	1	26,315.31	1,558.61
009862-2830	2	283	40'	1	26,315.31	1,558.61	283	40'	1	26,315.31	1,558.61
009862-2840	2	284	40'	1	26,315.31	1,558.61	284	40'	1	26,315.31	1,558.61
009862-2850	2	285	40'	1	26,315.31	1,558.61	285	40'	1	26,315.31	1,558.61
009862-2860	2	286	40'	1	26,315.31	1,558.61	286	40'	1	26,315.31	1,558.61
009862-2870	2	287	40'	1	26,315.31	1,558.61	287	40'	1	26,315.31	1,558.61
009862-2880	2	288	40'	1	26,315.31	1,558.61	288	40'	1	26,315.31	1,558.61
009862-2890	2	289	40'	1	26,315.31	1,558.61	289	40'	1	26,315.31	1,558.61
009862-2900	2	290	40'	1	26,315.31	1,558.61	290	40'	1	26,315.31	1,558.61
009862-2910	2	291	40'	1	26,315.31	1,558.61	291	40'	1	26,315.31	1,558.61
009862-2920	2	292	40'	1	26,315.31	1,558.61	292	40'	1	26,315.31	1,558.61
009862-2930	2	293	40'	1	26,315.31	1,558.61	293	40'	1	26,315.31	1,558.61
009862-2940	2	294	40'	1	26,315.31	1,558.61	294	40'	1	26,315.31	1,558.61
009862-2950	2	295	40'	1	26,315.31	1,558.61	295	40'	1	26,315.31	1,558.61
009862-2960	2	296	40'	1	26,315.31	1,558.61	296	40'	1	26,315.31	1,558.61
009862-2970	2	297	40'	1	26,315.31	1,558.61	297	40'	1	26,315.31	1,558.61
009862-2980	2	298	40'	1	26,315.31	1,558.61	298	40'	1	26,315.31	1,558.61
009862-2990	2	299	40'	1	26,315.31	1,558.61	299	40'	1	26,315.31	1,558.61
009862-3000	2	300	40'	1	26,315.31	1,558.61	300	40'	1	26,315.31	1,558.61
009862-3010	2	301	40'	1	26,315.31	1,558.61	1	60'	1	38,858.85	2,301.52
009862-3020	2	302	40'	1	26,315.31	1,558.61	2	60'	1	38,858.85	2,301.52
009862-3030	2	303	40'	1	26,315.31	1,558.61	3	60'	1	38,858.85	2,301.52
009862-3040	2	304	40'	1	26,315.31	1,558.61	4	60'	1	38,858.85	2,301.52
009862-3050	2	305	40'	1	26,315.31	1,558.61	5	60'	1	38,858.85	2,301.52
009862-3060	2	306	40'	1	26,315.31	1,558.61	6	60'	1	38,858.85	2,301.52
009862-3070	2	307	40'	1	26,315.31	1,558.61	7	60'	1	38,858.85	2,301.52
009862-3080	2	308	40'	1	26,315.31	1,558.61	8	60'	1	38,858.85	2,301.52
009862-3090	2	309	40'	1	26,315.31	1,558.61	9	60'	1	38,858.85	2,301.52
009862-3100	2	310	40'	1	26,315.31	1,558.61	10	60'	1	38,858.85	2,301.52
009862-3110	2	311	40'	1	26,315.31	1,558.61	11	60'	1	38,858.85	2,301.52

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-3120	2	312	40'	1	26,315.31	1,558.61	12	60'	1	38,858.85	2,301.52
009862-3130	2	313	40'	1	26,315.31	1,558.61	13	60'	1	38,858.85	2,301.52
009862-3140	2	314	40'	1	26,315.31	1,558.61	14	60'	1	38,858.85	2,301.52
009862-3150	2	315	40'	1	26,315.31	1,558.61	15	60'	1	38,858.85	2,301.52
009862-3160	2	316	40'	1	26,315.31	1,558.61	16	60'	1	38,858.85	2,301.52
009862-3170	2	317	40'	1	26,315.31	1,558.61	17	60'	1	38,858.85	2,301.52
009862-3180	2	318	40'	1	26,315.31	1,558.61	18	60'	1	38,858.85	2,301.52
009862-3190	2	319	40'	1	26,315.31	1,558.61	19	60'	1	38,858.85	2,301.52
009862-3200	2	320	40'	1	26,315.31	1,558.61	20	60'	1	38,858.85	2,301.52
009862-3210	2	321	40'	1	26,315.31	1,558.61	21	60'	1	38,858.85	2,301.52
009862-3220	2	322	40'	1	26,315.31	1,558.61	22	60'	1	38,858.85	2,301.52
009862-3230	2	323	40'	1	26,315.31	1,558.61	23	60'	1	38,858.85	2,301.52
009862-3240	2	324	40'	1	26,315.31	1,558.61	24	60'	1	38,858.85	2,301.52
009862-3250	2	325	40'	1	26,315.31	1,558.61	25	60'	1	38,858.85	2,301.52
009862-3260	2	326	40'	1	26,315.31	1,558.61	26	60'	1	38,858.85	2,301.52
009862-3270	2	327	40'	1	26,315.31	1,558.61	27	60'	1	38,858.85	2,301.52
009862-3280	2	328	40'	1	26,315.31	1,558.61	28	60'	1	38,858.85	2,301.52
009862-3290	2	329	40'	1	26,315.31	1,558.61	29	60'	1	38,858.85	2,301.52
009862-3300	2	330	40'	1	26,315.31	1,558.61	30	60'	1	38,858.85	2,301.52
009862-3310	2	331	40'	1	26,315.31	1,558.61	31	60'	1	38,858.85	2,301.52
009862-3320	2	332	40'	1	26,315.31	1,558.61	32	60'	1	38,858.85	2,301.52
009862-3330	2	333	40'	1	26,315.31	1,558.61	33	60'	1	38,858.85	2,301.52
009862-3340	2	334	40'	1	26,315.31	1,558.61	34	60'	1	38,858.85	2,301.52
009862-3350	2	335	40'	1	26,315.31	1,558.61	35	60'	1	38,858.85	2,301.52
009862-3360	2	336	40'	1	26,315.31	1,558.61	36	60'	1	38,858.85	2,301.52
009862-3370	2	337	40'	1	26,315.31	1,558.61	37	60'	1	38,858.85	2,301.52
009862-3380	2	338	40'	1	26,315.31	1,558.61	38	60'	1	38,858.85	2,301.52
009862-3390	2	339	40'	1	26,315.31	1,558.61	39	60'	1	38,858.85	2,301.52
009862-3400	2	340	40'	1	26,315.31	1,558.61	40	60'	1	38,858.85	2,301.52
009862-3410	2	341	40'	1	26,315.31	1,558.61	41	60'	1	38,858.85	2,301.52
009862-3420	2	342	40'	1	26,315.31	1,558.61	42	60'	1	38,858.85	2,301.52
009862-3430	2	343	40'	1	26,315.31	1,558.61	43	60'	1	38,858.85	2,301.52
009862-3440	2	344	40'	1	26,315.31	1,558.61	44	60'	1	38,858.85	2,301.52
009862-3450	2	345	40'	1	26,315.31	1,558.61	45	60'	1	38,858.85	2,301.52
009862-3460	2	346	40'	1	26,315.31	1,558.61	46	60'	1	38,858.85	2,301.52
009862-3470	2	347	40'	1	26,315.31	1,558.61	47	60'	1	38,858.85	2,301.52
009862-3480	2	348	40'	1	26,315.31	1,558.61	48	60'	1	38,858.85	2,301.52
009862-3490	2	349	40'	1	26,315.31	1,558.61	49	60'	1	38,858.85	2,301.52
009862-3500	2	350	40'	1	26,315.31	1,558.61	50	60'	1	38,858.85	2,301.52
009862-3510	2	351	40'	1	26,315.31	1,558.61	51	60'	1	38,858.85	2,301.52
009862-3520	2	352	40'	1	26,315.31	1,558.61	52	60'	1	38,858.85	2,301.52
009862-3530	2	353	40'	1	26,315.31	1,558.61	53	60'	1	38,858.85	2,301.52
009862-3540	2	354	40'	1	26,315.31	1,558.61	54	60'	1	38,858.85	2,301.52
009862-3550	2	355	40'	1	26,315.31	1,558.61	55	60'	1	38,858.85	2,301.52
009862-3560	2	356	40'	1	26,315.31	1,558.61	56	60'	1	38,858.85	2,301.52
009862-3570	2	357	40'	1	26,315.31	1,558.61			0	-	-
009862-3580	2	358	40'	1	26,315.31	1,558.61			0	-	-
009862-3590	2	359	40'	1	26,315.31	1,558.61			0	-	-
009862-3600	2	360	40'	1	26,315.31	1,558.61			0	-	-
009862-3610	2	361	40'	1	26,315.31	1,558.61			0	-	-
009862-3620	2	362	40'	1	26,315.31	1,558.61			0	-	-
009862-3630	2	363	40'	1	26,315.31	1,558.61			0	-	-
009862-3640	2	364	40'	1	26,315.31	1,558.61			0	-	-
009862-3650	2	365	40'	1	26,315.31	1,558.61			0	-	-
009862-3660	2	366	40'	1	26,315.31	1,558.61			0	-	-
009862-3670	2	367	40'	1	26,315.31	1,558.61			0	-	-
009862-3680	2	368	40'	1	26,315.31	1,558.61			0	-	-
009862-3690	2	369	40'	1	26,315.31	1,558.61			0	-	-
009862-3700	2	370	40'	1	26,315.31	1,558.61			0	-	-
009862-3710	2	371	40'	1	26,315.31	1,558.61			0	-	-
009862-3720	2	372	40'	1	26,315.31	1,558.61			0	-	-
009862-3730	2	373	40'	1	26,315.31	1,558.61			0	-	-
009862-3740	2	374	40'	1	26,315.31	1,558.61			0	-	-

