

Stillwater
Community Development District

OCTOBER 8, 2026

AGENDA

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

October 1, 2026

Board of Supervisors
Stillwater Community Development District

Dear Board Members:

The Meeting of the Stillwater Community Development District will be held **Thursday, October 8, 2026, at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, FL 32084.**

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the August 13, 2026 Meeting
- IV. Presentation of Public Facilities Report
- V. Consideration of Proposals from Hydro-Kleen Pressure Washing for Outflow Painting
- VI. Ratification of Holiday Lighting from Exterior Designs of North Florida, LLC.
- VII. Consideration of First Amendment to Aquatic Pond and Fountain Maintenance Agreement with SOLitude (Renewal)
- VIII. Consideration of Resolution 2027-01, Ratifying Date of Public Hearing to Adopt Parking & Towing Policies
- IX. Consideration of Resolution 2027-02, Adopting Parking & Towing Policies
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Fiscal Year 2026 Goals and Objectives
 - D. Operations

- XI. Supervisors Requests
- XII. Audience Comments
- XIII. Financial Statements as of August 31, 2026
- XIV. Check Register
- XV. Next Scheduled Meeting – December 10, 2026
- XVI. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stillwater Community Development District was held Thursday, August 13, 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
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Sarah Sweeting	GMS
Carl Allen	DCCM
Shayna Talbert	Operations Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the meeting to audience comments regarding items that are on the agenda.

Resident (Bob Gates) commented on item seven, the contract with the HOA, and noted that he would like to see an addition that states either party can cancel or amend the agreement. He would like it to be clear that and written that any agreements can be amended or canceled.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the June 11, 2026 Meeting

Mr. Oliver presented the minutes from the June 11, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. A correction was noted that Hunter Hurley attended the meeting by phone.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the June 11, 2026 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Acceptance of Minutes of the June 11, 2026 Audit Committee Meeting

Mr. Oliver asked for a motion to accept the minutes of the June 11, 2026 Audit Committee meeting. The same comment was made that Hunter Hurley joined the meeting by phone.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Acceptance of Minutes of the June 11, 2026 Audit Committee Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter with Grau & Associates for Fiscal Year 2026

Mr. Oliver presented the engagement letter for audit services with Grau & Associates totaling \$4,600 which is under the budgeted amount. There were no Board questions and Mr. Oliver asked for a motion to approve the engagement letter as presented.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Audit Engagement Letter with Grau & Associates for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from DCCM for Public Facilities Report

Mr. Oliver presented the proposal from DCCM for the public facilities report and Mr. Allen offered to answer any Board questions.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Proposal from DCCM for Public Facilities Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Stillwater Homeowners Association Regarding CDD-Owned Roads and Common Property

Mr. Haber summarized the agreement noting that the CDD is acknowledging that the HOA has certain covenants that govern parking and the District as the owner of the roads does not object to the HOA enforcing those covenants. He could include a provision to the fact of the public comment acknowledging each parties right to terminate the agreement. He would include additional language that at the expense of the party seeking to terminate a notice of termination will be prepared and recorded in the official records. Board direction was to approve the agreement in substantial form pending the addition to the termination language suggested by counsel.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Stillwater Homeowners Association Regarding CDD-Owned Roads and Common Property, was approved in substantial form.

Mr. Haber added that on a related matter the Board will need to adopt said parking policies at a public hearing at a suggested hearing date of October 8, 2026.

EIGHTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2027

Mr. Oliver summarized the budget for the Board noting that there is no increase to assessment levels at this time and pointed out some figures on the assessment table that was provided in the agenda package for review. Mr. Oliver then asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver asked for any public comments regarding the budget adoption or assessment collection. Hearing none, he asked for a motion to close the public hearing

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-11, Relating to the Annual Appropriation and Adopting the Budget for Fiscal Year 2027

Mr. Oliver presented the resolution and asked for any comments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-11 Relating to the Annual Appropriation and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-12, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Oliver presented the resolution and asked for any comments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-13
Adopting Amended and Restated Rules of
Procedure**

Mr. Oliver stated that current rules and procedures have been updated by District Counsel to amend anything to reflect the current Florida Statue. Mr. Haber offered to answer any Board questions.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-13 Adopting Amended and Restated Rules of Procedure, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Allen had nothing to report, the next item followed.

C. Manager

1. Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Oliver presented the Goals and Objectives for Fiscal Year 2027 noting that they are the same as the previous year.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Goals and Objectives, were approved.
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2. Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Oliver presented the meeting schedule for Fiscal Year 2027 noting that it is consistent with the current meeting schedule. The Board made a motion to approve the meeting schedule.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Operations

Ms. Talbert reported on the ponds and water levels.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Financial Statements as of July 31, 2026

Mr. Oliver presented the unaudited financials as of July 31, 2026.

FOURTEENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register and offered to answer any questions.

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

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 8, 2026

Mr. Oliver stated the next meeting will, be held October 8, 2026 and will include a public hearing to adopt parking policies.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

PUBLIC FACILITIES REPORT

October 7, 2026

Prepared for:

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

Prepared by:



**7 Waldo Street
St. Augustine, FL 32084**

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I. Purpose and Scope

This Public Facilities Report has been prepared on behalf of the Stillwater Community Development District (the “District”) pursuant to Chapter 189.08, Florida Statutes. The purpose of this report is to provide information regarding public facilities owned or operated by the District, together with information concerning public facilities that the District is building, improving, expanding, or proposed during the applicable planning period. Specifically, this report serves to provide a 7-year outlook of planned and ongoing public facilities and a 10-year outlook of anticipated replacement of existing public facilities.

II. District Development and Background

The Stillwater Community Development District (CDD) is an independent special district and local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The CDD was established by Ordinance 2020-49 with an effective date of October 20, 2020. The CDD boundary is 728.78 acres situated north of County Road 210W and east of Veterans Parkway. The District was planned to accommodate approximately 555 residential dwelling units and the Stillwater PUD was phased to allow and entitle up to 402 age restricted/senior adult detached dwelling units and up to 416 age-restricted/senior adult housing attached units.

Through engineering and modification, the unit count was significantly reduced with the original engineering designing for 550 residential units, and then later modifying to 496 lots to have a higher mix of wider, larger single family lots. As-builts have been approved for horizontal infrastructure supporting lots divided into three main construction phases of development. The main subdivision thoroughfare is Stillwater Blvd which connects CR 210 northward and to the west to Veterans Pkwy.

III. Inventory of Existing Facilities

A. Clearing and Earthwork

Clearing and earthwork activities are complete for the project.

B. Roadways and Sidewalks

Roadways and sidewalks are constructed for the project for all three phases and were designed and constructed to meet the demands of the 500+ unit residential community. Stillwater Blvd is the main roadway

intersecting with CR 210 on the south boundary, and Veterans Pkwy at a second entrance along the northwestern portion of the development. Roadways and sidewalks were designed and built throughout the subdivision to handle the demand of a 550-unit residential community. Roadways are owned and maintained by the CDD and built to St. Johns County local road standards with paving, sidewalk on at least one side of the road, and concrete curbing. However, there are currently 496 lots due to widening of some of the original 40-foot single family lots to 60-feet. The majority of homes are built or under construction, but there are still some lots pending construction. Current capacity is therefore greater than demand.

