



St. Johns Forest Community Development District

January 22, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 350 469 065 6

PASSCODE: fx3bD3JV

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Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 810773045#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



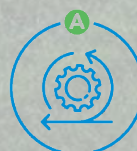
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

St. Johns Forest Community Development District

Board of Supervisors

Philip Messana, Chairperson
 Carly Weddle, Vice Chairperson
 Angela Chapman, Assistant Secretary
 Charles Kuehne, Assistant Secretary
 Herbert Shaw, Assistant Secretary

Staff:

Samantha Harvey, District Manager
 Jennifer Goldyn, Director of District Services
 Fernand Thomas, District Accountant
 Kyle Goldberg, District Field Inspection Coordinator
 Kareen Baker, District Administrative Assistant
 Wesley S. Haber, Esq., District Counsel
 Michael Yuro, P.E., District Engineer

Meeting Agenda

Thursday, January 22, 2026 – 10:00 a.m.

Call-in number:1-646-838-1601, Phone Conference ID: 810773045#

-
1. **Call to Order and Roll Call**
 2. **Approval of Agenda**
 3. **Audience Comments – Three (3) Minute Time Limit**
 4. **Staff Reports**
 - A. District Accountant
 - i. Acceptance of the October, November and December 2025 Financial Statements and Approval of the Check Registers and Invoices.....Page 3
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. District Field Inspection Coordinator
 - i. December 2025 and January 2026 Field Inspection Reports.....Page 47
 - ii. Pond Services ReportsPage 56
 - iii. Consideration of Insituform Technologies, LLC Proposal #2025291 to Clean Storm Drain Behind 105 Cantina PlacePage 67
 - iv. Consideration of Inframark Work Order # 109-001-01-26 to Repair Stop Sign at St. Johns ForestPage 70
 5. **Business Administration**
 - A. Consideration of Minutes from the Meeting held November 20, 2025Page 74
 6. **Business Items**
 - A. Consideration of Resolution 2026-03, Removing and Designating New TreasurerPage 79
 - B. Acceptance of Berger, Toombs, Elam, Gaines and Frank Audit Report for Fiscal Year 2024Page 80
 7. **New Business and Supervisor Requests**
 8. **Adjournment**

The next meeting is scheduled for Thursday, March 26, 2026, at 10:00 a.m.

If you require an agenda package, please contact Kareen Baker at kareen.baker@inframark.com

MEMORANDUM

TO: Board of Supervisors, St. Johns Forest CDD
FROM: Fernand Thomas, District Accountant
CC: Samantha Harvey, District Manager, Helena Schneider, Accounting Supervisor
DATE: November 5, 2025
SUBJECT: October Financial Report

Attached, please find the October Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the district's funds is provided below. If you have any questions or require additional information, please contact me at Fernand.Thomas@inframark.com.

General Fund:

- Trustee services fees paid, service by US Bank for FY2025-2026, Series 2016.
- Insurance General Liability: Premium with Public Risk Insurance Agency, paid in full.
- R&M-General including holiday decorating 2025 and reinstall drainage gate.
- Through the current month, expenditures are at 11.32% of the annual budget.

ST. JOHNS FOREST

Community Development District

Financial Report

October 31, 2025

Prepared by:



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 98,776	\$ -	\$ 98,776
Due From Other Funds	-	2,904	2,904
Investments:			
Money Market Account	385,478	-	385,478
Prepayment Account	-	653	653
Reserve Fund	-	133,865	133,865
Revenue Fund	-	105,590	105,590
TOTAL ASSETS	\$ 484,254	\$ 243,012	\$ 727,266
<u>LIABILITIES</u>			
Accounts Payable	\$ 455	\$ -	\$ 455
Accrued Expenses	583	-	583
Due To Other Funds	2,904	-	2,904
TOTAL LIABILITIES	3,942	-	3,942
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	243,012	243,012
Assigned to:			
Operating Reserves	62,663	-	62,663
Reserves-Entr. Signs/Columns	178,356	-	178,356
Reserves - Entry Fountain	8,989	-	8,989
Reserves- Stormwater&Roads	56,512	-	56,512
Unassigned:	173,792	-	173,792
TOTAL FUND BALANCES	\$ 480,312	\$ 243,012	\$ 723,324
TOTAL LIABILITIES & FUND BALANCES	\$ 484,254	\$ 243,012	\$ 727,266

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 10,000	\$ 833	\$ 1,602	\$ 769	16.02%
Special Assmnts- Tax Collector	281,930	-	-	-	0.00%
Special Assmnts- Discounts	(11,277)	-	-	-	0.00%
TOTAL REVENUES	280,653	833	1,602	769	0.57%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	800	800	-	13.33%
FICA Taxes	459	61	61	-	13.29%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	7,000	583	-	583	0.00%
ProfServ-Legal Services	10,500	875	-	875	0.00%
ProfServ-Mgmt Consulting	61,058	5,088	5,088	-	8.33%
ProfServ-Special Assessment	6,136	-	-	-	0.00%
ProfServ-Trustee Fees	4,000	2,074	2,074	-	51.85%
Auditing Services	4,000	-	-	-	0.00%
Website Compliance	2,500	1,553	-	1,553	0.00%
Postage and Freight	600	50	-	50	0.00%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	83	-	83	0.00%
Legal Advertising	1,200	100	-	100	0.00%
Miscellaneous Services	2,000	167	30	137	1.50%
Misc-Assessment Collection Cost	5,638	-	-	-	0.00%
Misc-Web Hosting	1,200	100	100	-	8.33%
Annual District Filing Fee	175	175	-	175	0.00%
Total Administration	124,153	20,796	17,411	3,385	14.02%
Field					
ProfServ-Field Management	8,000	667	667	-	8.34%
Contracts-Lake and Wetland	13,000	1,083	1,015	68	7.81%
Contracts-Landscape	55,000	4,583	4,009	574	7.29%
Electricity - General	7,000	583	583	-	8.33%
R&M-General	10,000	7,862	8,087	(225)	80.87%
R&M-Fountain	6,000	500	-	500	0.00%
R&M-Other Landscape	14,000	1,167	-	1,167	0.00%
R&M-Irrigation	7,500	625	-	625	0.00%
R&M-Streetlights	3,000	250	-	250	0.00%
Capital Outlay	3,000	250	-	250	0.00%
Total Field	126,500	17,570	14,361	3,209	11.35%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>					
Reserve -Entrance Signs/Columns	30,000	-	-	-	0.00%
Total Reserves	30,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	280,653	38,366	31,772	6,594	11.32%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(37,533)	(30,170)	7,363	0.00%
Net change in fund balance	\$ -	\$ (37,533)	\$ (30,170)	\$ 7,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	510,482	510,482	510,482		
FUND BALANCE, ENDING	\$ 510,482	\$ 472,949	\$ 480,312		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 200	\$ 17	\$ 808	\$ 791	404.00%
Special Assmnts- Tax Collector	288,628	-	-	-	0.00%
Special Assmnts- Discounts	(11,545)	-	-	-	0.00%
TOTAL REVENUES	277,283	17	808	791	0.29%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,773	-	-	-	0.00%
Total Administration	5,773	-	-	-	0.00%
<u>Debt Service</u>					
Principal Debt Retirement	200,000	-	-	-	0.00%
Interest Expense	73,480	-	-	-	0.00%
Total Debt Service	273,480	-	-	-	0.00%
TOTAL EXPENDITURES	279,253	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	17	808	791	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(1,970)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,970)	-	-	-	0.00%
Net change in fund balance	\$ (1,970)	\$ 17	\$ 808	\$ 791	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 242,221	\$ 243,012		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