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-3750	2	375	40'	1	26,315.31	1,558.61			0	-	-
009862-3760	2	376	40'	1	26,315.31	1,558.61			0	-	-
009862-3770	2	377	40'	1	26,315.31	1,558.61			0	-	-
009862-3780	2	378	40'	1	26,315.31	1,558.61			0	-	-
009862-3790	2	379	40'	1	26,315.31	1,558.61			0	-	-
009862-3800	2	380	40'	1	26,315.31	1,558.61			0	-	-
009862-3810	2	381	40'	1	26,315.31	1,558.61			0	-	-
009862-3820	2	382	40'	1	26,315.31	1,558.61			0	-	-
009862-3830	2	383	40'	1	26,315.31	1,558.61			0	-	-
009862-3840	2	384	40'	1	26,315.31	1,558.61			0	-	-
009862-3850	2	385	40'	1	26,315.31	1,558.61			0	-	-
009862-3860	2	386	40'	1	26,315.31	1,558.61			0	-	-
009862-3870	2	387	40'	1	26,315.31	1,558.61			0	-	-
009862-3880	2	388	40'	1	26,315.31	1,558.61			0	-	-
009862-3890	2	389	40'	1	26,315.31	1,558.61			0	-	-
009862-3900	2	390	40'	1	26,315.31	1,558.61			0	-	-
009862-3910	2	391	40'	1	26,315.31	1,558.61			0	-	-
009862-3920	2	392	40'	1	26,315.31	1,558.61	392	40'	1	26,315.31	1,558.61
009862-3930	2	393	40'	1	26,315.31	1,558.61	393	40'	1	26,315.31	1,558.61
009862-3940	2	394	40'	1	26,315.31	1,558.61	394	40'	1	26,315.31	1,558.61
009862-3950	2	395	40'	1	26,315.31	1,558.61	395	40'	1	26,315.31	1,558.61
009862-3960	2	396	40'	1	26,315.31	1,558.61	396	40'	1	26,315.31	1,558.61
009862-3970	2	397	40'	1	26,315.31	1,558.61	397	40'	1	26,315.31	1,558.61
009862-3980	2	398	40'	1	26,315.31	1,558.61	398	40'	1	26,315.31	1,558.61
009862-3990	2	399	40'	1	26,315.31	1,558.61	399	40'	1	26,315.31	1,558.61
009862-4000	2	400	40'	1	26,315.31	1,558.61	400	40'	1	26,315.31	1,558.61
009862-4010	2	401	40'	1	26,315.31	1,558.61	401	40'	1	26,315.31	1,558.61
009862-4020	2	402	40'	1	26,315.31	1,558.61	402	40'	1	26,315.31	1,558.61
009862-4030	2	403	40'	1	26,315.31	1,558.61	403	40'	1	26,315.31	1,558.61
009862-4040	2	404	40'	1	26,315.31	1,558.61	404	40'	1	26,315.31	1,558.61
009862-4050	2	405	40'	1	26,315.31	1,558.61	405	40'	1	26,315.31	1,558.61
009862-4060	2	406	40'	1	26,315.31	1,558.61	406	40'	1	26,315.31	1,558.61
009862-4070	2	407	40'	1	26,315.31	1,558.61	407	40'	1	26,315.31	1,558.61
009862-4080	2	408	40'	1	26,315.31	1,558.61	408	40'	1	26,315.31	1,558.61
009862-4090	2	409	40'	1	26,315.31	1,558.61	409	40'	1	26,315.31	1,558.61
009862-4100	2	410	40'	1	26,315.31	1,558.61	410	40'	1	26,315.31	1,558.61
009862-4110	2	411	40'	1	26,315.31	1,558.61	411	40'	1	26,315.31	1,558.61
009862-4120	2	412	40'	1	26,315.31	1,558.61	412	40'	1	26,315.31	1,558.61
009862-4130	2	413	40'	1	26,315.31	1,558.61	413	40'	1	26,315.31	1,558.61
009862-4140	2	414	40'	1	26,315.31	1,558.61	414	40'	1	26,315.31	1,558.61
009862-4150	2	415	40'	1	26,315.31	1,558.61	415	40'	1	26,315.31	1,558.61
009862-4160	2	416	40'	1	26,315.31	1,558.61	416	40'	1	26,315.31	1,558.61
009862-4170	2	417	40'	1	26,315.31	1,558.61	417	40'	1	26,315.31	1,558.61
009862-4180	2	418	40'	1	26,315.31	1,558.61	418	40'	1	26,315.31	1,558.61
009862-4190	2	419	40'	1	26,315.31	1,558.61	419	40'	1	26,315.31	1,558.61
009862-4200	2	420	40'	1	26,315.31	1,558.61	420	40'	1	26,315.31	1,558.61
009862-4210	2	421	40'	1	26,315.31	1,558.61	421	40'	1	26,315.31	1,558.61
009862-4220	2	422	40'	1	26,315.31	1,558.61	422	40'	1	26,315.31	1,558.61
009862-4230	2	423	40'	1	26,315.31	1,558.61	423	40'	1	26,315.31	1,558.61
009862-4240	2	424	40'	1	26,315.31	1,558.61	424	40'	1	26,315.31	1,558.61
009862-4250	2	425	40'	1	26,315.31	1,558.61	425	40'	1	26,315.31	1,558.61
009862-4260	2	426	40'	1	26,315.31	1,558.61	426	40'	1	26,315.31	1,558.61
009862-4270	2	427	40'	1	26,315.31	1,558.61	427	40'	1	26,315.31	1,558.61
009862-4280	2	428	40'	1	26,315.31	1,558.61	428	40'	1	26,315.31	1,558.61
009862-4290	2	429	40'	1	26,315.31	1,558.61	429	40'	1	26,315.31	1,558.61
009862-4300	2	430	40'	1	26,315.31	1,558.61	430	40'	1	26,315.31	1,558.61
009862-4310	2	431	40'	1	26,315.31	1,558.61	431	40'	1	26,315.31	1,558.61
009862-4320	3	432	VILLA	1	21,034.65	1,245.84	432	VILLA	1	21,034.65	1,245.84
009862-4330	3	433	VILLA	1	21,034.65	1,245.84	433	VILLA	1	21,034.65	1,245.84
009862-4340	3	434	VILLA	1	21,034.65	1,245.84	434	VILLA	1	21,034.65	1,245.84
009862-4350	3	435	VILLA	1	21,034.65	1,245.84	435	VILLA	1	21,034.65	1,245.84
009862-4360	3	436	VILLA	1	21,034.65	1,245.84	436	VILLA	1	21,034.65	1,245.84
009862-4370	3	437	VILLA	1	21,034.65	1,245.84	437	VILLA	1	21,034.65	1,245.84

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-4380	3	438	VILLA	1	21,034.65	1,245.84	438	VILLA	1	21,034.65	1,245.84
009862-4390	3	439	VILLA	1	21,034.65	1,245.84	439	VILLA	1	21,034.65	1,245.84
009862-4400	3	440	VILLA	1	21,034.65	1,245.84	440	VILLA	1	21,034.65	1,245.84
009862-4410	3	441	VILLA	1	21,034.65	1,245.84	441	VILLA	1	21,034.65	1,245.84
009862-4420	3	442	VILLA	1	21,034.65	1,245.84	442	VILLA	1	21,034.65	1,245.84
009862-4430	3	443	VILLA	1	21,034.65	1,245.84	443	VILLA	1	21,034.65	1,245.84
009862-4440	3	444	VILLA	1	21,034.65	1,245.84	444	VILLA	1	21,034.65	1,245.84
009862-4450	3	445	VILLA	1	21,034.65	1,245.84	445	VILLA	1	21,034.65	1,245.84
009862-4460	3	446	VILLA	1	21,034.65	1,245.84	446	VILLA	1	21,034.65	1,245.84
009862-4470	3	447	VILLA	1	21,034.65	1,245.84	447	VILLA	1	21,034.65	1,245.84
009862-4480	3	448	VILLA	1	21,034.65	1,245.84	448	VILLA	1	21,034.65	1,245.84
009862-4490	3	449	VILLA	1	21,034.65	1,245.84	449	VILLA	1	21,034.65	1,245.84
009862-4500	3	450	VILLA	1	21,034.65	1,245.84	450	VILLA	1	21,034.65	1,245.84
009862-4510	3	451	VILLA	1	21,034.65	1,245.84	451	VILLA	1	21,034.65	1,245.84
009862-4520	3	452	VILLA	1	21,034.65	1,245.84	452	VILLA	1	21,034.65	1,245.84
009862-4530	3	453	VILLA	1	21,034.65	1,245.84	453	VILLA	1	21,034.65	1,245.84
009862-4540	3	454	VILLA	1	21,034.65	1,245.84	454	VILLA	1	21,034.65	1,245.84
009862-4550	3	455	VILLA	1	21,034.65	1,245.84	455	VILLA	1	21,034.65	1,245.84
009862-4560	3	456	VILLA	1	21,034.65	1,245.84	456	VILLA	1	21,034.65	1,245.84
009862-4570	3	457	VILLA	1	21,034.65	1,245.84	457	VILLA	1	21,034.65	1,245.84
009862-4580	3	458	VILLA	1	21,034.65	1,245.84	458	VILLA	1	21,034.65	1,245.84
009862-4590	3	459	VILLA	1	21,034.65	1,245.84	459	VILLA	1	21,034.65	1,245.84
009862-4600	3	460	VILLA	1	21,034.65	1,245.84	460	VILLA	1	21,034.65	1,245.84
009862-4610	3	461	VILLA	1	21,034.65	1,245.84	461	VILLA	1	21,034.65	1,245.84
009862-4620	3	462	VILLA	1	21,034.65	1,245.84	1	60'	1	38,858.85	2,301.52
009862-4630	3	463	VILLA	1	21,034.65	1,245.84	2	60'	1	38,858.85	2,301.52
009862-4640	3	464	VILLA	1	21,034.65	1,245.84	3	60'	1	38,858.85	2,301.52
009862-4650	3	465	VILLA	1	21,034.65	1,245.84	4	60'	1	38,858.85	2,301.52
009862-4660	3	466	VILLA	1	21,034.65	1,245.84	5	60'	1	38,858.85	2,301.52
009862-4670	3	467	VILLA	1	21,034.65	1,245.84	6	60'	1	38,858.85	2,301.52
009862-4680	3	468	VILLA	1	21,034.65	1,245.84	7	60'	1	38,858.85	2,301.52
009862-4690	3	469	VILLA	1	21,034.65	1,245.84	8	60'	1	38,858.85	2,301.52
009862-4700	3	470	VILLA	1	21,034.65	1,245.84	9	60'	1	38,858.85	2,301.52
009862-4710	3	471	VILLA	1	21,034.65	1,245.84	10	60'	1	38,858.85	2,301.52
009862-4720	3	472	VILLA	1	21,034.65	1,245.84	11	60'	1	38,858.85	2,301.52
009862-4730	3	473	VILLA	1	21,034.65	1,245.84	12	60'	1	38,858.85	2,301.52
009862-4740	3	474	VILLA	1	21,034.65	1,245.84	13	60'	1	38,858.85	2,301.52
009862-4750	3	475	VILLA	1	21,034.65	1,245.84	14	60'	1	38,858.85	2,301.52
009862-4760	3	476	VILLA	1	21,034.65	1,245.84	15	60'	1	38,858.85	2,301.52
009862-4770	3	477	VILLA	1	21,034.65	1,245.84	16	60'	1	38,858.85	2,301.52
009862-4780	3	478	VILLA	1	21,034.65	1,245.84	17	60'	1	38,858.85	2,301.52
009862-4790	3	479	VILLA	1	21,034.65	1,245.84	18	60'	1	38,858.85	2,301.52
009862-4800	3	480	VILLA	1	21,034.65	1,245.84	19	60'	1	38,858.85	2,301.52
009862-4810	3	481	VILLA	1	21,034.65	1,245.84	20	60'	1	38,858.85	2,301.52
009862-4820	3	482	VILLA	1	21,034.65	1,245.84	21	60'	1	38,858.85	2,301.52
009862-4830	3	483	VILLA	1	21,034.65	1,245.84	22	60'	1	38,858.85	2,301.52
009862-4840	3	484	VILLA	1	21,034.65	1,245.84	23	60'	1	38,858.85	2,301.52
009862-4850	3	485	VILLA	1	21,034.65	1,245.84	24	60'	1	38,858.85	2,301.52
009862-4860	3	486	VILLA	1	21,034.65	1,245.84	25	60'	1	38,858.85	2,301.52
009862-4870	3	487	VILLA	1	21,034.65	1,245.84	26	60'	1	38,858.85	2,301.52
009862-4880	3	488	VILLA	1	21,034.65	1,245.84	27	60'	1	38,858.85	2,301.52
009862-4890	3	489	VILLA	1	21,034.65	1,245.84	28	60'	1	38,858.85	2,301.52
009862-4900	3	490	VILLA	1	21,034.65	1,245.84	29	60'	1	38,858.85	2,301.52
009862-4910	3	491	VILLA	1	21,034.65	1,245.84	30	60'	1	38,858.85	2,301.52
009862-4920	3	492	VILLA	1	21,034.65	1,245.84	31	60'	1	38,858.85	2,301.52
009862-4930	3	493	VILLA	1	21,034.65	1,245.84	32	60'	1	38,858.85	2,301.52
009862-4940	3	494	VILLA	1	21,034.65	1,245.84	33	60'	1	38,858.85	2,301.52
009862-4950	3	495	VILLA	1	21,034.65	1,245.84	34	60'	1	38,858.85	2,301.52
009862-4960	3	496	VILLA	1	21,034.65	1,245.84			0	-	-
009862-4970	3	497	VILLA	1	21,034.65	1,245.84			0	-	-
009862-4980	3	498	VILLA	1	21,034.65	1,245.84			0	-	-
009862-4990	3	499	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5000	3	500	VILLA	1	21,034.65	1,245.84			0	-	-