C. Stormwater Management System

Stormwater facilities are constructed for the project and meet the demand of infrastructure installed and are maintained by the CDD. Such facilities include wet retention ponds following a curvilinear pattern adjacent to lots. Stormwater ponds are designed to capture and treat run-off from developed areas and have control structures with weirs and bleed-down orifices to allow ponds to recover back to normal water level within 72 hours. All stormwater facilities are designed to meet a 25-year storm event and currently have capacity to meet current demands for run-off and treatment.

D. Sanitary Sewer

A 16" Sanitary Force Main was constructed along Veterans Parkway and along the main roadway through the subdivision connecting Veterans Parkway to County Road 210W. There are three lift stations throughout the subdivision to serve the residents. All sewer infrastructure is owned and maintained by JEA and was originally sized and designed for a 550-unit residential community. As such, the current demand is less than the capacity as the unit count has been significantly decreased.

E. Potable Water

A Water Main was constructed as part of Veterans Parkway and a 10" Water Main was installed throughout the subdivision's roadways to serve residents. All potable water infrastructure is owned and maintained by JEA and was originally sized and designed for a 550-unit residential community. As such, the current demand is less than the capacity as the unit count has been significantly decreased.

F. Reclaimed Water

A 24" Reuse Main was constructed throughout the subdivision and tying in at Veterans Parkway and ending at County Road 210W. This Reuse Main is owned and maintained by JEA and has a current demand that is less than the capacity of the infrastructure.

G. Landscaping

Landscaping is installed along the common areas such as the entry and along roadways including turf, trees, and plantings. The CDD maintains these areas including mowing, trimming, plant replacement and irrigation repairs. However, the main amenities of the community including the golf course are privately owned and maintained outside the CDD.

H. Entry Signage and Gates

The entry signage and gates are installed. There are two entrances to the community including one at CR 210 and one on the northwestern frontage of Veterans Pkwy. There is an entry fountain at the entrance from CR 210. All landscaping features, gates, and signage are owned and maintained by the CDD.

I. Veterans North Roadway

Improvements along Veterans Parkway North are complete including expansion of the right of way. This roadway facility is owned and maintained by St. Johns County.

J. Veterans South Roadway

Improvements along Veterans Parkway South are complete including expansion of the right of way. This roadway facility is owned and maintained by St. Johns County.

K. County Road 210 Roadway

Improvements including the CR 223 extension and intersection with CR 210 are nearly complete with the final entrance improvement expected to

be finished by January 2027. This portion of right of way is owned and maintained by St. Johns County.

IV. Facilities Operated by Other Entities

A. The following facilities are owned and operated by JEA:

1. Sanitary Sewer
2. Potable Water
3. Reclaimed Water

B. The following facilities are owned and operated by St. Johns County:

1. Veterans North Roadway
2. Veterans South Roadway
3. County Road 210 Roadway

V. Planned and Ongoing Public Facilities (7-Year Outlook)

A. Facility Location and Function

The District has ongoing maintenance to care for items such as stormwater system maintenance, fountain maintenance, field operations, landscaping upkeep, pond maintenance, irrigation repairs, and street and sidewalk maintenance.

B. Existing and Proposed Capacity

The existing infrastructure in place meets the needs of the residential community and the proposed capacity of full build-out of homes.

C. Anticipated Demand Upon Completion

The anticipated demand is for 496 homes.

D. Anticipated Construction or Implementation Schedule

Construction is already completed for the community with regard to horizontal and common improvements. Some individual homes are still under or pending construction.

E. Proposed Method of Financing

The adopted budget for FY 2027 is \$608,606 with Operations and Maintenance accounting for \$492,941. Expenses can be financed through the CDD sources of

revenue. No major capital expenditures are anticipated in the next seven years as the horizontal infrastructure is completed.

VI. Replacement of Existing Public Facilities (10-Year Outlook)

No major replacement of infrastructure is anticipated over the next ten years. Minor repairs to sidewalks, irrigation systems, and roads are planned for within the operating budget.

VII. Project Timeline Summary

The overall project timeline for the CDD is provided below with start dates including the commencement of the first phase and end dates generally signified by the last phase of as-built approval.

Improvement Category	Start Date	End Date
Clearing & Earthwork	June 2021	August 2022
Storm Drainage	May 2020	October 2020
Roadways and Sidewalks	August 2020	February 2024
Sanitary Sewer	August 2020	February 2024
Potable Water	August 2020	February 2024
Reclaimed Water	August 2020	February 2024
Landscaping	August 2021	February 2024
Entry Signage and Gates	April 2021	October 2021
Veterans North Roadway	December 2020	October 2023
Veterans South Roadway	September 2020	June 2023
County Road 210 Roadway	June 2022	January 2027 (anticipated)

FIFTH ORDER OF BUSINESS



QUOTE #6826

SENT ON:

Sep 11, 2026

RECIPIENT:

Stillwater HOA

7845 Baymeadows way
Jacksonville, Florida 32256

SENDER:

Hydro-Kleen Pressure Washing

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

SERVICE ADDRESS:

1188 Stillwater Boulevard
Saint Johns, Florida 32259

Phone: (904) 329-5279

Email: info@HydroKleenPW.com

Website: <https://HydroKleenPW.com>

Product/Service	Description	Qty.	Unit Price	Total
Pond Overflow Shield	Prep and paint Metal overflow Shield with Sherwin Williams pro-cryl primer and Sher-cryl top coat. Color to be determined.	1	\$787.52	\$787.52

Total

\$787.52

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____

Date: _____

STILLWATER COMMUNITY ASSOCIATION, INC.

REQUEST FOR PROPOSAL – SCOPE OF WORK

Painting of Stormwater Outflow / Skimmer Structure – Behind Press Circle

Project Scope

Contractor shall provide all labor, materials, equipment, surface preparation, protection, supervision, and cleanup necessary to paint the exposed exterior concrete surfaces of the stormwater outflow/skimmer structure located behind Press Circle within Stillwater Community Association.

The work is intended to improve the appearance of the visible exterior concrete surfaces only and shall not alter, obstruct, or interfere with the function of the stormwater structure or any of its components.

Scope Requirements

- Inspect the structure and surrounding area prior to beginning work and verify all existing field conditions.
- Clean and prepare the exposed exterior surfaces by a method appropriate for the location and coating system. Surface preparation shall remove dirt, biological growth, loose material, and other contaminants without allowing debris, cleaning agents, or contaminants to enter the pond or stormwater system.
- Provide and apply a coating system specifically suitable for exterior surfaces in a high-moisture environment and in accordance with the coating manufacturer's written recommendations.
- Apply primer where required by the selected coating system or existing surface conditions.
- Apply the manufacturer-recommended number of finish coats to achieve a uniform finished appearance.
- The final paint color shall be selected or approved by Stillwater Community Association prior to application.
- Protect adjacent water, vegetation, turf, landscaping, and surrounding surfaces throughout the work.
- Remove all masking, debris, unused materials, and equipment upon completion and leave the area clean.