October 31, 2025

Cash and Investment Report

*October 31, 2025***GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account	Valley Bank	Checking Account	n/a	4.33%	\$98,776
Money Market Account	BankUnited	Money Market Account	n/a	3.99%	\$385,478
Subtotal					<u>\$484,254</u>

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment Account	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$653
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$133,865
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$105,590
Subtotal					<u>\$240,108</u>
Total					<u>\$724,362</u>

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101003 Balance	98,776.30	Statement Balance	108,259.30
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	108,259.30
Subtotal	98,776.30	Outstanding Checks	-9,483.00
Negative Adjustments	0.00		
		Ending Balance	98,776.30
Ending G/L Balance	98,776.30		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/29/2025	Payment	100084	FLORIDA WATERWAYS, INC	Inv: A203438			-225.00
10/31/2025	Payment	2995	RISK MANAGEMENT ASSOCIATES, INC	Payment of Invoice 003884			-9,258.00
Total Outstanding Checks							-9,483.00

ST. JOHNS FOREST
Community Development District

Check Register
10/01/2025 - 10/31/2025

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100078

001	10/01/25	CHRISTMAS DECOR	1945	2025 Holiday Decorating Package	Prepaid Items	155000-53901	\$7,861.88
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Check Total \$7,861.88

CHECK # 100079

001	10/17/25	INFRAMARK LLC	160677	10/2025 District Management	ProfServ-Mgmt Consulting	531027-51201	\$5,088.16
001	10/17/25	INFRAMARK LLC	160677	10/2025 District Management	ProfServ-Field Management	531016-53901	\$666.67
001	10/17/25	INFRAMARK LLC	160677	10/2025 District Management	Misc-Web Hosting	549915-51301	\$100.00

Check Total \$5,854.83

CHECK # 100080

001	10/17/25	ROTO-ROOTER SERVICES COMPANY	46-24637085	Jettied Storm Drain 352-356 Arabella	Reserves-Stormwater&Roads	568168-53901	\$1,400.00
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Check Total \$1,400.00

CHECK # 100081

001	10/21/25	FEDEX	9-003-17040	9/19 Priority Overnight	Postage and Freight	541006-51301	\$69.27
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Check Total \$69.27

CHECK # 100082

001	10/21/25	THE GREENERY INC	795194	10/2025 Landscape Billing	Contracts-Landscape	534050-53901	\$4,009.00
001	10/21/25	THE GREENERY INC	796287	June/July/August Irrigation Service Call	R&M-Irrigation	546041-53901	\$410.07

Check Total \$4,419.07

CHECK # 100083

001	10/21/25	FLORIDA WATERWAYS, INC	203408	10/2025 Lake Management	Contracts-Lake and Wetland	534021-53901	\$1,015.00
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Check Total \$1,015.00

CHECK # 100084

001	10/29/25	FLORIDA WATERWAYS, INC	A203438	10/2025 Reinstall Drainage Grate	R&M-General	546001-53901	\$225.00
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Check Total \$225.00

CHECK # 100085

001	10/29/25	INFRAMARK LLC	161869	09/2025 Email Archive Renewal	Misc-Web Hosting	549915-51301	\$1,061.22
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Check Total \$1,061.22

CHECK # 2993

001	10/03/25	GANNETT FLORIDA LOCALIQ	0007145634	May 2025 Legal Advertising	Legal Advertising	548002-51301	\$61.84
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Check Total \$61.84

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total	\$21,968.11
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Total Checks Paid	\$21,968.11
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MEMORANDUM

TO: Board of Supervisors, St. Johns Forest CDD
FROM: Fernand Thomas, District Accountant
CC: Samantha Harvey, District Manager, Helena Schneider, CPA, MBA Accounting Supervisor
DATE: December 4, 2025
SUBJECT: November Financial Report

Attached, please find the November Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the district's funds is provided below. If you have any questions or require additional information, please contact me at Fernand.Thomas@inframark.com.

General Fund:

- Total revenue is 9.29% of the annual adopted budget.
- Non-Ad Valorem Assessment are 8.51% collected.
- Through the current month, expenditure is 16.95% of the annual budget.
- Trustee services fees paid, service by US Bank for FY2025-2026, Series 2016.
- Insurance General Liability: Premium with Public Risk Insurance Agency, paid in full.
- R&M-General including holiday decorating 2025 and reinstall drainage gate.
- R&M-Streetlights: Receptable lighting repair.

Debt Service Fund:

Series 2016

- Total revenues are 9.05% of the annual adopted budget.
- Non-Ad Valorem Assessments are 8.51% collected.
- The interest has been paid for November 2025.

ST. JOHNS FOREST

Community Development District

Financial Report

November 30, 2025

Prepared by:



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 105,482	\$ -	\$ 105,482
Cash with Fiscal Agent	-	13,407	13,407
Due From Other Funds	-	1,515	1,515
Investments:			
Money Market Account	386,600	-	386,600
Prepayment Account	-	653	653
Reserve Fund	-	133,865	133,865
Revenue Fund	-	81,089	81,089
TOTAL ASSETS	\$ 492,082	\$ 230,529	\$ 722,611
<u>LIABILITIES</u>			
Accounts Payable	\$ 992	\$ -	\$ 992
Accrued Expenses	583	-	583
Due To Other Funds	1,515	-	1,515
TOTAL LIABILITIES	3,090	-	3,090
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	230,529	230,529
Assigned to:			
Operating Reserves	62,663	-	62,663
Reserves-Entr. Signs/Columns	158,356	-	158,356
Reserves - Entry Fountain	8,989	-	8,989
Reserves- Stormwater&Roads	56,512	-	56,512
Reserves - Streetlights	20,000	-	20,000
Unassigned:	182,472	-	182,472
TOTAL FUND BALANCES	\$ 488,992	\$ 230,529	\$ 719,521
TOTAL LIABILITIES & FUND BALANCES	\$ 492,082	\$ 230,529	\$ 722,611