PARCEL	PHASE	CURRENT LOT #	CURRENT PRODUCT TYPE	ASMT UNITS	CURRENT SERIES 2021 PAR DEBT	CURRENT SERIES 2021 DEBT ASMT GROSS	UPDATED LOT #	UPDATED PRODUCT TYPE	UPDATED ASMT UNITS	UPDATED SERIES 2021 PAR DEBT	UPDATED SERIES 2021 DEBT ASMT GROSS
009862-5010	3	501	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5020	3	502	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5030	3	503	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5040	3	504	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5050	3	505	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5060	3	506	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5070	3	507	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5080	3	508	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5090	3	509	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5100	3	510	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5110	3	511	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5120	3	512	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5130	3	513	VILLA	1	21,034.65	1,245.84			0	-	-
009862-5140	3	514	VILLA	1	21,034.65	1,245.84	514	VILLA	1	21,034.65	1,245.84
009862-5150	3	515	VILLA	1	21,034.65	1,245.84	515	VILLA	1	21,034.65	1,245.84
009862-5160	3	516	VILLA	1	21,034.65	1,245.84	516	VILLA	1	21,034.65	1,245.84
009862-5170	3	517	VILLA	1	21,034.65	1,245.84	517	VILLA	1	21,034.65	1,245.84
009862-5180	3	518	VILLA	1	21,034.65	1,245.84	518	VILLA	1	21,034.65	1,245.84
009862-5190	3	519	VILLA	1	21,034.65	1,245.84	519	VILLA	1	21,034.65	1,245.84
009862-5200	3	520	VILLA	1	21,034.65	1,245.84	520	VILLA	1	21,034.65	1,245.84
009862-5210	3	521	VILLA	1	21,034.65	1,245.84	521	VILLA	1	21,034.65	1,245.84
009862-5220	3	522	VILLA	1	21,034.65	1,245.84	522	VILLA	1	21,034.65	1,245.84
009862-5230	3	523	VILLA	1	21,034.65	1,245.84	523	VILLA	1	21,034.65	1,245.84
009862-5240	3	524	VILLA	1	21,034.65	1,245.84	524	VILLA	1	21,034.65	1,245.84
009862-5250	3	525	VILLA	1	21,034.65	1,245.84	525	VILLA	1	21,034.65	1,245.84
009862-5260	3	526	VILLA	1	21,034.65	1,245.84	526	VILLA	1	21,034.65	1,245.84
009862-5270	3	527	VILLA	1	21,034.65	1,245.84	527	VILLA	1	21,034.65	1,245.84
009862-5280	3	528	VILLA	1	21,034.65	1,245.84	528	VILLA	1	21,034.65	1,245.84
009862-5290	3	529	VILLA	1	21,034.65	1,245.84	529	VILLA	1	21,034.65	1,245.84
009862-5300	3	530	VILLA	1	21,034.65	1,245.84	530	VILLA	1	21,034.65	1,245.84
009862-5310	3	531	VILLA	1	21,034.65	1,245.84	531	VILLA	1	21,034.65	1,245.84
009862-5320	3	532	VILLA	1	21,034.65	1,245.84	532	VILLA	1	21,034.65	1,245.84
009862-5330	3	533	VILLA	1	21,034.65	1,245.84	533	VILLA	1	21,034.65	1,245.84
009862-5340	3	534	VILLA	1	21,034.65	1,245.84	534	VILLA	1	21,034.65	1,245.84
009862-5350	3	535	VILLA	1	21,034.65	1,245.84	535	VILLA	1	21,034.65	1,245.84
009862-5360	3	536	VILLA	1	21,034.65	1,245.84	536	VILLA	1	21,034.65	1,245.84
009862-5370	3	537	VILLA	1	21,034.65	1,245.84	537	VILLA	1	21,034.65	1,245.84
009862-5380	3	538	VILLA	1	21,034.65	1,245.84	538	VILLA	1	21,034.65	1,245.84
009862-5390	3	539	VILLA	1	21,034.65	1,245.84	539	VILLA	1	21,034.65	1,245.84
009862-5400	3	540	VILLA	1	21,034.65	1,245.84	540	VILLA	1	21,034.65	1,245.84
009862-5410	3	541	VILLA	1	21,034.65	1,245.84	541	VILLA	1	21,034.65	1,245.84
009862-5420	3	542	VILLA	1	21,034.65	1,245.84	542	VILLA	1	21,034.65	1,245.84
009862-5430	3	543	VILLA	1	21,034.65	1,245.84	543	VILLA	1	21,034.65	1,245.84
009862-5440	3	544	VILLA	1	21,034.65	1,245.84	544	VILLA	1	21,034.65	1,245.84
009862-5450	3	545	VILLA	1	21,034.65	1,245.84	545	VILLA	1	21,034.65	1,245.84
009862-5460	3	546	VILLA	1	21,034.65	1,245.84	546	VILLA	1	21,034.65	1,245.84
009862-5470	3	547	VILLA	1	21,034.65	1,245.84	547	VILLA	1	21,034.65	1,245.84
009862-5480	3	548	VILLA	1	21,034.65	1,245.84	548	VILLA	1	21,034.65	1,245.84
009862-5490	3	549	VILLA	1	21,034.65	1,245.84	549	VILLA	1	21,034.65	1,245.84
LOT SIZE DIFFERENTIAL					8,801.10	519.96					
TOTAL				549	15,505,000.00	918,331.13			496	15,505,000.00	918,331.13
LESS DISCOUNTS / COLLECTION COSTS (6%)						(55,099.87)					(55,099.87)
NET MAX ANNUAL ASSESSMENTS						863,231.26					863,231.26

SIXTH ORDER OF BUSINESS

**STILLWATER
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Stillwater Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stillwater Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 2, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 2, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stillwater Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,864,858.
- The change in the District's total net position in comparison with the prior fiscal year was \$773,729, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported an ending fund balance of \$3,062,046, an increase of \$420,618 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 3,091,274	\$ 2,709,110
Capital assets, net of depreciation	13,301,280	13,301,280
Total assets	16,392,554	16,010,390
Current liabilities	180,258	221,091
Long-term liabilities	14,347,438	14,698,170
Total liabilities	14,527,696	14,919,261
Net position		
Net investment in capital assets	535,046	122,244
Restricted	736,977	657,281
Unrestricted	592,835	311,604
Total net position	\$ 1,864,858	\$ 1,091,129

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,548,029	\$ 1,450,974
Operating grants and contributions	74,874	38,628
Capital grants and contributions	63,240	260,764
General revenues		
Miscellaneous	22,989	-
Total revenues	<u>1,709,132</u>	<u>1,750,366</u>
Expenses:		
General government	87,251	152,653
Maintenance and operations	335,288	318,040
Interest	512,864	522,034
Total expenses	<u>935,403</u>	<u>992,727</u>
Change in net position	<u>773,729</u>	<u>757,639</u>
Net position - beginning	<u>1,091,129</u>	<u>333,490</u>
Net position - ending	<u>\$ 1,864,858</u>	<u>\$ 1,091,129</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year September 30, 2025 was \$935,403. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and investment earnings. In total, expenses decreased in the current year. The majority of the decrease was the result of a decrease in general government expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$13,301,280 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,165,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stillwater Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 601,792
Deposits	14,030
Prepaid items	6,241
Restricted assets:	
Investments	2,469,211
Capital assets:	
Nondepreciable	13,301,280
Total assets	16,392,554
 LIABILITIES	
Accounts payable	29,228
Accrued interest	151,030
Non-current liabilities:	
Due within one year	345,000
Due in more than one year	14,002,438
Total liabilities	14,527,696
 NET POSITION	
Net investment in capital assets	535,046
Restricted for debt service	736,977
Unrestricted	592,835
Total net position	\$ 1,864,858

See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 87,251	\$ 87,251	\$ -	\$ -	\$ -
Maintenance and operations	335,288	592,360	-	63,240	320,312
Interest on long-term debt	512,864	868,418	74,874	-	430,428
Total governmental activities	935,403	1,548,029	74,874	63,240	750,740
		General revenues:			
					22,989
					22,989
					773,729
					1,091,129
					\$ 1,864,858

See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 601,792	\$ -	\$ -	\$ 601,792
Investments	-	888,007	1,581,204	2,469,211
Deposits	14,030	-	-	14,030
Prepaid items	6,241	-	-	6,241
Total assets	\$ 622,063	\$ 888,007	\$ 1,581,204	\$ 3,091,274
LIABILITIES				
Liabilities:				
Accounts payable	\$ 29,228	\$ -	\$ -	\$ 29,228
Total liabilities	29,228	-	-	29,228
FUND BALANCES				
Nonspendable:				
Prepaid items	6,241	-	-	6,241
Restricted for:				
Debt service	-	888,007	-	888,007
Capital projects	-	-	1,581,204	1,581,204
Unassigned	586,594	-	-	586,594
Total fund balances	592,835	888,007	1,581,204	3,062,046
Total liabilities and fund balances	\$ 622,063	\$ 888,007	\$ 1,581,204	\$ 3,091,274

See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,062,046

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Capital assets	13,301,280	
Accumulated depreciation	-	13,301,280

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(151,030)	
Bond premiums	(182,438)	
Bonds payable	(14,165,000)	(14,498,468)

Net position of governmental activities		\$ <u>1,864,858</u>
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See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 679,611	\$ 868,418	\$ -	\$ 1,548,029
Developer contributions	-	35,617	-	35,617
Interest	-	39,257	63,240	102,497
Miscellaneous income	22,989	-	-	22,989
Total revenues	<u>702,600</u>	<u>943,292</u>	<u>63,240</u>	<u>1,709,132</u>
EXPENDITURES				
Current:				
General government	86,081	-	1,170	87,251
Maintenance and operations	335,288	-	-	335,288
Debt service:				
Principal	-	340,000	-	340,000
Interest	-	525,975	-	525,975
Total expenditures	<u>421,369</u>	<u>865,975</u>	<u>1,170</u>	<u>1,288,514</u>
Excess (deficiency) of revenues over (under) expenditures	281,231	77,317	62,070	420,618
Fund balances - beginning	<u>311,604</u>	<u>810,690</u>	<u>1,519,134</u>	<u>2,641,428</u>
Fund balances - ending	<u>\$ 592,835</u>	<u>\$ 888,007</u>	<u>\$ 1,581,204</u>	<u>\$ 3,062,046</u>

See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	420,618
Amounts reported for governmental activities in the statement of activities are different because:		
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		10,732
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		340,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>2,379</u>
Change in net position of governmental activities	\$	<u><u>773,729</u></u>

See notes to the financial statements

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Stillwater Community Development District ("District") was created by Ordinance 2020-49 of the Board of County Commissioners of St. Johns County, Florida enacted on October 20, 2020 and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all the Board members are affiliated with Lennar Corporation (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Dreyfus Treasury Securities	\$ 2,469,211	S&P AAAm	Weighted average of the fund portfolio: 54 days
	<u>\$ 2,469,211</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 13,301,280	\$ -	\$ -	\$ 13,301,280
Total capital assets, not being depreciated	<u>13,301,280</u>	<u>-</u>	<u>-</u>	<u>13,301,280</u>
Governmental activities capital assets	<u>\$ 13,301,280</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,301,280</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$17,896,442. The infrastructure will include roadways, wastewater systems, sanitary sewer, storm drainage and other improvements. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. Amounts needed to complete the project will be funded by a combination of additional bond financing or Developer contributions.