Stormwater / Skimmer Protection Requirements

- Paint shall be applied only to the exposed exterior surfaces authorized for coating.
- Painting shall not affect the structure's function, capacity, drainage, or operation.
- No paint, coating, cleaning solution, debris, or other material shall enter the pond or stormwater system.
- Required markings, inspection labels, openings, and access points shall not be covered, obscured, or made inaccessible.
- The metal grate, skimmer plate, openings, access points, and other functional stormwater components shall not be painted or otherwise altered unless specifically authorized in writing.
- No work shall proceed that alters, covers, removes, or interferes with any functional component of the stormwater system without prior written authorization from Stillwater Community Association.

STILLWATER COMMUNITY ASSOCIATION, INC.

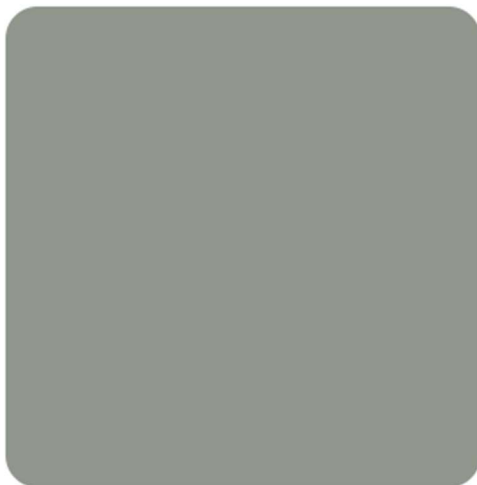
REQUEST FOR PROPOSAL – SCOPE OF WORK

Painting of Stormwater Outflow / Skimmer Structure – Behind Press Circle

Proposal Requirements

- Contractor shall identify the proposed surface preparation method.
- Contractor shall identify the manufacturer and specific coating system proposed.
- Contractor shall provide any applicable manufacturer and workmanship warranty information.
- Contractor shall identify any limitations, exclusions, or recommended repairs discovered during inspection.
- Pricing shall include all labor, materials, equipment, mobilization, preparation, protection, application, cleanup, and disposal required to complete the work.

Recommended Color



Acacia Haze SW 9132 - Green Paint...

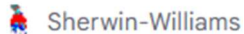


Photo of Outflow



Recommended Sherwin-Williams color: Acacia Haze SW 9132. This muted green-gray is recommended to visually blend the structure with the surrounding turf, shoreline vegetation, and pond environment while providing a more natural appearance than the existing exposed concrete. Final color shall be confirmed by an on-site sample and approved by Stillwater Community Association prior to application.

Note: Any condition or additional work outside this scope shall be reported to management and approved in writing before additional work is performed.

SIXTH ORDER OF BUSINESS

Exterior Designs of North Florida, Inc.

8/15/25

The following is a summary of the proposal for Christmas Lights at Stillwater CDD.

1. All lights will be commercial lights. We do not use homeowner grade lights.
2. This service includes all cords, timers, and installation materials that may be needed.
3. All lights and other equipment will remain the property of Exterior Designs.
4. All electrical power will be provided by Stillwater. Exterior Designs does not employ an electrician and will only plug into an operating electrical system.
5. Any service needed on the lights throughout the Holiday season is included at no extra charge. This includes replacing burned out bulbs.
6. Lights will be installed by and turned-on November 24nd. Lights will be turned off by January 3rd and removed by January 14th.

STILLWATER CDD

Main Community Entrance

- | | |
|--|--------|
| 1. Outline main entrance signs and connecting bed with warm C7 lights. | \$490 |
| 2. Drape lights in Magnolia Tree behind front entrance sign. | \$750 |
| 3. Hang wreath with bow on keypad entrance column. | \$75 |
| 4. Hang 4 wreaths with bows on entrance gate columns. | \$300 |
| 5. Hang banners on 4 light poles at community entrance. | \$1100 |
| 6. Wrap shaved trunks of 2 palms in center medians. | \$500 |

Rear Entrance

- | | |
|--|-------|
| 1. Hang 2 wreaths with bows on either end of sign. | \$100 |
|--|-------|

Roundabout

- | | |
|---|-------|
| 1. Hang warm LED lights in tree provided by Stillwater. | \$200 |
|---|-------|

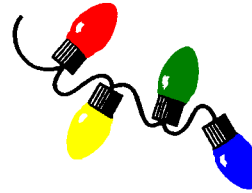
TOTAL FOR STILLWATER CDD	\$3515
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Please look over the list of items quoted to ensure that it is complete and feel free to call or email with any questions.

Dallis Hunter
545-5482

Exterior Designs of North FL

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



Job Completed At:
Stillwater CDD

Invoice:
Stillwater CDD

Date: 7/13/26

Payment Terms: Due Upon Receipt

Rate/Quantity	Product Description/Comments	Unit Price	Extended Price
1	2026 Holiday Decorations as per contract.	\$3515.00	\$3515.00
1	Pre-Payment discount	-\$176.00	-\$176.00
Total:			\$3339.00
Amount Paid: \$0.00		Balance Due:	\$3339.00

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

This contract is being executed by and between **Exterior Designs of North Florida and Stillwater CDD.**

1. DESCRIPTION OF SERVICES Exterior Designs of North Florida agrees to provide all decorations as described in quote.

2. TERM The contract shall commence on the date the lights / decorations are installed and end on the date the lights / decorations are removed from the premises by Exterior Designs of North Florida. Termination of this contract shall not release customer from obligation to pay Exterior Designs of North Florida for services performed. This contract shall be renewed each year only if both parties agree.

3. PRICE Customer agrees to pay Exterior Designs of North Florida per the attached. A total of ½ the amount due will be paid to Exterior Designs upon signing of this contract. Balance shall be paid in full within 14 days of the date the decorations are installed. Discounted rates are available if customer prepays for services. Exterior Designs of North Florida shall have the right to remove immediately any and all decorations for nonpayment by customer.

4. TREATMENT OF DECORATIONS The customer shall treat all decorations in a careful and proper manner. All decorations not previously owned by the customer shall at all times be and remain property of Exterior Designs of North Florida. Exterior Designs of North Florida shall not be responsible for any damages resulting from improper use of the decorations or from the customer adding to the decorations installed by Exterior Designs of North Florida. The customer agrees to return all decorations to Exterior Designs of North Florida in the same condition as received. Reasonable wear and tear is expected.

5. INDEMNIFICATION OF Exterior Designs of North Florida. The customer shall protect, defend, indemnify and hold Exterior Designs of North Florida and any person claiming by or through Exterior Designs of North Florida and their respective successors and assigns harmless from and against, and agrees to reimburse them for any and all demands, claims, obligations, losses, damages, deficiencies and liabilities and all related costs, expenses, interest and penalties which any of them shall incur or suffer which arise from, result from or relate to (i) the breach of any of the representations, warranties, covenants or agreement made by the customer in or under this contract, (ii) any act of negligence or fault committed by customer or any of customer’s agents, employees, or independent contractors and (iii) use of decorations from any cause except from which is caused by negligence of Exterior Designs of North Florida. The obligations of the paragraph shall survive the termination of this contract.

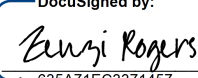
6. CUSTOMER’S WARRANTIES Customer warrants and guarantees the following: A. That the electric power supply of the premises is sufficient to provide adequate power to items of decorations requiring such power. B. That any structure to which Exterior Designs of North Florida, Inc. deems access is necessary in order to perform services under this contract, is solid, safe, secure, and free from any dangerous defects. Such structure shall include, but not be limited to, the roofs of any buildings on premises.