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 10,000	\$ 1,667	\$ 3,055	\$ 1,388	30.55%
Special Assmnts- Tax Collector	281,930	71,797	23,993	(47,804)	8.51%
Special Assmnts- Discounts	(11,277)	(2,449)	(979)	1,470	8.68%
TOTAL REVENUES	280,653	71,015	26,069	(44,946)	9.29%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	1,000	1,600	(600)	26.67%
FICA Taxes	459	77	122	(45)	26.58%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	7,000	1,167	290	877	4.14%
ProfServ-Legal Services	10,500	1,750	581	1,169	5.53%
ProfServ-Mgmt Consulting	61,058	10,176	10,176	-	16.67%
ProfServ-Special Assessment	6,136	-	-	-	0.00%
ProfServ-Trustee Fees	4,000	1,812	2,074	(262)	51.85%
Auditing Services	4,000	-	-	-	0.00%
Website Compliance	2,500	1,639	-	1,639	0.00%
Postage and Freight	600	100	49	51	8.17%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	167	-	167	0.00%
Legal Advertising	1,200	200	94	106	7.83%
Miscellaneous Services	2,000	333	61	272	3.05%
Misc-Assessment Collection Cost	5,638	1,224	460	764	8.16%
Misc-Web Hosting	1,200	200	200	-	16.67%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	29,107	25,140	3,967	20.25%
Field					
ProfServ-Field Management	8,000	1,333	1,333	-	16.66%
Contracts-Lake and Wetland	13,000	2,167	2,030	137	15.62%
Contracts-Landscape	55,000	9,167	8,018	1,149	14.58%
Electricity - General	7,000	1,167	583	584	8.33%
R&M-General	10,000	1,667	8,087	(6,420)	80.87%
R&M-Fountain	6,000	1,000	-	1,000	0.00%
R&M-Other Landscape	14,000	2,333	-	2,333	0.00%
R&M-Irrigation	7,500	1,250	-	1,250	0.00%
R&M-Streetlights	3,000	500	990	(490)	33.00%
Capital Outlay	3,000	500	-	500	0.00%
Total Field	126,500	21,084	21,041	43	16.63%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Reserves					
Reserve -Entrance Signs/Columns	30,000	-	-	-	0.00%
Total Reserves	30,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	280,653	50,191	46,181	4,010	16.45%
Excess (deficiency) of revenues					
Over (under) expenditures	-	20,824	(20,112)	(40,936)	0.00%
Net change in fund balance	\$ -	\$ 20,824	\$ (20,112)	\$ (40,936)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	509,104	509,104	509,104		
FUND BALANCE, ENDING	\$ 509,104	\$ 529,928	\$ 488,992		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 200	\$ 33	\$ 1,619	\$ 1,586	809.50%
Special Assmnts- Tax Collector	288,628	71,859	24,480	(47,379)	8.48%
Special Assmnts- Discounts	(11,545)	(2,875)	(999)	1,876	8.65%
TOTAL REVENUES	277,283	69,017	25,100	(43,917)	9.05%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	1,437	470	967	8.14%
Total Administration	5,773	1,437	470	967	8.14%
Debt Service					
Principal Debt Retirement	200,000	-	-	-	0.00%
Interest Expense	73,480	36,740	36,305	435	49.41%
Total Debt Service	273,480	36,740	36,305	435	13.28%
TOTAL EXPENDITURES	279,253	38,177	36,775	1,402	13.17%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	30,840	(11,675)	(42,515)	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,970)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,970)	-	-	-	0.00%
Net change in fund balance	\$ (1,970)	\$ 30,840	\$ (11,675)	\$ (42,515)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 273,044	\$ 230,529		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

November 30, 2025

Non-Ad Valorem Special Assessments - St Johns County Tax Collector

(Monthly Assessment Collection Distributions)

For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2016 Debt Service Fund
Assessments Levied FY 2026				\$ 569,576	\$ 281,930	\$ 287,646
Allocation %				100%	49%	51%
11/04/25	\$ 3,352	\$ 183	\$ 68	\$ 3,604	\$ 1,784	\$ 1,820
11/18/25	\$ 12,665	\$ 538	\$ 258	\$ 13,462	\$ 6,663	\$ 6,798
11/21/25	\$ 29,548	\$ 1,256	\$ 603	\$ 31,408	\$ 15,546	\$ 15,861
TOTAL	\$ 45,565	\$ 1,978	\$ 930	\$ 48,473	\$ 23,993	\$ 24,480

% Collected	9%	9%	9%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -

Cash and Investment Report

*November 30, 2025***GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account	Valley Bank	Checking Account	n/a	3.83%	\$105,482
Money Market Account	BankUnited	Money Market Account	n/a	3.54%	\$386,600
Subtotal					<u>\$492,082</u>

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment Account	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$653
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$133,865
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$81,089
Subtotal					<u>\$215,607</u>
Total					<u>\$707,689</u>

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101003 Balance	105,481.77	Statement Balance	119,644.67
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	119,644.67
Subtotal	105,481.77	Outstanding Checks	-14,162.90
Negative Adjustments	0.00		
		Ending Balance	105,481.77
Ending G/L Balance	105,481.77		

		Document		Description	Amount	Cleared Amount	Difference
Posting Date	Document Type	No.	Vendor				
Outstanding Checks							
11/20/2025	Payment	2998	FLORIDA COMMERCE	Payment of Invoice 003901			-175.00
11/25/2025	Payment	3002	ST.JOHNS FOREST CDD	Payment of Invoice 003904			-13,407.40
11/26/2025	Payment	100092	KUTAK ROCK LLP	Inv: 3657414			-580.50
Total Outstanding Checks							-14,162.90

ST. JOHNS FOREST
Community Development District

Check Register
11/01/2025 - 11/30/2025

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100086							
001	11/06/25	KUTAK ROCK LLP	3642484	07/2025 Prof Legal Services	ProfServ-Legal Services	531023-51401	\$455.00
Check Total							\$455.00
CHECK # 100087							
001	11/10/25	THE GREENERY INC	797418	11/2025 Landscape Contract	Contracts-Landscape	534050-53901	\$4,009.00
Check Total							\$4,009.00
CHECK # 100088							
001	11/10/25	FLORIDA WATERWAYS, INC	203546	11/2025 Pond maintenance	Contracts-Lake and Wetland	534021-53901	\$1,015.00
Check Total							\$1,015.00
CHECK # 100089							
001	11/10/25	GANNETT FLORIDA LOCALIQ	0007407309	10/2025 LEGAL AD	Legal Advertising	548002-51301	\$94.48
Check Total							\$94.48
CHECK # 100090							
001	11/13/25	YURO & ASSOCIATES LLC	3912	10/2025 Engineer Services	ProfServ-Engineering	531013-51501	\$290.00
001	11/13/25	YURO & ASSOCIATES LLC	3911	9/2025 Engineer Services	ProfServ-Engineering	531013-51501	\$1,377.50
Check Total							\$1,667.50
CHECK # 100091							
001	11/18/25	INFRAMARK LLC	163501	11/2025 Management Fees	Misc-Web Hosting	549915-51301	\$100.00
001	11/18/25	INFRAMARK LLC	163501	11/2025 Management Fees	ProfServ-Field Management	531016-53901	\$666.67
001	11/18/25	INFRAMARK LLC	163501	11/2025 Management Fees	ProfServ-Mgmt Consulting	531027-51301	\$5,088.17
Check Total							\$5,854.84
CHECK # 100092							
001	11/26/25	KUTAK ROCK LLP	3657414	October 2025 legal fees	ProfServ-Legal Services	531023-51401	\$580.50
Check Total							\$580.50
CHECK # 2998							
001	11/20/25	FLORIDA COMMERCE	92776	FY26 DISTRICT FILLING FEE	Annual District Filing Fee	554007-51301	\$175.00
Check Total							\$175.00
CHECK # 2999							
001	11/20/25	ST. JOHNS COUNTY TAX COLLECTOR	11.17.25	11/2025 Tax Postage	Postage and Freight	541006-51301	\$46.48
Check Total							\$46.48
Fund Total							\$13,897.80