NOTE 6 – LONG-TERM LIABILITIES

On March 16, 2021, the District issued \$15,505,000 of Special Assessment Bonds, Series 2021 consisting of \$1,650,000 Term Bonds Series 2021 due on June 15, 2026 with a fixed interest rate of 2.375% and \$1,885,000 Term Bonds Series 2021 due on June 15, 2031 with a fixed interest rate of 3.00% and \$4,870,000 Term Bonds due June 15, 2041 with a fixed interest rate of 3.50% and \$7,100,000 Term Bonds Series 2021 due June 15, 2051 with a fixed interest rate of 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 14,505,000	\$ -	\$ 340,000	\$ 14,165,000	\$ 345,000
Plus: bond premium	193,170	-	10,732	182,438	-
Total	<u>\$ 14,698,170</u>	<u>\$ -</u>	<u>\$ 350,732</u>	<u>\$ 14,347,438</u>	<u>\$ 345,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 345,000	\$ 517,818	\$ 862,818
2027	355,000	509,626	864,626
2028	365,000	498,976	863,976
2029	375,000	488,026	863,026
2030	390,000	476,776	866,776
2031-2035	2,150,000	2,188,128	4,338,128
2036-2040	2,550,000	1,498,926	4,048,926
2041-2045	3,060,000	1,288,776	4,348,776
2046-2050	3,735,000	628,200	4,363,200
2051	840,000	33,600	873,600
Total	<u>\$ 14,165,000</u>	<u>\$ 8,128,852</u>	<u>\$ 22,293,852</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of the land within the District, therefore assessments include those amounts collected on Developer owned lots.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 680,116	\$ 679,611	\$ (505)
Miscellaneous revenue	-	22,989	22,989
Total revenues	680,116	702,600	22,484
EXPENDITURES			
Current:			
General government	108,385	86,081	22,304
Maintenance and operations	571,731	335,288	236,443
Total expenditures	680,116	421,369	258,747
Excess (deficiency) of revenues over (under) expenditures	\$ -	281,231	\$ 281,231
Fund balance - beginning		311,604	
Fund balance - ending		\$ 592,835	

See notes to required supplementary information

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	0
Independent contractor compensation	\$0
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,305.35 Debt service - \$1,245.84 - \$2,079.88
Special assessments collected	\$1,548,029
Outstanding Bonds:	
Series 2021, Due June 15, 2051	\$14,165,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Stillwater Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stillwater Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 2, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 2, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Stillwater Community Development District
St. Johns County, Florida

We have examined Stillwater Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stillwater Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties

April 2, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Stillwater Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stillwater Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 2, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 2, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stillwater Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Stillwater Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 2, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

TENTH ORDER OF BUSINESS

Stillwater
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Stillwater
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 591,920	\$ -	\$ -	\$ 591,920
Assessments Receivable	233	-	-	233
Due from Other	-	-	-	-
Due from General Fund	-	39,084	-	39,084
Investments:				
State Board of Administration (SBA)	500,841	-	-	500,841
Series 2021				
Reserve	-	433,342	-	433,342
Interest	-	-	-	-
Revenue	-	927,538	-	927,538
Prepayment	-	82,851	-	82,851
Sinking	-	-	-	-
Optional Redemption	-	18,391	-	18,391
Construction	-	-	1,604,922	1,604,922
Prepaid Expenses	-	-	-	-
Deposits	14,030	-	-	14,030
Total Assets	\$ 1,107,024	\$ 1,501,207	\$ 1,604,922	\$ 4,213,153
Liabilities:				
Accounts Payable	\$ 12,776	\$ -	\$ -	\$ 12,776
Accrued Expenses	-	-	-	-
Due to Developer	-	35,617	-	35,617
Due to Debt Service	39,084	-	-	39,084
Total Liabilities	\$ 51,860	\$ 35,617	\$ -	\$ 87,477
Fund Balance:				
Nonspendable:				
Deposits	\$ 14,030	\$ -	\$ -	\$ 14,030
Restricted for:				
Debt Service	-	1,465,591	-	1,465,591
Capital Project	-	-	1,604,922	1,604,922
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,041,134	-	-	1,041,134
Total Fund Balances	\$ 1,055,164	\$ 1,465,591	\$ 1,604,922	\$ 4,125,676
Total Liabilities & Fund Balance	\$ 1,107,024	\$ 1,501,207	\$ 1,604,922	\$ 4,213,153

Stillwater
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 673,639	\$ 658,121	\$ 658,121	\$ -
Interest Income	-	-	841	841
Miscellaneous Income	-	-	16,628	16,628
Total Revenues	\$ 673,639	\$ 658,121	\$ 675,590	\$ 17,469
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 7,000	\$ 2,917	\$ 2,800	\$ 117
PR-FICA	536	223	214	9
Engineering	4,000	1,667	2,569	(902)
Attorney	15,000	6,250	1,729	4,521
Annual Audit	6,000	-	-	-
Assessment Administration	-	-	2,500	(2,500)
Arbitrage Rebate	550	229	-	229
Dissemination Agent	1,000	417	417	0
Trustee Fees	6,500	-	-	-
Management Fees	48,000	20,000	20,000	-
EMMA Software	1,500	625	-	625
Website Admin	910	379	379	0
ADA Compliance	-	-	1,500	(1,500)
Telephone	200	83	14	69
Postage & Delivery	500	208	22	187
Meeting room Rental	3,600	1,500	300	1,200
Insurance General Liability/Public Officials	7,196	7,196	6,309	887
Property Appraiser	-	-	133	(133)
Printing & Binding	500	208	47	161
Legal Advertising	3,000	1,250	202	1,048
Other Current Charges	1,000	417	495	(78)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 107,167	\$ 43,745	\$ 39,804	\$ 3,941

Stillwater
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Security Patrol	\$ 50,000	\$ 20,833	\$ 15,589	\$ 5,245
Electric	22,462	9,359	3,025	6,335
Phone & Internet	8,000	3,333	963	2,370
Water/sewer	50,000	20,833	320	20,513
Stormwater system maintenance	34,000	14,167	-	14,167
Fountain Maintenance	4,280	1,783	-	1,783
Field Operating Management	15,000	6,250	7,500	(1,250)
Entrance gate contract	58,000	24,167	34,571	(10,404)
Property Insurance	47,395	47,395	42,561	4,834
Landscape Contract	80,040	33,350	33,304	46
Pond Maintenance	30,564	12,735	12,485	250
Irrigation Repairs	15,000	6,250	389	5,861
Landscape Miscellaneous	30,000	12,500	-	12,500
Mulch	5,900	2,458	-	2,458
Pressure Washing	7,000	2,917	-	2,917
O&M Accounting	3,750	1,563	1,563	-
Holiday Decorations	8,500	3,542	3,339	203
General Maintenance	15,000	6,250	-	6,250
Street Sign repair and Replacement	1,800	750	-	750
Sidewalk Repair and Maintenance	2,400	1,000	-	1,000
Street Maintenance	10,800	4,500	-	4,500
Traffic Study	20,000	16,725	16,725	-
Miscellaneous Contingency	46,581	19,409	1,124	18,284
Subtotal Operations & Maintenance	\$ 566,472	\$ 272,069	\$ 173,457	\$ 98,612
Total Operations & Maintenance	\$ 566,472	\$ 272,069	\$ 173,457	\$ 98,612
Total Expenditures	\$ 673,639	\$ 315,813	\$ 213,261	\$ 102,552
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 342,308	\$ 462,329	\$ 120,021
Net Change in Fund Balance	\$ -	\$ 342,308	\$ 462,329	\$ 120,021
Fund Balance - Beginning	\$ -		\$ 592,835	
Fund Balance - Ending	\$ -		\$ 1,055,164	

Stillwater
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 863,232	\$ 840,958	\$ 840,958	\$ -
Prepayments	-	-	17,859	17,859
Interest Income	-	-	13,333	13,333
Total Revenues	\$ 863,232	\$ 840,958	\$ 872,151	\$ 31,192
Expenditures:				
Interest - 11/1	\$ 258,909	\$ 258,950	\$ 258,950	\$ -
Interest - 5/1	258,909	-	-	-
Principal - 5/1	345,000	-	-	-
Total Expenditures	\$ 862,819	\$ 258,950	\$ 258,950	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 413	\$ 582,008	\$ 613,201	\$ 31,192
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 413	\$ 582,008	\$ 613,201	\$ 31,192
Fund Balance - Beginning	\$ 396,081		\$ 852,390	
Fund Balance - Ending	\$ 396,494		\$ 1,465,591	

Stillwater

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 23,717	\$ 23,717
Total Revenues	\$ -	\$ -	\$ 23,717	\$ 23,717
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 23,717	\$ 23,717
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 23,717	\$ 23,717
Fund Balance - Beginning	\$ -		\$ 1,581,204	
Fund Balance - Ending	\$ -		\$ 1,604,922	

Stillwater
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 66,972	\$ 318,370	\$ 242,192	\$ 30,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658,121
Interest Income	-	-	-	-	841	-	-	-	-	-	-	-	841
Miscellaneous Income	16,628	-	-	-	-	-	-	-	-	-	-	-	16,628
Total Revenues	\$ 16,628	\$ 66,972	\$ 318,370	\$ 242,192	\$ 31,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,590
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	77	-	77	-	61	-	-	-	-	-	-	-	214
Engineering	1,059	580	-	465	465	-	-	-	-	-	-	-	2,569
Attorney	769	-	961	-	-	-	-	-	-	-	-	-	1,729
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	2,500	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	83	83	83	-	-	-	-	-	-	-	417
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,000	4,000	4,000	4,000	4,000	-	-	-	-	-	-	-	20,000
EMMA Software	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Admin	76	76	76	76	76	-	-	-	-	-	-	-	379
ADA Compliance	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Telephone	3	-	7	-	5	-	-	-	-	-	-	-	14
Postage & Delivery	1	21	-	-	-	-	-	-	-	-	-	-	22
Meeting room Rental	-	-	-	300	-	-	-	-	-	-	-	-	300
Insurance General Liability/Public Officials	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Property Appraiser	63	70	-	-	-	-	-	-	-	-	-	-	133
Printing & Binding	2	11	-	18	16	-	-	-	-	-	-	-	47
Legal Advertising	67	-	67	-	67	-	-	-	-	-	-	-	202
Other Current Charges	313	70	74	37	-	-	-	-	-	-	-	-	495
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,496	\$ 4,911	\$ 6,344	\$ 4,979	\$ 8,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,804