7. GOVERNING LAW; VENUE This agreement, its application, enforcement and jurisdiction shall be construed under the laws applicable in the State of Florida. Any suit or proceeding filed hereunder shall be brought in Nassau County, Florida.

The parties hereto hereby agree to be bound by the terms of this contract effective as of the day and year the contract is executed, as specified above.

DESCRIPTION OF SERVICES: See quote dated 8/15/25. All decorations will be installed and on by November 24, 2025 and removed by January 14, 2026.

- ☐ Price: \$3515.00
- ☐ Pre-Pay Discounted Price: \$3339.00 (Total due at signing)

DocuSigned by:

635A71EC3371457...
Signature
Zenzi Rogers
Printed Name
2026-09-15
Date

Signature
Printed Name
Date

SEVENTH ORDER OF BUSINESS

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE
STILLWATER COMMUNITY DEVELOPMENT DISTRICT AND
SOLITUDE LAKE MANAGEMENT, LLC FOR AQUATIC POND AND
FOUNTAIN MAINTENANCE SERVICES**

This First Amendment ("First Amendment") is made and entered into this ____ day of May, 2026, by and between:

Stillwater Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

SOLitude Lake Management, LLC, a foreign limited liability company, whose address is 2844 Crusader Circle, Suite 450, Virginia Beach, Virginia 23453 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain Agreement Between the Stillwater Community Development District and SOLitude Lake Management, LLC for Aquatic Maintenance Services dated December 1, 2024 (the "Services Agreement"); and

WHEREAS, pursuant to Section 21 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

Whereas, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

- A.** The Services Agreement is hereby amended to reflect the updated scope of services pursuant to Contractor's proposals attached hereto as **Composite Exhibit A**. Payment to be provided for the services described in **Composite Exhibit A** shall be due and payable in accordance with the terms of the Services Agreement, as amended. This amendment shall take effect as of December 1, 2026.

SECTION 3. To the extent that any terms or conditions found in **Composite Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

Attest:

**STILLWATER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Witness:

SOLITUDE LAKE MANAGEMENT, LLC

By:_____

By:_____

Its:_____

Composite Exhibit A: Proposals

Composite Exhibit A



SCHEDULE A – SCOPE OF SERVICES

A SOLITUDE Aquatic Specialist will visit the site and inspect pond(s) on a three (3) times per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting:

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - c. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.



Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$29,964.00**

Invoice Amount: **\$2,497.00**

Invoice Frequency: **Monthly**



SCHEDULE A – SCOPE OF SERVICES

A Solitude Aquatic Specialist will visit the site and inspect fountain(s) on a one (1) time per quarter basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Fountain Maintenance Service:

1. Company will service the Fountain(s) as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain(s) or light(s) are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain(s) debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountain(s) and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.



Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting:

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - c. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algacides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.



6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$600.00**

Invoice Amount: **\$150.00**

Invoice Frequency: **Quarterly**

EIGHTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME, AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees, and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* (“Policy”) attached hereto as **Exhibit A**;

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Policy and Parking and Towing Rules.

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

SECTION 1. The Board set the hearing date at its August 13, 2026 meeting. The Board intends to adopt the Policy, attached as **Exhibit A**) on October 8, 2026, at 11:00 a.m., at the Holiday Inn Express, 2300 State Road 16, St. Augustine, Florida 32084.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of October, 2026.

ATTEST:

**STILLWATER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Exhibit A: Parking and Towing Rules

Chairperson, Board of Supervisors

Exhibit A
Parking and Towing Rules

STILLWATER COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2027-1
RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on October 8, 2026 at a duly noticed public meeting, the Board of Supervisors of the Stillwater Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.
- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: October 8, 2026

NINTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE NO. 2027-1 RELATING TO PARKING AND TRAFFIC ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* ("Rules"), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District hereby adopts Rule No. 2027-1, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of October, 2026.

ATTEST:

**STILLWATER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

**STILLWATER COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2027-1
*RULE RELATING TO PARKING AND PARKING ENFORCEMENT***

In accordance with Chapter 190, Florida Statutes, and on October 8, 2026 at a duly noticed public meeting, the Board of Supervisors of the Stillwater Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

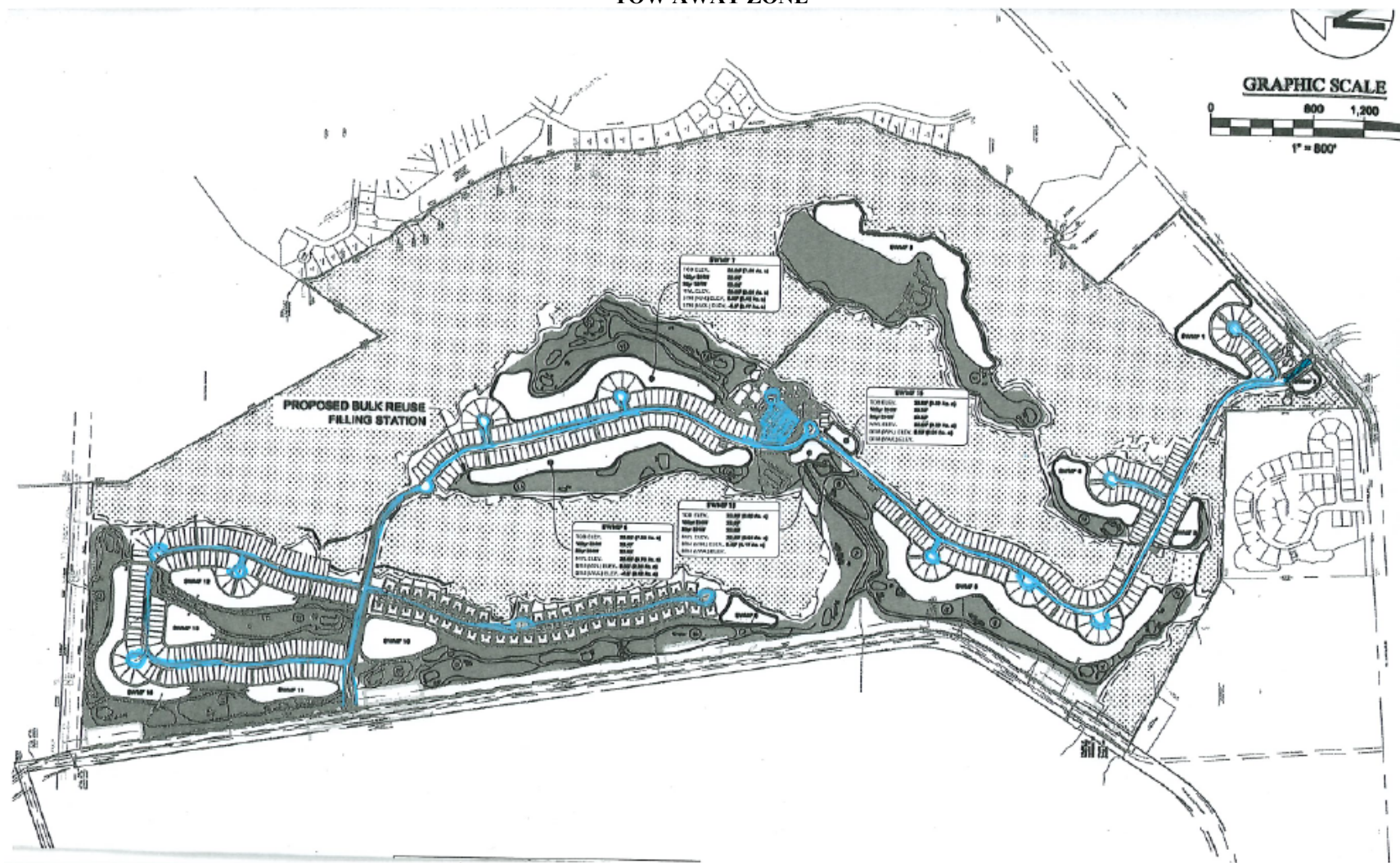
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: October 8, 2026

EXHIBIT A

TOW AWAY ZONE



TENTH ORDER OF BUSINESS

C.