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>SERIES 2016 DEBT SERVICE FUND - 202</u>							
CHECK # 2997							
202	11/30/25	ST.JOHNS FOREST CDD	11042025- 2025-1	Transfer Assessments FY2026	Due From Other Funds	131000	\$1,692.92
Check Total							\$1,692.92
CHECK # 3001							
202	11/21/25	ST.JOHNS FOREST CDD	11202025- 2025-1	Transfer Assessments FY2026	Due From Other Funds	131000	\$6,395.95
Check Total							\$6,395.95
CHECK # 3002							
202	11/25/25	ST.JOHNS FOREST CDD	TRSF FUNDS - DS DUE	Transfer Assessments FY2026	Due From Other Funds	131000	\$13,407.40
Check Total							\$13,407.40
Fund Total							\$21,496.27

Total Checks Paid	\$35,394.07
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MEMORANDUM

TO: Board of Supervisors, St. Johns Forest CDD
FROM: Fernand Thomas, District Accountant
CC: Samantha Harvey, District Manager, Helena Schneider, CPA, Accounting Supervisor
DATE: January 8, 2026
SUBJECT: December Financial Report

Attached, please find the December Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the district's funds is provided below. If you have any questions or require additional information, please contact me at Fernand.Thomas@inframark.com.

General Fund:

- Total revenue is 20.87% of the annual adopted budget.
- Non-Ad Valorem Assessment are 19.97% collected.
- Through the current month, expenditure is 23.53% of the annual budget.
- ProfServ-Special Assessment: Paid in full.
- Trustee services fees paid, service by US Bank for October 2025 to April 2026.
- Insurance General Liability: Premium with Public Risk Insurance Agency, paid in full.
- R&M-General including holiday decorating 2025 and reinstall drainage gate.
- R&M-Streetlights: Receptable lighting repair.

Debt Service Fund:

Series 2016

- Total revenues are 20.69% of the annual adopted budget.
- Non-Ad Valorem Assessments are 19.90% collected.
- The interest has been paid for November 2025.

***St Johns Forest
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 115,714	\$ -	\$ 115,714
Cash with Fiscal Agent	-	31,010	31,010
Investments:			
Money Market Account	387,718	-	387,718
Prepayment Account	-	653	653
Reserve Fund	-	133,865	133,865
Revenue Fund	-	96,658	96,658
TOTAL ASSETS	\$ 503,432	\$ 262,186	\$ 765,618
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,220	\$ -	\$ 1,220
Accrued Expenses	583	-	583
TOTAL LIABILITIES	1,803	-	1,803
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	262,186	262,186
Assigned to:			
Operating Reserves	62,663	-	62,663
Reserves-Entr. Signs/Columns	158,356	-	158,356
Reserves - Entry Fountain	8,989	-	8,989
Reserves- Stormwater&Roads	56,512	-	56,512
Reserves - Streetlights	20,000	-	20,000
Unassigned:	195,109	-	195,109
TOTAL FUND BALANCES	\$ 501,629	\$ 262,186	\$ 763,815
TOTAL LIABILITIES & FUND BALANCES	\$ 503,432	\$ 262,186	\$ 765,618

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 10,000	\$ 2,500	\$ 4,547	\$ 2,047	45.47%
Special Assmnts- Tax Collector	281,930	122,343	56,289	(66,054)	19.97%
Special Assmnts- Discounts	(11,277)	(4,898)	(2,271)	2,627	20.14%
TOTAL REVENUES	280,653	119,945	58,565	(61,380)	20.87%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	1,600	1,600	-	26.67%
FICA Taxes	459	122	122	-	26.58%
ProfServ-Arbitrage Rebate	600	500	500	-	83.33%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	7,000	1,750	290	1,460	4.14%
ProfServ-Legal Services	10,500	2,625	581	2,044	5.53%
ProfServ-Mgmt Consulting	61,058	15,265	15,265	-	25.00%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	1,812	2,074	(262)	51.85%
Auditing Services	4,000	-	-	-	0.00%
Website Compliance	2,500	1,725	-	1,725	0.00%
Postage and Freight	600	150	76	74	12.67%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	250	-	250	0.00%
Legal Advertising	1,200	300	94	206	7.83%
Miscellaneous Services	2,000	500	61	439	3.05%
Misc-Assessment Collection Cost	5,638	2,449	1,080	1,369	19.16%
Misc-Web Hosting	1,200	300	300	-	25.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	44,746	37,612	7,134	30.29%
Field					
ProfServ-Field Management	8,000	2,000	2,000	-	25.00%
Contracts-Lake and Wetland	13,000	3,250	3,045	205	23.42%
Contracts-Landscape	55,000	13,750	12,027	1,723	21.87%
Electricity - General	7,000	1,750	583	1,167	8.33%
R&M-General	10,000	2,500	8,087	(5,587)	80.87%
R&M-Fountain	6,000	1,500	-	1,500	0.00%
R&M-Other Landscape	14,000	3,500	-	3,500	0.00%
R&M-Irrigation	7,500	1,875	966	909	12.88%
R&M-Streetlights	3,000	750	1,710	(960)	57.00%
Capital Outlay	3,000	750	-	750	0.00%
Total Field	126,500	31,625	28,418	3,207	22.46%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Reserves					
Reserve -Entrance Signs/Columns	30,000	-	-	-	0.00%
Total Reserves	30,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	280,653	76,371	66,030	10,341	23.53%
Excess (deficiency) of revenues					
Over (under) expenditures	-	43,574	(7,465)	(51,039)	0.00%
Net change in fund balance	\$ -	\$ 43,574	\$ (7,465)	\$ (51,039)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	509,104	509,104	509,104		
FUND BALANCE, ENDING	\$ 509,104	\$ 552,678	\$ 501,639		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 200	\$ 50	\$ 2,266	\$ 2,216	1133.00%
Special Assmnts- Tax Collector	288,628	129,911	57,430	(72,481)	19.90%
Special Assmnts- Discounts	(11,545)	(5,197)	(2,317)	2,880	20.07%
TOTAL REVENUES	277,283	124,764	57,379	(67,385)	20.69%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	2,598	1,102	1,496	19.09%
Total Administration	5,773	2,598	1,102	1,496	19.09%
Debt Service					
Principal Debt Retirement	200,000	-	-	-	0.00%
Interest Expense	73,480	36,740	36,305	435	49.41%
Total Debt Service	273,480	36,740	36,305	435	13.28%
TOTAL EXPENDITURES	279,253	39,338	37,407	1,931	13.40%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	85,426	19,972	(65,454)	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,970)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,970)	-	-	-	0.00%
Net change in fund balance	\$ (1,970)	\$ 85,426	\$ 19,972	\$ (65,454)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 327,630	\$ 262,176		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

December 31, 2025

Non-Ad Valorem Special Assessments - St Johns County Tax Collector

(Monthly Assessment Collection Distributions)