Stillwater
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security Patrol	\$ 3,260	\$ 2,734	\$ 3,711	\$ 2,567	\$ 3,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,589
Electric	781	748	711	784	-	-	-	-	-	-	-	-	3,025
Phone & Internet	214	321	107	214	107	-	-	-	-	-	-	-	963
Water/sewer	107	107	107	-	-	-	-	-	-	-	-	-	320
Stormwater system maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Wetland Monitoring/maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operating Management	1,500	1,500	1,500	1,500	1,500	-	-	-	-	-	-	-	7,500
Entrance gate contract	8,506	6,241	7,340	6,241	6,241	-	-	-	-	-	-	-	34,571
Property Insurance	42,561	-	-	-	-	-	-	-	-	-	-	-	42,561
Landscape Contract	6,670	3,312	9,982	6,670	6,670	-	-	-	-	-	-	-	33,304
Pond Maintenance	2,497	2,497	2,497	2,497	2,497	-	-	-	-	-	-	-	12,485
Irrigation Repairs	-	-	-	-	389	-	-	-	-	-	-	-	389
Landscape Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
O&M Accounting	313	313	313	313	313	-	-	-	-	-	-	-	1,563
Holiday Decorations	-	3,339	-	-	-	-	-	-	-	-	-	-	3,339
General Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Sign repair and Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Study	-	7,760	-	8,965	-	7,760	-	-	-	-	-	-	16,725
Miscellaneous Contingency	-	-	-	1,124	-	-	-	-	-	-	-	-	1,124
Subtotal Operations & Maintenance	\$ 66,409	\$ 28,872	\$ 26,267	\$ 30,876	\$ 21,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	173,457
Total Operations & Maintenance	\$ 66,409	\$ 28,872	\$ 26,267	\$ 30,876	\$ 21,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	173,457
Total Expenditures	\$ 81,905	\$ 33,783	\$ 32,611	\$ 35,855	\$ 29,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	213,261
Excess (Deficiency) of Revenues over Expendit	\$ (65,277)	\$ 33,189	\$ 285,759	\$ 206,337	\$ 2,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	462,329
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (65,277)	\$ 33,189	\$ 285,759	\$ 206,337	\$ 2,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	462,329

Stillwater
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Bonds		
Interest Rate:	2.43%,3.0%,3.45%,3.65%	
Maturity Date:	6/15/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$431,616	
Reserve Fund Balance	433,342	
Bonds Outstanding - 3/16/2021		\$15,505,000
Less: Principal Payment - 6/15/22		(\$315,000)
Less: Principal Payment - 6/15/23		(\$320,000)
Less: Principal Payment - 6/15/24		(\$330,000)
Less: Principal Payment - 6/15/25		(\$340,000)
Current Bonds Outstanding		\$14,200,000

Stillwater
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St. Johns County
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

allocation in % 43.90% 56.10% 100.00%

Date	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2021 Service	Debt	Total
11/04/25	\$ 8,420.27	\$ 442.05	\$ 159.56		\$ 7,818.66	\$ 3,432.52	\$ 4,386.14		\$ 7,818.66
11/20/25	38,224.91	1,529.01	733.92		35,961.98	15,787.91	20,174.07		35,961.98
11/24/25	115,613.00	4,624.55	2,219.77		108,768.68	47,751.28	61,017.40		108,768.68
12/16/25	370,241.78	14,809.84	7,108.64		\$ 348,323.30	152,919.78	195,403.52		348,323.30
12/24/25	400,579.82	16,022.93	7,691.14		\$ 376,865.75	165,450.39	211,415.36		376,865.75
01/15/26	582,829.44	23,313.41	11,190.32		\$ 548,325.71	240,724.19	307,601.52		548,325.71
01/26/26				3,343.98	\$ 3,343.98	1,468.06	1,875.92		3,343.98
02/20/26	\$73,098.27	\$2,005.47	\$1,421.86		\$ 69,670.94	30,586.71	39,084.23		69,670.94
					\$ -	-	-		-
					\$ -	-	-		-
					-	-	-		-
					-	-	-		-
	\$ 1,589,007.49	\$ 62,747.26	\$ 30,525.21	\$ 3,343.98	\$ 1,499,079.00	\$ 658,120.84	\$ 840,958.16		\$ 1,499,079.00

97.34%	Percent Collected
\$ 43,360.95	Balance Remaining to Collect

ELEVENTH ORDER OF BUSINESS

Stillwater
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
2/1-2/28	10582-10589	\$44,736.62
ACH	80025-80027	\$4,195.78
TOTAL		\$48,932.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00024	10/24/25	2	202510	310	51300	49000		DISCLOSURE SERVICES LLC	*	250.00	250.00	010582
			REVISED	AMORT	SCH	121525							
2/04/26	00009	2/01/26	PSI23392	202602	320	53800	46500		SOLITUDE LAKE MANAGEMENT	*	2,497.00	2,497.00	010583
			FEB 26	-	PONDS	1-16							
2/04/26	00016	1/31/26	1094715	202601	320	53800	46200		YELLOWSTONE LANDSCAPE	*	6,670.00	6,670.00	010584
			JAN 26	-	LANDSCAPE MAINT								
2/25/26	00011	1/27/26	104957	202601	320	53800	34500		RESET BARRIER ARM/CRADLE	*	245.00		
		2/01/26	765173	202603	320	53800	46100		MAR 26-GREENBRIAR/VIRTUAL	*	5,669.58		
		2/01/26	765174	202603	320	53800	46100		MAR 26 - RESIDENT GATE	*	571.73		
									ENVERA			6,486.31	010585
2/25/26	00001	2/01/26	14	202602	310	51300	34000		FEB 26 - MANAGEMENT FEES	*	4,000.00		
		2/01/26	14	202602	310	51300	49500		FEB 26 - IT	*	75.83		
		2/01/26	14	202602	310	51300	31300		FEB 26 - DISSEMINATION	*	83.33		
		2/01/26	14	202602	320	53800	34100		FEB 26 - O&M ACCOUNTING	*	312.50		
		2/01/26	14	202602	310	51300	42500		FEB 26 - COPIES	*	16.05		
		2/01/26	14	202602	310	51300	41000		FEB 26 - TELEPHONE	*	4.68		
		2/19/26	16	202602	310	51300	31401		SUP SP ASSESS M RPT SR21	*	2,500.00		
									GOVERNMENTAL MANAGEMENT SERVICES-NF			6,992.39	010586
2/25/26	00013	2/12/26	194622	202601	310	51300	31100		JAN 26 - ENGINEERING SVCS	*	465.00	465.00	010587
									MATTHEWS DCCM				
2/25/26	00012	2/25/26	TAX REC	202602	300	20700	10100		TRANSFER TAX RECEIPTS	*	1,875.92	1,875.92	010588
									STILLWATER CDD				
2/25/26	00034	12/31/25	100	202512	320	53800	34000		FY2025 MANAGEMENT FEES	*	13,500.00		

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/31/25	100		202512 320-53800-34000		*	4,500.00	
		FY2026	MANAGEMENT FEES				
1/31/26	112		202601 320-53800-34000		*	1,500.00	
		JAN 26	- MANAGEMENT FEES				
STILLWATER COMMUNITY ASSOCIATION							19,500.00 010589

TOTAL FOR BANK A						44,736.62	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/26	00026	1/15/26	31401279	202602	320-53800-41000			INTERNET - FEB 26	*	107.00		
								AT&T AUTOPAY			107.00	080025
2/28/26	00025	1/15/26	57835357	202601	320-53800-43000			409 STILLWATER BV APT ARL	*	784.33		
								JEA AUTOPAY			784.33	080026
2/28/26	00027	2/01/26	02012661	202602	300-13100-10000			2.1.26	*	233.20		
		2/10/26	364227	202602	320-53800-34500			INV# 1568952	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1571098	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1571479	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1577452	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1578135	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1578466	*	180.00		
		2/10/26	364227	202602	320-53800-34500			INV# 1579611	*	68.25		
		2/10/26	364227	202602	320-53800-34500			FEEES	*	105.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1579136	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1580205	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1582930	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1583642	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1585717	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1587677	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1588847	*	180.00		
		2/24/26	366032	202602	320-53800-34500			INV# 1589221	*	180.00		
		2/24/26	366032	202602	320-53800-34500			FEEES	*	120.00		

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/24/26 366032 FEES	202602 320-53800-34500	ROLLKALL AUTOPAY	*	78.00	
							3,304.45 080027

						TOTAL FOR BANK Z	4,195.78
						TOTAL FOR REGISTER	48,932.40



Chindalur Traffic Solutions, Inc.
P.O. Box 550786
Jacksonville, FL 32255
(904) 619-3368

*W9
10/21 on file*

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

Invoice number 25-096
Date 11/26/2025

Project 250-038 Stillwater Blvd Traffic Calming

Professional services through 11/26/2025

Invoice Summary

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Lump Sum Services					
Speed Analysis (3 Locations)	2,500.00	83.00	2,075.00	0.00	2,075.00
Speed Analysis (3 Additional Locations)	2,500.00	42.00	1,050.00	0.00	1,050.00
Traffic Calming Countermeasures	3,500.00	21.00	735.00	0.00	735.00
Documentation	3,500.00	0.00	0.00	0.00	0.00
Subtotal	12,000.00	32.17	3,860.00	0.00	3,860.00
Sub-Consultant Services					
Speed Data Collection (Speed Data – 7 Days @ 3 Locations)	1,950.00	100.00	1,950.00	0.00	1,950.00
Speed Data Collection (Speed Data – 7 Days @ 3 Additional Locations)	1,950.00	100.00	1,950.00	0.00	1,950.00
Subtotal	3,900.00	100.00	3,900.00	0.00	3,900.00
Time Charge Services					
Meetings	0.00	0.00	0.00	0.00	0.00
Coordination with Other Consultants/Teams	0.00	0.00	0.00	0.00	0.00
Response to Comments (Client, Agency, Public Hearings, PZA, BOCC, etc.)	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00
Reimbursable Out of Pocket Expenses (Mileage, Printing & Post)	0.00	0.00	0.00	0.00	0.00
Total	15,900.00	48.81	7,760.00	0.00	7,760.00

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Lump Sum Services					
Speed Analysis (3 Locations)	2,500.00	83.00	2,075.00	0.00	2,075.00
Speed Analysis (3 Additional Locations)	2,500.00	42.00	1,050.00	0.00	1,050.00
Traffic Calming Countermeasures	3,500.00	21.00	735.00	0.00	735.00
Documentation	3,500.00	0.00	0.00	0.00	0.00
Subtotal	12,000.00	32.17	3,860.00	0.00	3,860.00
Sub-Consultant Services					
Speed Data Collection (Speed Data – 7 Days @ 3 Locations)	1,950.00	100.00	1,950.00	0.00	1,950.00
Speed Data Collection (Speed Data – 7 Days @ 3 Additional Locations)	1,950.00	100.00	1,950.00	0.00	1,950.00
Subtotal	3,900.00	100.00	3,900.00	0.00	3,900.00
Total	15,900.00	48.81	7,760.00	0.00	7,760.00

Invoice total 7,760.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-096	11/26/2025	7,760.00	7,760.00				
	Total	7,760.00	7,760.00	0.00	0.00	0.00	0.00

Approved by:



Rajesh Chindalur
 P.E., P.T.O.E.