Memorandum

To: Board of Supervisors

From: District Management

Date: August 14, 2025

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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

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

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

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

Exhibit A: Goals, Objectives and Annual Reporting Form

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

THIRTEENTH ORDER OF BUSINESS

Stillwater
Community Development District

Unaudited Financial Reporting
August 31, 2026



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4	<u>Debt Service Fund Series 2021</u>
5	<u>Capital Project Fund Series 2021</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Stillwater
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 13,833	\$ -	\$ -	\$ 13,833
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration (SBA)	866,450	-	-	866,450
<u>Series 2021</u>				
Reserve	-	440,434	-	440,434
Interest	-	-	-	-
Revenue	-	297,672	-	297,672
Prepayment	-	87,954	-	87,954
Sinking	-	-	-	-
Optional Redemption	-	18,692	-	18,692
Construction	-	-	1,631,188	1,631,188
Prepaid Expenses	-	-	-	-
Deposits	14,030	-	-	14,030
Liabilities:				
Accounts Payable	\$ 21,077	\$ -	\$ -	\$ 21,077
Accrued Expenses	-	-	-	-
Due to Developer	-	-	-	-
Due to Debt Service	-	-	-	-
Fund Balance:				
Nonspendable:				
Deposits	\$ 14,030	\$ -	\$ -	\$ 14,030
Restricted for:				
Debt Service	-	844,752	-	844,752
Capital Project	-	-	1,631,188	1,631,188
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	859,207	-	-	859,207
Total Liabilities & Fund Balance	\$ 894,313	\$ 844,752	\$ 1,631,188	\$ 3,370,253

Stillwater
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 673,639	\$ 673,639	\$ 677,364	\$ 3,725
Interest Income	-	-	16,450	16,450
Miscellaneous Income	-	-	16,628	16,628
Total Revenues	\$ 673,639	\$ 673,639	\$ 710,443	\$ 36,804

Expenditures:

General & Administrative:

Supervisor Fees	\$ 7,000	\$ 6,417	\$ 5,600	\$ 817
PR-FICA	536	- 491	428	63
Engineering	4,000	3,667	6,201	(2,534)
Attorney	15,000	13,750	6,595	7,155
Annual Audit	6,000	6,000	6,000	-
Assessment Administration	-	-	2,500	(2,500)
Arbitrage Rebate	550	504	-	504
Dissemination Agent	1,000	917	917	0
Trustee Fees	6,500	6,500	6,550	(50)
Management Fees	48,000	44,000	44,000	-
EMMA Software	1,500	1,375	-	1,375
Website Admin	910	834	834	0
ADA Compliance	-	-	1,500	(1,500)
Telephone	200	183	31	152
Postage & Delivery	500	458	29	429
Meeting room Rental	3,600	3,300	1,500	1,800
Insurance General Liability/Public Officials	7,196	7,196	6,309	887
Property Appraiser	-	-	133	(133)
Printing & Binding	500	458	275	184
Legal Advertising	3,000	2,750	4,209	(1,459)
Other Current Charges	1,000	917	1,335	(419)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 107,167	\$ 99,893	\$ 95,120	\$ 4,772

Stillwater
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Operations & Maintenance

Security Patrol	\$	50,000	\$	45,833	\$	34,261	\$	11,572
Electric		22,462		20,590		7,702		12,888
Phone & Internet		8,000		7,333		2,280		5,053
Water/sewer		50,000		45,833		1,819		44,015
Stormwater system maintenance		34,000		31,167		-		31,167
Fountain Maintenance		4,280		3,923		150		3,773
Field Operating Management		15,000		13,750		15,000		(1,250)
Entrance gate contract		58,000		53,167		73,430		(20,263)
Property Insurance		47,395		47,395		42,561		4,834
Landscape Contract		80,040		73,370		93,914		(20,544)
Pond Maintenance		30,564		28,017		27,617		400
Irrigation Repairs		15,000		13,750		1,625		12,125
Landscape Miscellaneous		30,000		27,500		9,936		17,564
Mulch		5,900		5,408		-		5,408
Pressure Washing		7,000		6,417		-		6,417
O&M Accounting		3,750		3,438		3,438		-
Holiday Decorations		8,500		7,792		3,339		4,453
General Maintenance		15,000		13,750		-		13,750
Street Sign repair and Replacement		1,800		1,650		-		1,650
Sidewalk Repair and Maintenance		2,400		2,200		-		2,200
Street Maintenance		10,800		9,900		-		9,900
Traffic Study		20,000		16,725		16,725		-
Miscellaneous Contingency		46,581		42,699		1,124		41,575

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Excess (Deficiency) of Revenues over Expenditures	\$		\$	52,139	\$	280,402	\$	228,262
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Net Change in Fund Balance	\$	-	\$	52,139	\$	280,402	\$	228,262
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Fund Balance - Beginning	\$	-			\$	592,835		
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Fund Balance - Ending	\$	-			\$	873,237		
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Stillwater
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Revenues:					
Special Assessments - Tax Roll	\$	863,232	\$	863,232	\$ 867,424 \$ 4,192
Prepayments		-		-	17,859 17,859
Interest Income		-		-	34,362 34,362
Expenditures:					
Interest - 12/15	\$	258,909	\$	258,950	\$ 258,950 \$ -
Interest - 6/15		258,909		258,950	258,950 -
Principal - 6/15		345,000		345,000	345,000 -
Special Call - 6/15		-		-	100,000 (100,000)
Excess (Deficiency) of Revenues over Expenditures					
	\$	413	\$	332	\$ (43,255) \$ (43,587)
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$	-	\$	-	\$ - \$ -
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$ - \$ -
Net Change in Fund Balance					
	\$	413	\$	332	\$ (43,255) \$ (43,587)
Fund Balance - Beginning	\$	396,081			\$ 888,007
Fund Balance - Ending					
	\$	396,494			\$ 844,752

Stillwater
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

<u>Revenues</u>							
Interest Income	\$	-	\$	-	\$	49,983	\$ 49,983
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-		-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$		\$		\$	49,983	\$ 49,983
<u>Other Financing Sources/(Uses)</u>							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$	-	\$	-	\$	49,983	\$ 49,983
Fund Balance - Beginning	\$	-			\$	1,581,204	
Fund Balance - Ending	\$	-			\$	1,631,188	