For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2016 Debt Service Fund
Assessments Levied FY 2026				\$ 569,576	\$ 281,930	\$ 287,646
Allocation %				100%	49%	51%
11/04/25	\$ 3,352	\$ 183	\$ 68	\$ 3,604	\$ 1,784	\$ 1,820
11/18/25	\$ 12,665	\$ 538	\$ 258	\$ 13,462	\$ 6,663	\$ 6,798
11/21/25	\$ 29,548	\$ 1,256	\$ 603	\$ 31,408	\$ 15,546	\$ 15,861
12/17/25	\$ 34,576	\$ 1,470	\$ 706	\$ 36,752	\$ 18,192	\$ 18,560
12/23/25	\$ 26,807	\$ 1,140	\$ 547	\$ 28,494	\$ 14,104	\$ 14,390
TOTAL	\$ 106,949	\$ 4,588	\$ 2,183	\$ 113,719	\$ 56,289	\$ 57,430

% Collected	20%	20%	20%
TOTAL OUTSTANDING	\$ 455,856	\$ 225,641	\$ 230,216

Cash and Investment Report

*December 31, 2025***GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account	Valley Bank	Checking Account	n/a	3.83%	\$115,714
Money Market Account	BankUnited	Money Market Account	n/a	3.40%	\$387,718
Subtotal					\$503,432

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment Account	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$653
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$133,865
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.75%	\$96,658
Subtotal					\$231,176
Total					\$734,608

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101003 Balance	115,713.92	Statement Balance	147,714.20
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	147,714.20
Subtotal	115,713.92	Outstanding Checks	-32,000.28
Negative Adjustments	0.00		
		Ending Balance	115,713.92
Ending G/L Balance	115,713.92		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/30/2025	Payment	3004	ST.JOHNS FOREST CDD	Payment of Invoice 003913			-17,471.69
12/30/2025	Payment	3005	ST.JOHNS FOREST CDD	Payment of Invoice 003915			-13,538.18
12/31/2025	Payment	100098	FEDEX	Inv: 9-046-26595			-24.91
12/31/2025	Payment	100099	THE GREENERY INC	Inv: 800946			-965.50
Total Outstanding Checks							-32,000.28

ST. JOHNS FOREST
Community Development District

Check Register
12/01/2025 - 12/31/2025

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100093							
001	12/05/25	THE GREENERY INC	800209	12/2025 Landscape Contract	Contracts-Landscape	534050-53901	\$4,009.00
Check Total							\$4,009.00
CHECK # 100094							
001	12/05/25	FLORIDA WATERWAYS, INC	203679	12/2025 Pond Management	Contracts-Lake and Wetland	534021-53901	\$1,015.00
Check Total							\$1,015.00
CHECK # 100095							
001	12/05/25	INFRAMARK LLC	165627	12/2025 Managenent Fees	ProfServ-Mgmt Consulting	531027-51301	\$5,088.17
001	12/05/25	INFRAMARK LLC	165627	12/2025 Managenent Fees	ProfServ-Field Management	531016-53901	\$666.67
001	12/05/25	INFRAMARK LLC	165627	12/2025 Managenent Fees	Misc-Web Hosting	549915-51301	\$100.00
001	12/05/25	INFRAMARK LLC	165627	12/2025 Managenent Fees	ProfServ-Special Assessment	531038-51301	\$6,136.00
001	12/05/25	INFRAMARK LLC	164585	Postage	Postage and Freight	541006-51301	\$2.22
Check Total							\$11,993.06
CHECK # 100096							
001	12/05/25	CLG ELECTRICAL CONTRACTORS LLC	284455	receptacle lighting repair	R&M-Streetlights	546095-53901	\$990.00
Check Total							\$990.00
CHECK # 100097							
001	12/30/25	INFRAMARK LLC	166737	12/2025 Postage	Postage and Freight	541006-51301	\$2.22
Check Total							\$2.22
CHECK # 100098							
001	12/31/25	FEDEX	9-046-26595	12/2025 Agenda packages postage	Postage and Freight	541006-51301	\$24.91
Check Total							\$24.91
CHECK # 100099							
001	12/31/25	THE GREENERY INC	800946	Oct/Nov/Dec Irrigation repairs	R&M-Irrigation	546041-53901	\$965.50
Check Total							\$965.50
Fund Total							\$18,999.69

SERIES 2016 DEBT SERVICE FUND - 202

CHECK # 3003



St. John's Forest CDD December Field Inspection

Thursday, December 11, 2025

9 Items Identified

9 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Construction Update

Assigned To: Board Update/District Manager

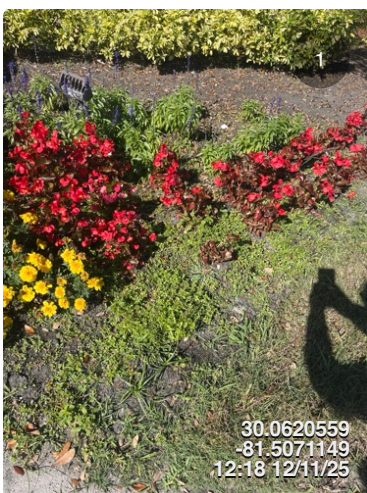
Construction appears to have been completed at the entrance however the affected area has not been returned to its original state.



Item 2 - Annuals

Assigned To: The Greenery Inc

Has a date been scheduled to replace the annuals?



Item 3 - Weeds

Assigned To: The Greenery Inc

Weeds should be treated during routine maintenance.



Item 4 - Remove Vegetation

Assigned To: [The Greenery Inc](#)

Remove vegetation growing on the monument at the front entrance.

Item 5 - Entrance Sign

Assigned To: [Inframark](#)

The entrance monument sign could use a coat of fresh paint.



Item 6 - Mulch

Assigned To: [The Greenery Inc](#)

Has mulch been approved to be installed throughout the community? If so, what is the date for installation?



Item 7 - New Barriers

[Assigned To: Board Update](#)

Metal barriers are being installed on storm water systems.



Item 8 - Pressure Washing

[Assigned To: Pressure Washing Vendor](#)

The tops of the monuments appear to need pressure washing.



Item 9 - Monument Light

[Assigned To: Board Update](#)

The monument light still needs to be fixed.



St. John's Forest January Field Inspection

Wednesday, January 7, 2026

11 Items Identified

11 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Remove Vines

Assigned To: [The Greenery Inc](#)

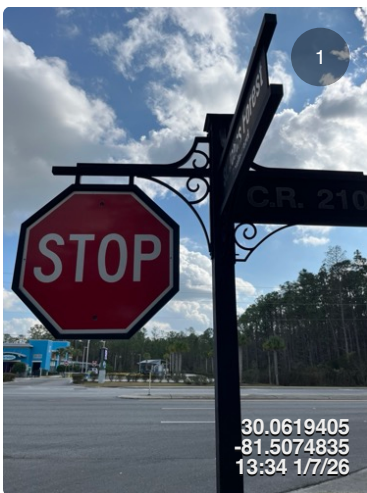
Remove vines from front monument wall.