THANK YOU FOR YOUR BUSINESS

Wednesday, January 21, 2026 at 14:57:09 Eastern Standard Time

Subject: Stillwater CDD - 250-038 Stillwater Blvd Traffic Calming
Date: Wednesday, January 21, 2026 at 2:54:31 PM Eastern Standard Time
From: Jim Oliver
To: Sandra Johnson, Patti Powers
CC: Alex Acree, Rajesh Ramri Chindalur, Sarah Sweeting
Attachments: Stillwater CDD_250-038_Stillwater Blvd_25-096_11-26-2025.pdf

Sandy: Thanks very much for your email. I'll have the invoice processed ASAP.

Patti: Please see invoice which should be paid by Stillwater CDD.

Thanks,
Jim

Jim Oliver
Managing Partner
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 406
E-mail: joliver@gmsnf.com

On Jan 21, 2026, at 2:37PM, Sandra Johnson <sandy@ctrfficsolutions.com> wrote:

Hello Jim,

I hope you are well. Our records indicate that we have not received payment of \$7,760.00 for Invoice #25-096, dated November 25, 2025, and is past due. I would appreciate it if you could check this out on your end.

If the payment has already been sent, please disregard this notice. If you've lost this invoice, we have attached a copy.

As we requested in our November 26, 2025, email, please let us know if there is anything else needed or if this is to be emailed to anyone else.

Please reply to this message and let me know you've received it; or if you have any questions.

Envera

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

<h1>Invoice</h1>	
Invoice Number 762880	Date 12/01/2025
Customer Number 300396	Due Date 01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - Gate Access - Stillwater CDD - Entrance-Geenbriar Rd, Saint Johns, FL</i>				
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	1.00	\$311.58	\$311.58
1.00	Envera Kiosk System 01/01/2026 - 01/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 01/01/2026 - 01/31/2026	1.00	\$200.00	\$200.00
1.00	Virtual Gate Guard Monitoring 01/01/2026 - 01/31/2026	1.00	\$4,658.00	\$4,658.00
			Subtotal:	\$5669.58
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$5669.58

Date	Invoice #	Description	Amount	Balance Due
12/1/2025	762880	Monitoring Services	\$5669.58	\$5669.58

Envera

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

<h1>Invoice</h1>	
Invoice Number 762880	Date 12/01/2025
Customer Number 300396	Due Date 01/01/2026

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

<h1>Invoice</h1>	
Invoice Number 762881	Date 12/01/2025
Customer Number 300396	Due Date 01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - CCTV - Stillwater CDD - Resident Gate - Add PVS, Saint Johns, FL</i>				
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 01/01/2026 - 01/31/2026	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 01/01/2026 - 01/31/2026	1.00	\$50.00	\$50.00
Subtotal:				\$571.73
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$571.73

Date	Invoice #	Description	Amount	Balance Due
12/1/2025	762881	Monitoring Services	\$571.73	\$571.73

Envera

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

<h1>Invoice</h1>	
Invoice Number 762881	Date 12/01/2025
Customer Number 300396	Due Date 01/01/2026

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

Envera

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

<h1>Invoice</h1>	
Invoice Number 764059	Date 01/02/2026
Customer Number 300396	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - Gate Access - Stillwater CDD - Entrance- Greenbriar Rd, Saint Johns, FL</i>				
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	1.00	\$311.58	\$311.58
1.00	Envera Kiosk System 02/01/2026 - 02/28/2026	1.00	\$500.00	\$500.00
1.00	Data Management 02/01/2026 - 02/28/2026	1.00	\$200.00	\$200.00
1.00	Virtual Gate Guard Monitoring 02/01/2026 - 02/28/2026	1.00	\$4,658.00	\$4,658.00
			Subtotal:	\$5669.58
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$5669.58

Date	Invoice #	Description	Amount	Balance Due
1/2/2026	764059	Monitoring Services	\$5669.58	\$5669.58

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

<h1>Invoice</h1>	
Invoice Number 764059	Date 01/02/2026
Customer Number 300396	Due Date 02/01/2026

Net Due: \$5,669.58
Amount Enclosed: _____

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

<h1>Invoice</h1>	
Invoice Number 764060	Date 01/02/2026
Customer Number 300396	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - CCTV - Stillwater CDD - Resident Gate - Add PVS, Saint Johns, FL</i>				
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 02/01/2026 - 02/28/2026	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 02/01/2026 - 02/28/2026	1.00	\$50.00	\$50.00
			Subtotal:	\$571.73
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$571.73

Date	Invoice #	Description	Amount	Balance Due
1/2/2026	764060	Monitoring Services	\$571.73	\$571.73

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

<h1>Invoice</h1>	
Invoice Number 764060	Date 01/02/2026
Customer Number 300396	Due Date 02/01/2026

Net Due: \$571.73
Amount Enclosed: _____

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802



Page	1/1
Date	12/31/2025
Reference	Completed 12/19/25
Invoice Number	104173

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

Bill To
 Stillwater CDD
 729 Stillwater Blvd
 St Johns, FL, 32259

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

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002825	104173	SER	002825G	WOODSK	Completed 12/19/25	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
12-GAT-0023 Gate Arm 12' w/Pole. NO LED Tape on Both Sides	1.00		594.00	0.00	0.00	594.00
12-GAT-0029 Gatearms Plus 10.5ft LED (24VDC) with Wire Harness	1.00		260.00	0.00	0.00	260.00
SER-SC Service Labor	1.00	HOUR	185.00	0.00	0.00	185.00
SER-TR Trip Charge	1	Each	60.00	0.00	0.00	60.00
Service Comment Stillwater - Resident - Left side Barrier Arm						
Community Approved: Replace Left-Side Barrier arm						
Checked in with onsite personnel;Checked Out with onsite personnel;Contacted PM/CAM/BoD Member;Delivered Barrier Arm(s) Gate arm;Installed Resident Entry Barrier Arm						

If terms pennit, 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	245.00
Items	854.00
Subtotal	1,099.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	1,099.00

Due Date: 1/30/2026

Terms: Net 30 Days

Monday, January 5, 2026 at 11:10:29 Eastern Standard Time

Subject: RE: Invoice(s) from Envera Systems - Stillwater CDD 104173
Date: Monday, January 5, 2026 at 11:06:51 AM Eastern Standard Time
From: Mike Monahan
To: Sarah Sweeting, Shayna Talbert
CC: Jim Oliver, Patti Powers
Attachments: image001.png

This is good to process.

Thank you,

Michael Monahan, PGA, CAM
General Manager
Stillwater Golf & Country Club
Hampton
(Cell) (248) 881-6822
mmonahan@hampton.golf

From: Sarah Sweeting <ssweeting@gmsnf.com>
Sent: Monday, January 5, 2026 10:10 AM
To: Shayna Talbert <stalbert@stillwatergcc.com>; Mike Monahan <MMonahan@hampton.golf>
Cc: Jim Oliver <joliver@gmsnf.com>; Patti Powers <ppowers@gmssf.com>
Subject: Re: Invoice(s) from Envera Systems - Stillwater CDD 104173

Hi Shayna/Mike,

Hope you both had a nice holiday!

Can you please see the attached invoice and advise if it's good to process?

Thank you,

Sarah Sweeting
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850 x 402
(904) 940-5899 Fax
ssweeting@gmsnf.com



ACCOUNT NAME Stillwater CDD		ACCOUNT # 1505767	INV DATE 12/31/25
INVOICE # 0007505961	INVOICE PERIOD Dec 1- Dec 31, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

BILLING ACCOUNT NAME AND ADDRESS Stillwater CDD c/o GMS, LLC Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: JANUARY 31, 2026 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	--

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
12/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/3/25	11846396	SAG St Augustine Record	Stillwater Mtg	Stillwater Mtg 12/11	\$67.28

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Stillwater CDD		ACCOUNT NUMBER 1505767		INVOICE NUMBER 0007505961		AMOUNT PAID
CURRENT DUE \$67.28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$67.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244					TO PAY BY PHONE PLEASE CALL: 1-877-736-7612	
					TOTAL CREDIT CARD AMT DUE \$69.96	
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

0001505767000000000000075059610000672867177

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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 Minutes, 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 12/03/2025
SAG staugustine.com 12/03/2025

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 12/03/2025



Legal Clerk



Notary, State of WI, County of Brown

87526

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	11846396	# of Copies:
Customer No:	1505767	0
PO #:	Stillwater Mtg 12/11	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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, December 11, 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

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Governmental Management Services, LLC

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

Invoice

Invoice #: 13

Invoice Date: 1/1/26

Due Date: 1/1/26

Case:

P.O. Number:

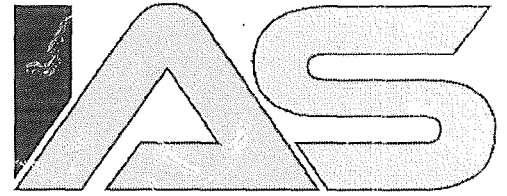
Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2026	340	4,000.00	4,000.00
Information Technology - January 2026	895	75.83	75.83
Dissemination Agent Services - January 2026	313	83.33	83.33
O & AM Accounting - January 2026	326 538 341	312.50	312.50
Copies	420	18.15	18.15
AMEX Charge 12/1/25 - Holiday Inn Express	440	300.00	300.00
Total			\$4,789.81
Payments/Credits			\$0.00
Balance Due			\$4,789.81

Integrated Access Solutions, LLC

2227 Crystal Cove Dr.
 Green Cove Springs, FL
 32043-9604 USA
 Service@iasnf.com



Integrated Access Solutions
 INTEGRATION THAT WORKS FOR YOU

INVOICE

BILL TO

Stillwater Golf and Country Club
 1188 Stillwater Blvd.
 St. Johns, Fl. 32259

INVOICE 5343
 DATE 01/13/2026
 TERMS Due on receipt
 DUE DATE 01/13/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/06/2026	Technicians Notes	Weld on gate arm broke. New arm replacement required.	1	0.00	0.00T
		Estimate given off of pictures sent by property management. Unknown if any other issues are present, and any additional troubleshooting/repairs will be billed in addition to this estimate.			
	Maximum Crank Arm for Swing Gate		1	354.38	354.38T
	Gate to Operator arm Bracket	Swing gate arm mounting bracket	1	89.99	89.99T
	Labor	Labor for the removal of old arm, and installation of new arm.	1	680.00	680.00T

Contact Integrated Access Solutions, LLC to pay.
 Payment Due upon Receipt of Invoice

SUBTOTAL	1,124.37
TAX	0.00
TOTAL	1,124.37
BALANCE DUE	\$1,124.37

Project Manager Alex Acree



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

December 05, 2025
Invoice # 194307

Project 0000021455.0000 Stillwater CDD - Continuing Services

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

- CDD Coordination
Prepare Engineer Certification Letter

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 November 30, 2025

Phase 0001 Engineering Services

Table with 3 columns: Description, Hours, Rate, Amount. Row 1: Vice President of Production, 2.00, 290.00, 580.00. Row 2: Total Labor, 580.00. Row 3: Total Due, 580.00.

Billed to Date

Table with 4 columns: Description, Current Due, Prior Billed, Billed to Date. Row 1: Labor, 580.00, 11,400.00, 11,980.00. Row 2: Unit, 0.00, 31.50, 31.50. Row 3: Totals, 580.00, 11,431.50, 12,011.50.