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	\$ 7,505	\$ 9,107	\$ -	\$ -	\$ 2,631	\$ -	\$ -	\$ 677,364
Interest Income	-	-	-	-	841	1,627	2,468	2,929	2,858	2,905	-	-	13,628
Miscellaneous Income	16,628	-	-	-	-	-	-	-	-	-	-	-	16,628
Total Revenues	\$ 16,628	\$ 66,972	\$ 318,370	\$ 242,192	\$ 31,427	\$ 9,133	\$ 11,576	\$ 2,929	\$ 2,858	\$ 5,536	\$ -	\$ -	\$ 707,620
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 4,600
PR-FICA	77	-	77	-	61	-	61	-	77	-	-	-	352
Engineering	1,059	580	-	465	465	-	1,754	-	413	-	-	-	4,736
Attorney	769	-	961	2,894	-	-	-	1,972	-	-	-	-	6,595
Annual Audit	-	-	-	-	-	6,000	-	-	-	-	-	-	6,000
Assessment Administration	-	-	-	-	2,500	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	83	83	83	83	83	83	83	83	83	83	-	-	833
Trustee Fees	-	-	-	-	-	-	6,550	-	-	-	-	-	6,550
Management Fees	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	40,000
EMMA Software	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Admin	76	76	76	76	76	76	76	76	76	76	-	-	758
ADA Compliance	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Telephone	3	-	7	-	5	-	8	-	4	-	-	-	26
Postage & Delivery	1	21	-	-	-	-	3	-	1	4	-	-	29
Meeting room Rental	-	-	-	300	-	-	300	300	300	300	-	-	1,500
Insurance General Liability/Public Officials	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Property Appraiser	63	70	-	-	-	-	-	-	-	-	-	-	133
Printing & Binding	2	11	-	18	16	136	6	26	-	61	-	-	275
Legal Advertising	67	-	67	-	67	2,891	154	65	72	190	-	-	3,574
Other Current Charges	313	70	74	37	-	60	84	147	189	166	-	-	1,141
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,496	\$ 4,911	\$ 6,344	\$ 7,873	\$ 8,073	\$ 13,245	\$ 13,880	\$ 6,669	\$ 6,214	\$ 4,880	\$ -	\$ -	\$ 87,586

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	\$ 3,112	\$ 3,071	\$ 3,686	\$ 3,276	\$ 1,433	\$ -	\$ -	\$ 30,166
Electric	781	748	711	784	759	812	842	1,082	1,182	-	-	-	7,702
Phone & Internet	214	321	107	214	214	353	-	321	107	214	-	-	2,065
Water/sewer	107	107	107	-	107	107	107	351	827	-	-	-	1,819
Stormwater system maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	150	-	-	-	-	-	-	150
Wetland Monitoring/maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operating Management	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	-	-	13,500
Entrance gate contract	8,506	6,241	7,340	6,241	6,241	6,241	5,241	6,142	6,847	-	-	-	59,043
Property Insurance	42,561	-	-	-	-	-	-	-	-	-	-	-	42,561
Landscape Contract	6,670	-	6,670	6,670	6,670	6,670	6,670	6,670	9,982	-	-	-	56,672
Pond Maintenance	2,497	2,497	2,497	2,497	2,497	2,497	2,497	2,497	2,647	2,497	-	-	25,120
Irrigation Repairs	-	-	-	-	389	192	-	-	-	-	-	-	582
Landscape Miscellaneous	-	3,312	3,312	-	-	3,312	-	-	-	-	-	-	9,936
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
O&M Accounting	313	313	313	313	313	313	313	313	313	313	-	-	3,125
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	-	-	-	-	-	-	-	-	16,725
Miscellaneous Contingency	-	-	-	1,124	-	-	-	-	-	-	-	-	1,124
Subtotal Operations & Maintenance	\$ 66,409	\$ 28,872	\$ 26,267	\$ 30,876	\$ 22,006	\$ 25,259	\$ 20,241	\$ 22,561	\$ 26,681	\$ 4,457	\$ -	\$ -	\$ 273,629
Total Operations & Maintenance	\$ 66,409	\$ 28,872	\$ 26,267	\$ 30,876	\$ 22,006	\$ 25,259	\$ 20,241	\$ 22,561	\$ 26,681	\$ 4,457	\$ -	\$ -	\$ 273,629
Total Expenditures	\$ 81,905	\$ 33,783	\$ 32,611	\$ 38,749	\$ 30,080	\$ 38,504	\$ 34,121	\$ 29,231	\$ 32,895	\$ 9,337	\$ -	\$ -	\$ 361,215
Excess (Deficiency) of Revenues over Expendit	\$ (65,277)	\$ 33,189	\$ 285,759	\$ 203,443	\$ 1,348	\$ (29,372)	\$ (22,545)	\$ (26,302)	\$ (30,037)	\$ (3,801)	\$	\$	\$ 346,406
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (65,277)	\$ 33,189	\$ 285,759	\$ 203,443	\$ 1,348	\$ (29,372)	\$ (22,545)	\$ (26,302)	\$ (30,037)	\$ (3,801)	\$ -	\$ -	\$ 346,406

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	440,434	
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: Special Call - 9/15/24		(\$35,000)
Less: Principal Payment - 6/15/25		(\$340,000)
Less: Principal Payment - 6/15/26		(\$340,000)
Less: Special Call - 6/15/26		(\$105,000)
Current Bonds Outstanding		\$13,720,000

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%
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Date	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2021	Debt	Total
							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	165,450.39	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
03/13/26	\$17,632.35	\$187.48	\$348.90		17,095.97	7,505.42	9,590.55		17,095.97
04/09/26	\$0.00			\$1,348.64	1,348.64	592.08	756.56		1,348.64
04/23/26	\$19,792.17		\$395.84		19,396.33	8,515.31	10,881.02		19,396.33
07/02/26	\$5,936.42		\$122.29	\$178.10	5,992.23	2,630.69	3,361.54		5,992.23
						\$ 677,364.34	\$ 865,547.83	\$	1,542,912.17

100.00%	Percent Collected
\$ 0.01	Balance Remaining to Collect

FOURTEENTH ORDER OF BUSINESS

Stillwater
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check# s</i>	<i>Amount</i>
8/1-8/31	10635-10641	\$35,918.74
ACH	80043-80044	\$4,310.00
TOTAL		\$40,228.74