Item 2 - Annuals

Assigned To: [Board Update](#)

New annuals have been installed throughout the community.



Item 3 - Stop Sign

Assigned To: [Board Update](#)

The stop sign has been repaired at the front entrance.

Item 4 - Plant Maintenance

Assigned To: [The Greenery Inc](#)

These plants surrounding utility equipment at the front entrance are not to be maintained until directed by the board.



Item 5 - Weeds

Assigned To: [The Greenery Inc](#)

Weeds should be maintained during routine maintenance.

Location: St Johns Forest Blvd



Item 6 - Tennis Balls

Assigned To: [Florida Waterways](#)

Tennis balls should be removed from pond by clubhouse.



Item 7 - Bridge Lights

Assigned To: Board Update

The lights on the bridge have been repaired.



Item 8 - Weeds

Assigned To: Florida Waterways

Weeds should be sprayed during routine maintenance.

Location: Pond 2



Item 9 - Anthills

Assigned To: The Greenery Inc

Anthills should be baited and knocked down during routine maintenance. Location: Walking path adjacent to archway



Item 10 - Trash

Assigned To: The Greenery Inc

Trash should be collected during routine maintenance.



Item 11 - Dead Tree

Assigned To: Inframark/Tree Vendor

There is a dead tree in the conservation area that should be removed. There are signs of a Pine beetle infestation. Location: 621 Loire Ct



Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 10/17/2025
Weather: 79 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11				
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x	x				x				x	x				
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal			x		x		x								
Cleaned Barrier				x				x	x						

Comments: The Barriers were cleaned on ponds 4,8 and 9. Shoreline grasses were sprayed on ponds 1,2,6,10 and 11.

Carp Program

- ☒ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 10/17/2025
Weather: 79 °F High
0% ☁



4



5



6



8



9 (2)




9 (3)

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 10/17/2025
Weather: 79 °F High
0% 



9



11

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 11/4/2025
Weather: 74 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11				
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x	x			x				x						
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection				x		x	x			x					
Debris Removal			x								x				
Cleaned Barrier								x							

Comments: Shoreline grasses were sprayed on 1,2,5 and 9 and the barrier on pond 8 was cleaned.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

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Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 11/4/2025
Weather: 74 °F High
0% ☁



1



2



3



4



5



6

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Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim

Date of Visit: 11/4/2025
Weather: 74 °F High
0% ☁



7



8



9



10



11

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: St Johns Forest
Tech: Cameron Ganim

Date of Visit: 11/19/2025
Weather: 78 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	8	9	10							
Algae															
Submersed Weeds															
Shoreline Grasses & Brush					x		x								
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection		x	x	x		x		x							
Debris Removal	x														

Comments: Shoreline grasses were sprayed on ponds 5 and 9. The trash was removed from pond 1 on November 14th.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|------------------------------------|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

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Customer Service Report

Customer: St Johns Forest
Tech: Cameron Ganim

Date of Visit: 11/19/2025
Weather: 78 °F High
0% ☁



1 (2)



2 (2)



8 (2)



pond 1 trash (after)



pond 1 trash (before)

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: St Johns Forest
Tech: Cameron Ganim

Date of Visit: 12/4/2025
Weather: 68 °F High
0% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11				
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x	x			x				x						
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection				x		x	x			x	x				
Debris Removal	x		x					x							

Comments: Shoreline grasses were sprayed on ponds 1,2,5 and 9. Debris was removed from ponds 1,3 and 8.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

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Customer Service Report

Customer: St Johns Forest
Tech: Cameron Ganim

Date of Visit: 12/4/2025
Weather: 68 °F High
0% ☁



1



2



3



4



5



6

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Customer Service Report

Customer: St Johns Forest
Tech: Cameron Ganim

Date of Visit: 12/4/2025
Weather: 68 °F High
0% ☁



7



8



9



10



11

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.



Eddy Barba
 Director of Operations
 3100 Fairlane Farms Rd,
 Wellington, FL 33414
 Tel: 904-927-9346
 E-Mail: ebarba@azuria.com

SALESFORCE ID

ATTN: Kyle Goldberg, Field Coordinator
313 Campus Street
Celebration, FL 34747

CELL: 904-540-3018
 EMAIL: kyle.goldberg@inframark.com

RE: 105 Cantina Pl, Storm Drain Cleaning
Proposal # 2025291

Insituform Technologies, LLC (“ITL”) is pleased to provide this Proposal (“Proposal”) for the scope of work detailed below for the above-referenced Project (“Project”).

PRICING

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

Item	Description	Units	Quantity	Unit Cost	Total Cost
	Cleaning of Two Storm Drains and Connecting pipe. Storm Drain behind home must be reached from street with flex hose	LS	1	\$2,500	\$2,500.00
	ADS Flex hose, 100' x 6" Diameter	EA	2	\$400.00	\$800.00
				TOTAL =	\$3,300.00

Pricing is for cleaning of one storm drain section. At this time it is unknown which direction the pipe travels. Catch basin behind homeowner's property shall be cleaned first, and the pipe segment connected to it will be cleaned towards the street in whichever direction it travels. The connecting catch basin on the street shall also be cleaned. Flex hose will be left at the Celebration CDD for later use.

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements.
2. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
3. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
4. Removal and disposal of any hazardous or toxic materials encountered during the Project.
5. Holiday work, rush delivery or adverse weather work (as defined by ITL).
6. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
7. Additional premiums for special insurance coverage(s) specific to any project if required.

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:

1. Standard insurance coverage with the following limits:
 - General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
 - Auto: \$2,000,000 Combined Single Limit
 - Workers Compensation: Statutory with \$1,000,000 Employer's Liability

The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

TERMS AND CONDITIONS

By executing this Proposal, Customer shall be subject to all of the terms and conditions including those contained at the following link: [Insituform Terms and Conditions](#) (the "Insituform Terms and Conditions"). The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

ACCEPTANCE

Please do not hesitate to contact me with any further questions at

Very truly yours,

Insituform Technologies, LLC.

Eddy Barba
Director of Operations

Accepted By: _____	Date: _____
(signed)	
_____	Title: _____
(print name)	



MAINTENANCE Solutions



[www.inframark.com/community-
management/maintenance](http://www.inframark.com/community-management/maintenance)

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- 💧 ADA Skid Pad Replacements
- 💧 Community Inspections/Reporting
- 💧 Debris Removal
- 💧 General Maintenance
- 💧 Landscape Inspections/Reporting
- 💧 Light Changeouts and Maintenance
- 💧 Maintenance of Storm Structures
- 💧 Management of Vendor Contracts
- 💧 Minor Boardwalk and Wood Structure Repairs
- 💧 Minor Electrical
- 💧 Minor Patch Repairs in Roadways or Alleyways
- 💧 On-site Staff
- 💧 Painting
- 💧 Pressure Washing
- 💧 Porter Services
- 💧 Review of Landscape Architectual Designs
- 💧 Sidewalk Grinding and Replacement
- 💧 Sign Installations and Maintenance
- 💧 Fence Projects
- 💧 Vacuum Truck Services

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/maintenance





Inframark
 313 Campus Street,
 Celebration, Florida 34747

Date: 1/1/2026
 Work Order # 109-001-01-26
 Customer ID: St. John's Forest CDD

Phone: 904-540-3018

Quotation valid until 1/30/2025

Prepared by: **Kyle Goldberg**

Description		Unit Price	Quantity	Amount
Maintenance:				
✓ Reattach Stop Sign		\$3.77	1	\$3.77
• Washer, Hex Nut, Hex Bolt		\$28.89	1	\$28.89
• Titanium Drill Bit				
✓ Installation		\$75.00	1	\$75.00
Total	Labor and Materials			\$107.66

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Kyle Goldberg
 at Kyle.Goldberg@Inframark.com

By: Kyle Goldberg

By: _____

Date: 1/1/25
 Inframark

Date: _____
 St. John's Forest CDD

Inframark
 Offices - Celebration - Tampa
 We are proud to provide a range of services for your community.