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: PSI227259
 Invoice Date: 1/1/2026

Bill
 To: Stillwater CDD
 C/O Governmental Management Services, LLC
 475 West Town Place
 Suite 114
 Saint Augustin, Fl. 32092

Ship
 To: Stillwater CDD
 C/O Governmental Management
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092
 United States

Ship Via
 Ship Date 1/1/2026
 Due Date 1/31/2026
 Terms Net 30

Customer ID 14237
 P.O. Number
 P.O. Date 1/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,497.00	2,497.00
January Billing					
1/1/2026 - 1/31/2026					
Stillwater CDD Pond 1					
Stillwater CDD Pond 10					
Stillwater CDD Pond 11					
Stillwater CDD Pond 12					
Stillwater CDD Pond 13					
Stillwater CDD Pond 14					
Stillwater CDD Pond 15					
Stillwater CDD Pond 16					
Stillwater CDD Pond 2					
Stillwater CDD Pond 3					
Stillwater CDD Pond 4					
Stillwater CDD Pond 5					
Stillwater CDD Pond 6					
Stillwater CDD Pond 7					
Stillwater CDD Pond 8					
Stillwater CDD Pond 9					

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: PSI227099
 Invoice Date: 12/23/2025

Bill
 To: Stillwater CDD
 C/O Governmental Management Services, LLC
 475 West Town Place
 Suite 114
 Saint Augustin, FL 32092

Ship
 To: Stillwater CDD
 C/O Governmental Management
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092
 United States

Ship Via
 Ship Date 12/23/2025
 Due Date 1/22/2026
 Terms Net 30

Customer ID 14237
 P.O. Number
 P.O. Date 12/23/2025
 Our Order No.

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

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1059796	12/17/2025
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: January 16, 2026

Invoice Amount: \$3,312.00

Description	Current Amount
Winter Annuals 2025 - CDD	
Flowers/Annuals	\$3,312.00

Invoice Total \$3,312.00

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1071846	12/31/2025
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: January 30, 2026

Invoice Amount: \$6,670.00

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

Invoice Total \$6,670.00

IN COMMERCIAL LANDSCAPING

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



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: Jan 06, 2026
 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.

Total due


\$107.00

AutoPay is scheduled for:
Jan 28, 2026

Account summary

Your last bill	\$107.00
Payment, Dec 28 - 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 Jan 28, 2026

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
Jan 28, 2026**

Account number: 332976797

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

410040560003329767979000000010700000000010700000000

Service activity

Internet

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

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 using your checking account. It's easy, secure, and convenient!

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

Page: 1 of 2
Issue Date: Dec 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 to sign in or sign up.

Total due


\$107.00

AutoPay is scheduled for:
Jan 06, 2026

Account summary

Your last bill	\$107.00
Payment, Dec 07 - 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 Jan 06, 2026

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



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

**AutoPay of \$107.00 is scheduled for
Jan 06, 2026**

Account number: 314012795

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

4100405600031401279520000000107000000000107000000003

Service activity

Internet

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

News you can use

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.

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.

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 using your checking account. It's easy, secure, and convenient!

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

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Account #: 5783535714
Bill Date: 12/18/25
Cycle: 14

Amount Due
\$817.51

Do not pay. AutoPay will process your payment on 01/09/26.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

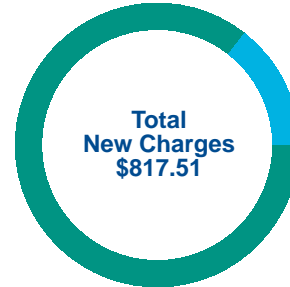
TOTAL SUMMARY OF CHARGES

Electric	\$	710.71
Water		106.80
Total New Charges	\$	817.51

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

Previous Balance	\$	854.82
Payment(s) Received		-854.82
Balance Before New Charges		0.00
New Charges		817.51

Do not pay. AutoPay will process your payment on 01/09/26. \$ 817.51



Electric \$710.71
Water \$106.80

MESSAGES



During the day, find where lights have been left on in unoccupied spaces like restrooms and storage areas. Turning them off can reduce your energy usage and utility costs.



Identify and fix dripping taps and leaky pipes immediately. Even a small leak can waste thousands of gallons of water annually.

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: **12/18/25**

Do not pay. AutoPay will process your payment on 01/09/26.	TOTAL AMOUNT PAID
\$817.51	

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



STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Account #: 5783535714 Bill Date: 12/18/25 Cycle: 14

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 2013 STILLWATER BV
 Service Period: 11/13/25 - 12/15/25 Reading Date: 12/15/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
25850344	32	5074	Regular	1	268 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 18.26
 Tax Exempt Fuel Cost (\$0.03535 per kWh) 9.47
 Taxable Fuel Cost (\$0.00511 per kWh) 1.37
 Gross Receipts Tax 1.39
 Florida State Sales Tax 4.14

Total Current Electric Charges \$ 59.63

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 38 STILLWATER BV
 Service Period: 11/13/25 - 12/15/25 Reading Date: 12/15/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24102350	32	71735	Regular	1	1142 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 77.80
 Tax Exempt Fuel Cost (\$0.03535 per kWh) 40.37
 Taxable Fuel Cost (\$0.00511 per kWh) 5.84
 Gross Receipts Tax 3.82
 Florida State Sales Tax 11.39

Total Current Electric Charges \$ 164.22

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
 Service Address: 38 STILLWATER BV APT ARLT
 Service Period: 11/13/25 - 12/15/25 Reading Date: 12/15/25
 Service Point: Area Light

20 Unit(s) 150W LED TD \$ 238.40
 Fuel Charge 46.61
 Gross Receipts Tax 7.31
 Florida State Sales Tax 21.78

Total Current Electric Charges \$ 314.10

\$40.72 of Fuel Cost is Tax Exempt

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
 Service Address: 409 STILLWATER BV APT ARLT
 Service Period: 11/13/25 - 12/15/25 Reading Date: 12/15/25
 Service Point: Area Light

11 Unit(s) 150W LED TD \$ 131.12
 Fuel Charge 25.65
 Gross Receipts Tax 4.02
 Florida State Sales Tax 11.97

Total Current Electric Charges \$ 172.76

\$22.41 of Fuel Cost is Tax Exempt

WATER SERVICE

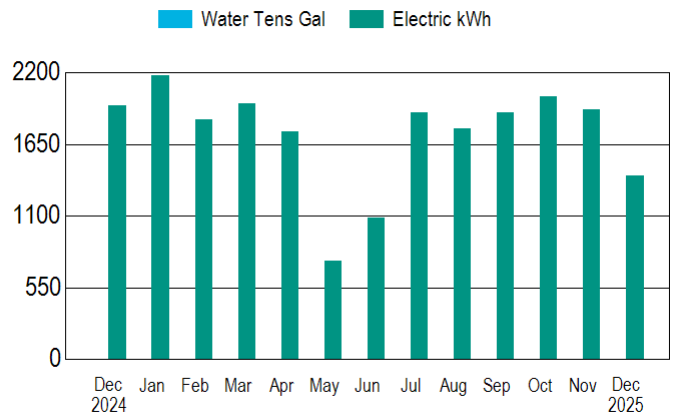
Billing Rate: Commercial Reclaimed Irrigation Service
 Service Address: 49 STILLWATER BV APT IR01
 Service Period: 11/13/25 - 12/15/25 Reading Date: 12/15/25
 Service Point: Reclaim Commercial

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



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	1,946	1,914	1,410	44
Total Gallons Used				



Client Information

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

Receipt

Transaction #: 357954
 Date: 01/02/2026
 Total Amount: **\$976.5**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)	
6053529	1551794	12/26/2025 07:30 AM - 10:30 AM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180	
6053880	1551946	12/26/2025 02:30 PM - 05:30 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180	
6058092	1552349	12/27/2025 11:00 AM - 02:00 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180	
6060855	1553014	12/28/2025 10:30 AM - 01:30 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180	
6069073	1553871	12/30/2025 10:30 AM - 01:30 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)
							Fees
							Subtotal \$930
							RollKall Fees \$46.5
							Tax \$0
							Total \$976.5



Client Information

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

Receipt

Transaction 360067
#:
Date: 01/16/2026
Total **\$1562.4**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6080295	1555054	01/02/2026 07:10 AM - 10:10 AM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6086204	1555696	01/03/2026 01:50 PM - 04:50 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6089246	1556258	01/04/2026 09:10 AM - 12:10 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6105979	1558010	01/07/2026 11:55 AM - 02:55 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6117480	1559462	01/09/2026 04:55 PM - 07:55 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6120528	1559818	01/10/2026 09:10 AM - 12:10 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
6123403	1560505	01/11/2026 09:40 AM - 12:40 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6131884	1561633	01/13/2026 10:25 AM - 01:25 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
				Total Officers Pay			\$1440
				Coordination			
				Bray Taylor	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$48
				Subtotal			\$1488
				RollKall Fees			\$74.4
				Tax			\$0
						Total	\$1562.4



Client Information

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

Receipt

Transaction 361171
 #:
 Date: 01/26/2026
 Total **\$1004.85**
 Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6147951	1563749	01/16/2026 01:00 PM - 04:00 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6156611	1565343	01/19/2026 07:30 AM - 10:30 AM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
6164676	1566368	01/21/2026 09:55 AM - 12:55 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6176736	1568195	01/24/2026 09:30 AM - 12:30 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
6179406	1568616	01/25/2026 09:15 AM - 12:15 PM	Stillwater Golf and Country	Kari 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



Page	1/1
Date	1/27/2026
Reference	Completed 01/20/26
Invoice Number	104957

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

320.345

Bill To
Stillwater CDD 475 West Town Place, Ste 114 St Augustines, FL, 32092

Site
Stillwater CDD - Gate 1188 Stillwater Blvd St. Johns, FL, 33258

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002825	104957	SER	002825G	WOODSK	Completed 01/20/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
SER-SC Service Labor	1.00	HOURL	185.00	0.00	0.00	185.00
SER-TR Trip Charge	1	Each	60.00	0.00	0.00	60.00
Service Commitment Stillwater CDD HOA - Res Entry BA open Mike Monahan | (248) 881-6822 Please reset barrier arms | Reported: The Entrance Arms were nudged open for a car at 11:53 pm on 1/15 Reset barrier arm into cradle; Contacted PM/CAM/BoD Member						

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	245.00
Items	0.00
Subtotal	245.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	245.00

Due Date: 2/26/2026

Terms: Net 30 Days

Envera

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

<h1>Invoice</h1>	
Invoice Number 765173	Date 02/01/2026
Customer Number 300396	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		02/01/2026	03/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - Gate Access - Stillwater CDD - Entrance-Greenbriar Rd, Saint Johns, FL</i>				
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	1.00	\$311.58	\$311.58
1.00	Envera Kiosk System 03/01/2026 - 03/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 03/01/2026 - 03/31/2026	1.00	\$200.00	\$200.00
1.00	Virtual Gate Guard Monitoring 03/01/2026 - 03/31/2026	1.00	\$4,658.00	\$4,658.00
			Subtotal:	\$5669.58
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$5669.58

Date	Invoice #	Description	Amount	Balance Due
2/1/2026	765173	Monitoring Services	\$5669.58	\$5669.58

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

<h1>Invoice</h1>	
Invoice Number 765173	Date 02/01/2026
Customer Number 300396	Due Date 03/01/2026