CHECK	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00011	7/31/26	111704	202607	320	53800	-46100		AWID LONG RANGE READER	*	2,468.00		
		8/03/26	771916	202609	320	53800	-46100		SEP 26-GREENBRIAR/VIRTUAL	*	5,686.58		
		8/03/26	771917	202609	320	53800	-46100		SEP 26 - RESIDENT GATE	*	571.73		
									ENVERA			8,726.31	010635
8/19/26	00001	8/01/26	23	202608	310	51300	-34000		AUG 26 - MGMT FEES	*	4,000.00		
		8/01/26	23	202608	310	51300	-49500		AUG 26 - IT	*	75.83		
		8/01/26	23	202608	310	51300	-31300		AUG 26 - DISSEMINATION	*	83.33		
		8/01/26	23	202608	320	53800	-34100		AUG 26 - O&M ACCOUNTING	*	312.50		
		8/01/26	23	202608	310	51300	-41000		AUG 26 - TELEPHONE	*	4.93		
									GOVERNMENTAL MANAGEMENT SERVICES-NF			4,476.59	010636
8/19/26	00013	8/10/26	195521	202607	310	51300	-31100		JUL 26 - ENGINEERING SVCS	*	550.00		
									MATTHEWS DCCM			550.00	010637
8/19/26	00009	8/01/26	PSI28699	202608	320	53800	-46500		AUG 26 - POND MAIN 1-16	*	2,497.00		
									SOLITUDE LAKE MANAGEMENT			2,497.00	010638
8/19/26	00034	7/31/26	118	202607	320	53800	-34000		JUL 26 - MANAGEMENT FEES	*	1,500.00		
									STILLWATER COMMUNITY ASSOCIATION			1,500.00	010639
8/19/26	00035	7/31/26	7822287	202607	310	51300	-48000		NOTICE OF RULE DEVELOPMNT	*	99.92		
		7/31/26	7822287	202607	310	51300	-48000		NOTICE OF RULEMAKING	*	154.32		
		7/31/26	7822287	202607	310	51300	-48000		NOTICE OF REGULAR MEETING	*	219.60		
									USA TODAY MEDIA CORP.			473.84	010640
8/19/26	00016	6/17/25	936250	202510	320	53800	-46510		IRRIGATION REPAIRS	*	270.00		
		6/17/25	936251	202510	320	53800	-46510		IRRIGATION REPAIRS	*	236.00		
		6/23/25	937894	202510	320	53800	-46510		IRRIGATION REPAIRS	*	537.00		

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		11/30/25	1043937 202511 320-53800-46200 NOV 25 - LANDSCAPE MAINT		*	6,670.00	
		7/10/26	954874 202510 320-53800-46200 SUMMER ANNUALS		*	3,312.00	
		7/31/26	1229230 202607 320-53800-46200 JUL 26 - LANDSCAPE MAINT		*	6,670.00	
YELLOWSTONE LANDSCAPE							17,695.00 010641
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TOTAL FOR BANK A						35,918.74	

SWCD STILLWATER CDD PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/26	00026	7/06/25	33297679	202608 320-53800-41000	INTERNET	*	108.00		
		8/15/26	31401279	202608 320-53800-41000	INTERNET	*	107.00		
AT&T AUTOPAY								215.00	080043
8/31/26	00027	8/09/26	88065	202608 320-53800-34500	SECURITY	*	2,661.75		
		8/24/26	92012	202608 320-53800-34500	SECURITY	*	1,433.25		
ROLLKALL AUTOPAY								4,095.00	080044
TOTAL FOR BANK Z							4,310.00		
TOTAL FOR REGISTER							40,228.74		

SWCD STILLWATER CDD PPOWERS

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number 771916	Date 08/03/2026
Customer Number 300396	Due Date 09/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
<i>2112 - Gate Access - Stillwater CDD - Entrance-Greenbriar Rd, Saint Johns, FL</i>				
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	\$311.58	\$311.58
1.00	Envera Kiosk System 09/01/2026 - 09/30/2026	1.00	\$500.00	\$500.00
1.00	Data Management 09/01/2026 - 09/30/2026	1.00	\$200.00	\$200.00
1.00	Virtual Gate Guard Monitoring 09/01/2026 - 09/30/2026	1.00	\$4,675.00	\$4,675.00
Subtotal:				\$5686.58
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$5686.58

Date	Invoice #	Description	Amount	Balance Due
8/3/2026	771916	Monitoring Services	\$5686.58	\$5686.58

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number 771916	Date 08/03/2026
Customer Number 300396	Due Date 09/01/2026

Net Due: \$5,686.58

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 Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number 771917	Date 08/03/2026
Customer Number 300396	Due Date 09/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Stillwater CDD	300396		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
2112 - CCTV - Stillwater CDD - Resident Gate - Add PVS, Saint Johns, FL				
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	\$471.73	\$471.73
1.00	Passive License Plate Cam 09/01/2026 - 09/30/2026	1.00	\$50.00	\$50.00
1.00	Passive Standard Camera 09/01/2026 - 09/30/2026	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
8/3/2026	771917	Monitoring Services	\$571.73	\$571.73

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number 771917	Date 08/03/2026
Customer Number 300396	Due Date 09/01/2026

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



Invoice

Page	1/1
Date	7/31/2026
Reference	Completed 07/23/26
Invoice Number	111704

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
1991 Stillwater Blvd
St. Johns, FL, 33258

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002825	111704	SER	002825G	WOODSK	Completed 07/23/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
08-AWI-0001 Awid Long Range Reader	1.00		2,223.00	0.00	0.00	2,223.00
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 Consistent with Surge						
Stillwater CDD/HOA - Resident Gate - AWID Not Working						
Golf GM: Michael Monahan (248) 881-6822 Please investigate the AWID Reader. The community reported residents unable to enter the community after the arms went down for the night.						
Repaired wiring;Performed System Test - Pass;Power Cycled Reader;Replaced Reader						

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	2,223.00
Subtotal	2,468.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	2,468.00

Due Date: 8/30/2026

Terms: Net 30 Days

Governmental Management Services, LLC

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

Invoice**Invoice #:** 23**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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 - August 2026	340	4,000.00	4,000.00
Information Technology - August 2026	498	75.83	75.83
Dissemination Agent Services - August 2026	313	83.33	83.33
O & M Accounting - August 2026	341	312.50	312.50
Telephone	410	4.93	4.93
Total			\$4,476.59
Payments/Credits			\$0.00
Balance Due			\$4,476.59

Project Manager Ivan Lamos

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

Stillwater Community Development District
Patti Powers
475 West Town Place Suite 114
St. Augustine, FL 32092

August 10, 2026

Invoice # 195521

Project 0000021455.0000 21015.00 - Stillwater CDD - Continuing Services Contract

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

- Phase 2 & 3 acquisition discussion

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

Professional Services through July 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	1.00	275.00	275.00
Professional Engineer 1	1.25	180.00	225.00
Project Coordinator 2	.50	100.00	50.00
Total Labor			550.00
Total Due:			550.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	550.00	15,067.50	15,617.50
Expense	0.00	9.25	9.25
Unit	0.00	31.50	31.50
Totals	550.00	15,108.25	15,658.25

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #26535, L08590, LA6666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual interest. We appreciate your business and cooperation with timely payments.



Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI286995

Invoice Date: 8/1/2026

Bill

To: Stillwater CDD

C/O Governmental Management Services, LLC

475 West Town Place

Saint Augustin, FL 32092

Ship

To: Stillwater CDD

C/O Governmental Management

475 West Town Place

St. Augustine, FL 32092

United States

Ship Via

Ship Date 8/1/2026

Due Date 8/31/2026

Terms Net 30

Customer ID 14237

P.O. Number

P.O. Date 8/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,497.00	2,497.00
August Billing					
8/1/2026 - 8/31/2026					
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

SHIP TO:

Billing for July 2026

INVOICE ()	DESCRIPTION	INV TOTAL	TOTAL
7/31/2026	CDD portion of Management Fee	1,500.00	
	Sub Total	\$1,500.00	
TOTAL DUE			\$1,500.00

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Stillwater CDD		1505767	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007822287	Jul 1- Jul 31, 2026	\$473.84	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$545.92	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Stillwater CDD c/o GMS, LLC Suite 114 475 W Town PL St Augustine, FL 32092-3648	Legal Entity: USA TODAY 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@usatodayco.com

FEDERAL ID 47-2390983

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If you received this by mail, enroll today to avoid invoice delivery interruption:
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

Date	Description	Amount
7/1/26	Balance Forward	\$72.08

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/2/26	12422998	SAG St Augustine Record	Notice of Rule Development		\$99.92
7/9/26	12423032	SAG St Augustine Record	Notice of Rulemaking		\$154.32
7/16/26-7/23/26	12422977	SAG St Augustine Record	AUG 13 MEETING		\$219.60

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	\$545.92
Service Fee 3.99%	\$21.78
*Cash/Check/ACH Discount	-\$21.78
*Payment Amount by Cash/Check/ACH	\$545.92
Payment Amount by Credit Card	\$567.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Stillwater CDD		1505767		0007822287		473.84
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$473.84	\$72.08	\$0.00	\$0.00	\$0.00	\$0.00	\$545.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$567.70
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001505767000000000000078222870005459267176

**Bill To:**

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

Property Name: Stillwater CDD**Address:** CR 210
St. Johns, FL 32259**INVOICE**

INVOICE #	INVOICE DATE
1043937	11/30/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 30, 2025**Invoice Amount:** \$6,670.00

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

Invoice Total**\$6,670.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Stillwater CDD

Address: CR 210
St. Johns, FL 32259

INVOICE

INVOICE #	INVOICE DATE
937894	6/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2025

Invoice Amount: \$537.00

Description	Current Amount
-------------	----------------

June irrigation repairs-2025*****Pool controller & back entrance*****

Irrigation Repairs \$537.00

Invoice Total \$537.00

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

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

Property Name: Stillwater CDD

Address: CR 210
St. Johns, FL 32259

INVOICE

INVOICE #	INVOICE DATE
936250	6/17/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 17, 2025

Invoice Amount: \$270.00

Description	Current Amount
-------------	----------------

June irrigation repairs-2025*****Pro shop controllers*****

Irrigation Repairs \$270.00

Invoice Total \$270.00

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

DATE COMPLETED	TECHNICIAN blake w	CLIENT
----------------	--------------------	--------



YELLOWSTONE

LANDSCAPE

Bill To:

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

Property Name: Stillwater CDD

Address: CR 210
St. Johns, FL 32259

INVOICE

INVOICE #	INVOICE DATE
936251	6/17/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 17, 2025

Invoice Amount: \$236.00

Description	Current Amount
-------------	----------------

June irrigation repairs-2025*****Front entrance*****

Irrigation Repairs \$236.00

Invoice Total **\$236.00**

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

DATE COMPLETED	TECHNICIAN blake w	CLIENT
----------------	--------------------	--------



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1229230	7/31/2026
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: August 30, 2026

Invoice Amount: \$6,670.00

Description	Current Amount
Monthly Landscape Maintenance July 2026	\$6,670.00

Invoice Total **\$6,670.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
954874	7/10/2025
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: August 9, 2025

Invoice Amount: \$3,312.00

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

Invoice Total **\$3,312.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

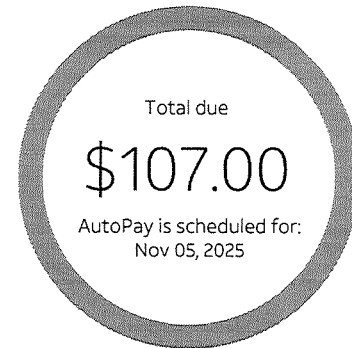
Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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

Page: 1 of 2
Issue Date: Oct 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.



Account summary

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

Service summary

 Internet	Page 2	\$107.00
Total services		\$107.00

Total due **\$107.00**
AutoPay is scheduled to debit your bank account on Nov 05, 2025

Ways to pay and manage your account:



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
Nov 05, 2025
Account number: 314012795

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

41004056000314012795200000001070000000010700000003



Service activity



Internet

Monthly charges		Oct 16 - Nov 15
1. Internet 300M / 300M (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

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Payment fee update

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

Important information

Late payment fee

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

Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at att.com/autopay 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: Aug 15, 2026
Account Number: 314012795

Save time with the AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit att.com/atteasy12

Total due

\$108.00

AutoPay is scheduled for:
Sep 08, 2026

Account summary

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

Service summary

 Internet	Page 2	\$108.00
Total services		\$108.00

Total due \$108.00

AutoPay is scheduled to debit your bank account on Sep 08, 2026

Ways to pay and manage your account:

 AT&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 \$108.00 is scheduled for
Sep 08, 2026
Account number: 314012795

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



Service activity

Internet

Monthly charges		Aug 16 - Sep 15
1. Internet 300M / 300M (Monthly Recurring Charge)		\$70.00
2. Static IP 8		\$30.00
Company fees & surcharges		
3. Cost Assessment Charge		\$8.00
Total for Internet		\$108.00

News you can use

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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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AUG 26 2026

8233.5.158.49511 1 5B 0.621 rc
STILLWATER COMMUNITY DEVELOPE
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Receipt of Payment

Transaction # po_92012

Transaction Date: 08/24/2026

INVOICE #	SENDER	DUE DATE	BALANCE DUE
I-082226-3592	St Johns County Sheriff's Office	8/22/2026	\$204.75
I-081626-3444	St Johns County Sheriff's Office	8/16/2026	\$204.75
I-082026-3538	St Johns County Sheriff's Office	8/20/2026	\$204.75
I-081126-3285	St Johns County Sheriff's Office	8/11/2026	\$204.75
I-081426-3366	St Johns County Sheriff's Office	8/14/2026	\$204.75
I-081926-3507	St Johns County Sheriff's Office	8/19/2026	\$204.75
I-081526-3386	St Johns County Sheriff's Office	8/15/2026	\$204.75

Subtotal \$1433.25

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

Total Processing Fees \$0.00

Grand Total \$1433.25

Receipt of Payment

Transaction # po_88065

Transaction Date: 01/01/0001

INVOICE #	SENDER	DUE DATE	BALANCE DUE
I-071926-2747	St Johns County Sheriff's Office	7/19/2026	\$204.75
I-072426-2842	St Johns County Sheriff's Office	7/24/2026	\$204.75
I-072426-2843	St Johns County Sheriff's Office	7/24/2026	\$204.75
I-072526-2858	St Johns County Sheriff's Office	7/25/2026	\$204.75
I-072726-2943	St Johns County Sheriff's Office	7/27/2026	\$204.75
I-072826-2956	St Johns County Sheriff's Office	7/28/2026	\$204.75
I-073126-3010	St Johns County Sheriff's Office	7/31/2026	\$204.75
I-080126-3030	St Johns County Sheriff's Office	8/1/2026	\$204.75
I-080226-3055	St Johns County Sheriff's Office	8/2/2026	\$204.75
I-080626-3155	St Johns County Sheriff's Office	8/6/2026	\$204.75
I-080726-3174	St Johns County Sheriff's Office	8/7/2026	\$204.75
I-080826-3186	St Johns County Sheriff's Office	8/8/2026	\$204.75
I-080926-3204	St Johns County Sheriff's Office	8/9/2026	\$204.75

[illegible]