Proposal Narrative

Inframark field services will fix the stop sign identified as item 5 in October's field inspection. Work would be scheduled to be completed during January's field inspection on 1/07/26.



**MINUTES OF MEETING
ST. JOHNS FOREST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the St. Johns Forest Community Development District was held on Thursday, November 20, 2025 at 10:00 a.m. at First Florida Credit Union, 1950 County Road 210 West, St. Johns, Florida.

Present and constituting a quorum were:

Philip Messana	Chairperson
Carly Weddle	Vice Chairperson
Angela Chapman	Assistant Secretary
Charles Kuehne	Assistant Secretary
Herbert Shaw	Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey	District Manager
Kyle Magee	District Counsel
Fernand Thomas	District Accountant (Via Teams)
Kyle Goldberg	District Field Inspection Coordinator
Jim Schwartz	Florida Waterways, Inc.

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Ms. Harvey called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Weddle seconded by Ms. Chapman, with all in favor, the agenda was approved as presented. 5-0

THIRD ORDER OF BUSINESS

Audience Comments

- There were no audience members.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Accountant****i. Acceptance of the September 2025 Financial Statements and Approval of the September Check Register and Invoices**

On MOTION by Ms. Weddle seconded by Mr. Kuehne, with all in favor, the September 2025 Financial Statements were accepted, and the September 2025 Check Register and Invoices were approved. 5-0

ii. Consideration of Resolution 2026-01, Budget Amendment

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, Resolution 2026-01, amending the District's General Fund Budget for Fiscal Year 2025 was adopted. 5-0

iii. Motion to Assign Fund Balance

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, transfer \$20,000 from Entrance Sign and Columns Reserve to Street Lights Reserve was approved, and the motion to assign fund balance was approved. 5-0

B. District Counsel**iv. Ethics Training Reminder**

- Mr. Magee reminded the Board about the Ethics training that must be completed by December 31, 2025.

C. District Engineer

- No report.

D. District Manager**i. Ratification of Florida Waterways, Inc. Quote A10060 to Lift and Reinstall Drainage Grate**

On MOTION by Mr. Kuehne seconded by Mr. Shaw, with all in favor, Florida Waterways, Inc. Quote A10060 to lift and reinstall drainage grate was ratified. 5-0

ii. The Greenery Inc. Irrigation Inspection October 2025 Proposal

- Mr. Goldberg requested photos showing the repairs and any existing damage to include with the proposal.

iii. The Greenery Inc. Irrigation Inspection October-November 2025 and Proposal

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, Florida Waterways, Inc. proposal #84776 for Irrigation repairs in the amount of \$965.50 was approved. 5-0

iv. The Greenery Inc. Irrigation Proposal #84983 for Viburnum, Installation Around Fountain Pump and Utilities

- The Board reviewed the proposal and discussed plant options for replacement. It was agreed the existing podocarpus should remain untouched to allow for growth, and The Greenery Inc. will be instructed accordingly. Mr. Goldberg will obtain an estimate from The Greenery Inc. for additional podocarpus to fill in the gaps for more coverage.

v. Consideration of Tigris Aquatic Services LLC Pond Maintenance Quote 320025 for 2025-2026

vi. Consideration of The Lake Doctors Inc. Pond Maintenance Proposal for 2025-2026

vii. Consideration of Dragonfly Pond Works Pond Maintenance Proposal #32006 for 2025-2026

- No presentations were made by Tigris Aquatic Services LLC, The Lake Doctors Inc. and Dragonfly Pond Works.
- The Board engaged in discussion with Mr. Schwartz regarding pond service and potential improvements. Mr. Schwartz noted discrepancies between the map on the website and the map provided when they took on the project. He addressed issues related to barriers, comparing PVC and aluminum materials, and explained that barriers failed inspection and reasons were outlined for multiple pond failures.

Let the record reflect Mr. Shaw left the meeting at 10:38 a.m.

On MOTION by Mr. Messana seconded by Ms. Weddle, with all in favor, Florida Waterways Inc. Proposal #10076 for \$1,035 to replace PVC with aluminum, and Proposal #10077 for \$2,385 to stock 265 fish in the pond were approved. 4-0

- Mr. Magee recommended the Board designate a liaison to ensure compliance with Sunshine Laws.
- Installation of barriers is scheduled for December, with fish stocking planned for May 2026.

E. District Manager

- i. Field Updates/October and November 2025 Field Inspection Reports**
 - The Board reviewed the field reports and discussed issues with non-functioning walkway lights. The Board would like CLG Electrical to perform the necessary repairs.
- ii. Consideration of Inframark Maintenance Proposal to Repair Items Identified in the Field Inspection Report**
 - This item was tabled.
- iii. Pond Services Reports**
 - The pond services reports were reviewed.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held September 25, 2025

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, the minutes of the September 25, 2025 meeting were approved as presented. 4-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of LLS Tax Solutions Inc. Engagement Letter for the Capital Improvement Revenue Refunding Bonds, Series 2016 for the Period March 11, 2024, Through to March 10, 2027

On MOTION by Mr. Kuehne seconded by Ms. Chapman, with all in favor, LLS Tax Solutions Inc. Engagement Letter for the Capital Improvement Revenue Refunding Bonds, Series 2016 for the period March 11, 2024 through March 10, 2027 was approved. 4-0

B. Consideration of Resolution 2026-02, Adopting Goals and Objectives for Fiscal Year 2026

On MOTION by Mr. Kuehne seconded by Ms. Chapman, with all in favor, Resolution 2026-02, Adopting Goals and Objectives for Fiscal Year 2026 was adopted. 4-0

C. Ratification of Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter for Fiscal Year 2025

On MOTION by Mr. Kuehne seconded by Ms. Chapman, with all in favor, Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter for Fiscal Year 2025 in the amount of \$3,900 was ratified. 5-0

SEVENTH ORDER OF BUSINESS

New Business and Supervisor Requests

- The Board requested an estimate to clean storm drain at 105 Cantina Place. Mr. Goldberg will coordinate with Azuria to obtain an estimate.