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

<h1>Invoice</h1>	
Invoice Number 765174	Date 02/01/2026
Customer Number 300396	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		02/01/2026	03/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - CCTV - Stillwater CDD - Resident Gate - Arid PVS, Saint Johns, FL</i>				
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 03/01/2026 - 03/31/2026	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 03/01/2026 - 03/31/2026	1.00	\$50.00	\$50.00
			Subtotal:	\$571.73
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$571.73

Date	Invoice #	Description	Amount	Balance Due
2/1/2026	765174	Monitoring Services	\$571.73	\$571.73

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

<h1>Invoice</h1>	
Invoice Number 765174	Date 02/01/2026
Customer Number 300396	Due Date 03/01/2026

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 14

Invoice Date: 2/1/26

Due Date: 2/1/26

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 - February 2026	340	4,000.00	4,000.00
Information Technology - February 2026	495	75.83	75.83
Dissemination Agent Services - February 2026	33	83.33	83.33
O & AM Accounting - February 2026	320	312.50	312.50
Copies	425	16.05	16.05
Telephone	410	4.68	4.68
Total			\$4,492.39
Payments/Credits			\$0.00
Balance Due			\$4,492.39

Governmental Management Services, LLC

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

Invoice

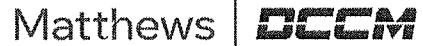
Invoice #: 16
Invoice Date: 2/19/26
Due Date: 2/19/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Reallocation Supplemental Special Assessment Methodology Report - Series 2021 Bonds <i>36 31401</i>		2,500.00	2,500.00
Total			\$2,500.00
Payments/Credits			\$0.00
Balance Due			\$2,500.00

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

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

February 12, 2026
Invoice # 194622

Project 000021455.0000 Stillwater CDD - Continuing Services

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

- CDD Coordination
- Traffic Calming Report

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 January 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	1.50	290.00	435.00	
Project Administrator	.25	120.00	30.00	
Total Labor				465.00
				Total Due: 465.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	465.00	11,980.00	12,445.00
Unit	0.00	31.50	31.50
Totals	465.00	12,011.50	12,476.50

Stillwater
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St. Johns County
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

allocation in % 43.90% 56.10% 100.00%

Date	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	2021 Debt		Total
						O&M Portion	Service	
11/04/25	\$ 8,420.27	\$ 442.05	\$ 159.56		\$ 7,818.66	3,432.52	4,386.14	7,818.66
11/20/25	38,224.91	1,529.01	733.92		35,961.98	15,787.91	20,174.07	35,961.98
11/24/25	115,613.00	4,624.55	2,219.77		108,768.68	47,751.28	61,017.40	108,768.68
12/16/25	370,241.78	14,809.84	7,108.64		348,323.30	152,919.78	195,403.52	348,323.30
12/24/25	400,579.82	16,022.93	7,691.14		376,865.75	165,459.59	211,415.36	376,865.75
01/15/26	582,829.44	23,313.41	11,190.32		548,325.71	240,724.19	307,601.52	548,325.71
01/26/26				3,343.93	\$ 3,343.93	1,862.00	1,875.92	3,343.93
					\$ -			
					\$ -			
					\$ -			
					\$ -			
TOTAL	\$ 1,515,909.22	\$ 60,741.79	\$ 29,103.35	\$ 3,343.98	\$ 1,429,408.06	\$ 677,534.13	\$ 801,873.93	\$ 1,429,408.06

92.87%	Percent Collected
\$ 116,459.22	Balance to Collect

gross collected \$ 665,509.60 \$ 850,399.62 \$ 1,515,909.22
 gross outstanding \$ 51,127.55 \$ 65,331.67 \$ 116,459.22
 92.87% 92.87% 92.87%

To Debt Service 001.300.20700.10100		
Date	amount	ck#
12/2/25	\$85,577.61	10569
12/16/25	\$195,403.52	10571
1/21/26	\$519,016.88	10579

Balance to Transfer \$ 799,998.01
 \$ 1,875.92



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

Page: 1 of 2
Issue Date: Jan 15, 2026
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 to sign in or sign up.

Total due


\$107.00

AutoPay is scheduled for:
Feb 07, 2026

Account summary

Your last bill	\$107.00
Payment, Jan 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 Feb 07, 2026

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



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

**AutoPay of \$107.00 is scheduled for
Feb 07, 2026**

Account number: 314012795

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

4100405600031401279520000000107000000000107000000003

Service activity

Internet

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

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 using your checking account. It's easy, secure, and convenient!

AT&T Internet and AT&T Phone provided by AT&T Florida.
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225 N. Pearl St.
Jacksonville, FL
32202-4513



Account #: 5783535714
Bill Date: 01/15/26
Cycle: 14

Amount Due
\$784.33

Do not pay. AutoPay will process your payment on 02/06/26.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

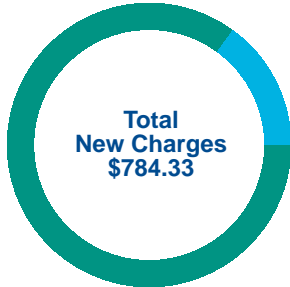
TOTAL SUMMARY OF CHARGES

Electric	\$	677.53
Water		106.80
Total New Charges	\$	784.33

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

Previous Balance	\$	817.51
Payment(s) Received		-817.51
Balance Before New Charges		0.00
New Charges		784.33

Do not pay. AutoPay will process your payment on 02/06/26. \$ **784.33**



Electric \$677.53
Water \$106.80

MESSAGES



Avoid Scams: Remember, JEA will never call you to ask for your bank, credit card or other financial information over the phone..



If you encounter suspicious activity that involves JEA's name or likeness, ask to see the photo ID badge or work request number from individuals who claim to be JEA employees or JEA contractors.

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: **01/15/26**

Do not pay. AutoPay will process your payment on 02/06/26.	TOTAL AMOUNT PAID
\$784.33	

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



STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Account #: 5783535714 Bill Date: 01/15/26 Cycle: 14

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 2013 STILLWATER BV
 Service Period: 12/15/25 - 01/15/26 Reading Date: 01/15/26
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
25850344	31	5346	Regular	1	272 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 18.53
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 10.10
 Taxable Fuel Cost (\$0.00511 per kWh) 1.39
 Gross Receipts Tax 1.41
 Florida State Sales Tax 4.21

Total Current Electric Charges \$ 60.64

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 38 STILLWATER BV
 Service Period: 12/15/25 - 01/15/26 Reading Date: 01/15/26
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24102350	31	72570	Regular	1	835 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 56.89
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 31.00
 Taxable Fuel Cost (\$0.00511 per kWh) 4.27
 Gross Receipts Tax 3.00
 Florida State Sales Tax 8.96

Total Current Electric Charges \$ 129.12

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
 Service Address: 38 STILLWATER BV APT ARLT
 Service Period: 12/15/25 - 01/15/26 Reading Date: 01/15/26
 Service Point: Area Light

20 Unit(s) 150W LED TD \$ 238.40
 Fuel Charge 47.14
 Gross Receipts Tax 7.32
 Florida State Sales Tax 21.81

Total Current Electric Charges \$ 314.67

\$41.44 of Fuel Cost is Tax Exempt

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
 Service Address: 409 STILLWATER BV APT ARLT
 Service Period: 12/15/25 - 01/15/26 Reading Date: 01/15/26
 Service Point: Area Light

11 Unit(s) 150W LED TD \$ 131.12
 Fuel Charge 25.94
 Gross Receipts Tax 4.03
 Florida State Sales Tax 12.01

Total Current Electric Charges \$ 173.10

\$22.80 of Fuel Cost is Tax Exempt

WATER SERVICE

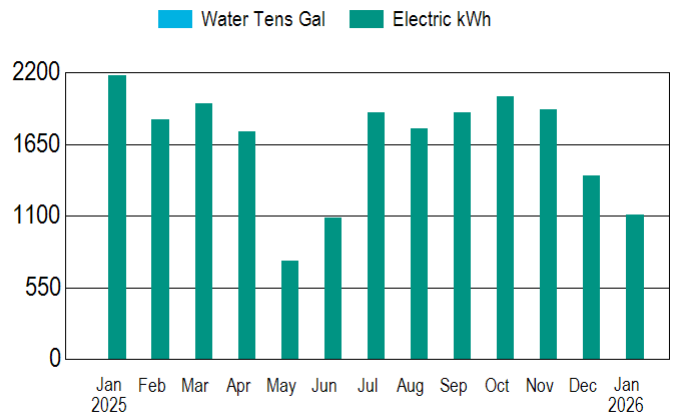
Billing Rate: Commercial Reclaimed Irrigation Service
 Service Address: 49 STILLWATER BV APT IR01
 Service Period: 12/15/25 - 01/09/26 Reading Date: 01/09/26
 Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89040945	25	37650	Regular	2	0 GAL

Basic Monthly Charge \$ 100.80
 Inspection Fee 6.00

Total Current Water Charges \$ 106.80

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	2,179	1,410	1,107	36
Total Gallons Used				



Client Information

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

Receipt

Transaction 366032
#:
Date: 02/24/2026
Total **\$1638**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6238712	1579136	02/08/2026 10:05 AM - 01:05 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
6247417	1580205	02/10/2026 12:05 PM - 03:05 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6261162	1582930	02/13/2026 09:30 AM - 12:30 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6264749	1583642	02/14/2026 11:55 AM - 02:55 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6264754	1585717	02/18/2026 09:00 AM - 12:00 PM	Stillwater Golf and Country	Mark Chapman	3.00	\$60/hr	\$180
6289934	1587677	02/21/2026 10:20 AM - 01:20 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6296506	1588847	02/23/2026 12:40 PM - 03:40 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6302186	1589221	02/24/2026 10:15 AM - 01:15 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
				Total Officers Pay			\$1440
				Coordination			
				Bray Taylor	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$120
				Subtotal			\$1560
				RollKall Fees			\$78
				Tax			\$0
						Total	\$1638



Client Information

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

Receipt

Transaction 364227
#:
Date: 02/10/2026
Total **\$1433.25**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6181928	1568952	01/26/2026 06:45 AM - 09:45 AM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6202166	1571098	01/30/2026 02:00 PM - 05:00 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6205154	1571479	01/31/2026 10:00 AM - 01:00 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6228728	1577452	02/05/2026 03:10 PM - 06:10 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6233512	1578135	02/06/2026 04:46 PM - 07:46 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
6236161	1578466	02/07/2026 09:10 AM - 12:10 PM	Stillwater Golf and Country	Kari Taylor	3.00	\$60/hr	\$180
6242546	1579611	02/09/2026 11:30 AM - 02:30 PM	Stillwater Golf and Country	Bray Taylor	3.00	\$60/hr	\$180
Total Officers Pay							\$1260

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
				Coordination			
				Bray Taylor	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$105
				Subtotal			\$1365
				RollKall Fees			\$68.25
				Tax			\$0
						Total	\$1433.25

Receipt of Payment

Transaction # po_41007

Transaction Date: 02/03/2026

INVOICE #	SENDER	DUE DATE	BALANCE DUE
I-020126-61	Clay County Sheriff's Office, FL	2/1/2026	\$233.20

Subtotal \$233.20

Paid Via ACH TRUIST BANK Bank, account ending in
0717.

Total Processing Fees \$0.00

Grand Total \$233.20

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
				Total Jurisdiction Fees			\$57
				Subtotal			\$957
				RollKall Fees			\$47.85
				Tax			\$0
						Total	\$1004.85