EIGHTH ORDER OF BUSINESS

Adjournment

- There being no further business, the meeting adjourned at 11:06 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-03

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the St. Johns Forest Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE ST. JOHNS
FOREST COMMUNITY DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 22nd day of January 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

**St. Johns Forest Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

St. Johns Forest Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of St. Johns Forest Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of St. Johns Forest Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

Fort Pierce / Stuart

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To the Board of Supervisors
St. Johns Forest Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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



To the Board of Supervisors
St. Johns Forest Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 21, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering St. Johns Forest Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of St. Johns Forest Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including improvements and infrastructure, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets and deferred outflows exceeded total liabilities by \$3,867,520 (net position). Net investment in capital assets for the District was \$3,318,958. Unrestricted net position for governmental activities was \$480,336 and restricted net position was \$68,226.
- ◆ Governmental activities revenues totaled \$599,405 while governmental activities expenses totaled \$437,893.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred inflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 488,182	\$ 396,297
Restricted assets	231,691	208,289
Capital assets	5,365,577	5,508,759
Total Assets	<u>6,085,450</u>	<u>6,113,345</u>
Deferred outflows of resources	<u>53,348</u>	<u>58,915</u>
Current liabilities	237,446	227,120
Non-current liabilities	2,033,832	2,239,232
Total Liabilities	<u>2,271,278</u>	<u>2,466,352</u>
Net position - net investment in capital assets	3,318,958	3,278,047
Net position - restricted	68,226	43,673
Net position - unrestricted	<u>480,336</u>	<u>384,288</u>
Total Net Position	<u>\$ 3,867,520</u>	<u>\$ 3,706,008</u>

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets in the current year was due to depreciation.

The decrease in non-current liabilities is related to principal payments on the long-term debt in the current year.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 556,425	\$ 555,259
General Revenues		
Miscellaneous	600	600
Investment earnings	42,380	20,667
Total Revenues	<u>599,405</u>	<u>576,526</u>
Expenses		
General government	100,077	109,577
Physical environment	251,458	240,609
Interest and other charges	86,358	91,061
Total Expenses	<u>437,893</u>	<u>441,247</u>
Change in Net Position	161,512	135,279
Net Position - Beginning of Year	<u>3,706,008</u>	<u>3,570,729</u>
Net Position - End of Year	<u><u>\$ 3,867,520</u></u>	<u><u>\$ 3,706,008</u></u>

The increase in physical environment is related to an increase in landscape repairs and replacements in the current year.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Land and improvements	\$ 3,879,381	\$ 3,879,381
Infrastructure	4,183,623	4,183,623
Less: accumulated depreciation	(2,697,427)	(2,554,245)
Governmental Activities Capital Assets	<u>\$ 5,365,577</u>	<u>\$ 5,508,759</u>

During the year, depreciation was \$143,182.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because of lower professional service, contract cost and reserve expenditures than were anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2016, the District issued \$3,685,000 Series 2016 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2003A Capital Improvement Revenue Bonds. The balance outstanding on the Series 2016 Bonds at September 30, 2024 was \$2,230,000.

Economic Factors and Next Year's Budget

St. Johns Forest Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of St. Johns Forest Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the St. Johns Forest Community Development District, Inframark, LLC, 2005 Pan Am circle, Suite 300, Tampa, Florida 33607.

St. Johns Forest Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 480,420
Prepaid expenses	1,812
Due from other governments	5,950
Total Current Assets	<u>488,182</u>
Non-Current Assets	
Restricted Assets	
Investments	231,691
Capital Assets, Not Being Depreciated	
Land and improvements	3,879,381
Capital Assets, Being Depreciated	
Infrastructure	4,183,623
Less: accumulated depreciation	<u>(2,697,427)</u>
Total Non-Current Assets	<u>5,597,268</u>
Total Assets	<u>6,085,450</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>53,348</u>
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	4,829
Bonds payable	200,000
Accrued interest	32,617
Total Current Liabilities	<u>237,446</u>
Non-Current Liabilities	
Bonds payable, net	<u>2,033,832</u>
Total Liabilities	<u>2,271,278</u>
 NET POSITION	
Net investment in capital assets	3,318,958
Restricted for debt service	68,226
Unrestricted	480,336
Total Net Position	<u>\$ 3,867,520</u>

See accompanying notes to financial statements.

St. Johns Forest Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (100,077)	\$ 128,520	\$ 28,443
Physical environment	(251,458)	142,665	(108,793)
Interest and other charges	(86,358)	285,240	198,882
Total Governmental Activities	<u>\$ (437,893)</u>	<u>\$ 556,425</u>	<u>118,532</u>
General Revenues			
	Miscellaneous revenues		600
	Investment earnings		<u>42,380</u>
	Total General Revenues		<u>42,980</u>
	Change in Net Position		161,512
	Net Position - October 1, 2023		<u>3,706,008</u>
	Net Position - September 30, 2024		<u>\$ 3,867,520</u>

See accompanying notes to financial statements.

St. Johns Forest Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 480,420	\$ -	\$ 480,420
Due from other governments	2,933	3,017	5,950
Prepaid expenses	1,812	-	1,812
Restricted assets			
Investments	-	231,691	231,691
Total Assets	<u>\$ 485,165</u>	<u>\$ 234,708</u>	<u>\$ 719,873</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 4,829</u>	<u>\$ -</u>	<u>\$ 4,829</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses	1,812	-	1,812
Restricted:			
Debt service	-	234,708	234,708
Assigned:			
Operating reserves	65,128	-	65,128
Entry signs and columns	165,369	-	165,369
Stormwater/roads	45,998	-	45,998
Entry fountain	6,268	-	6,268
Streetlights	29,586	-	29,586
Unassigned	166,175	-	166,175
Total Fund Balances	<u>480,336</u>	<u>234,708</u>	<u>715,044</u>
Total Liabilities and Fund Balances	<u>\$ 485,165</u>	<u>\$ 234,708</u>	<u>\$ 719,873</u>

See accompanying notes to financial statements.

**St. Johns Forest Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024**

Total Governmental Fund Balances	\$ 715,044
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, used in governmental activities are not financial resources and; therefore, are not reported at the fund statement level.	3,879,381
Capital assets being depreciated, infrastructure, \$4,183,623; net of accumulated depreciation, \$(2,697,427), used in governmental activities are not current financial resources and; therefore, are not reported at the fund statement level.	1,486,196
Long-term liabilities, including bonds payable, \$(2,230,000), and bond premium, net, \$(3,832), are not due and payable in the current period and; therefore, are not reported at the fund statement level.	(2,233,832)
Deferred outflows of resources are not current financial resources and therefore, are not reported at the fund statement level.	53,348
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund statement level.	<u>(32,617)</u>
Net Position of Governmental Activities	<u><u>\$ 3,867,520</u></u>

See accompanying notes to financial statements.

St. Johns Forest Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 271,185	\$ 285,240	\$ 556,425
Miscellaneous revenues	600	-	600
Investment earnings	30,080	12,300	42,380
Total Revenues	<u>301,865</u>	<u>297,540</u>	<u>599,405</u>
Expenditures			
Current			
General government	97,541	2,536	100,077
Physical environment	108,276	-	108,276
Debt service			
Principal	-	190,000	190,000
Interest	-	83,270	83,270
Total Expenditures	<u>205,817</u>	<u>275,806</u>	<u>481,623</u>
Net Change in Fund Balances	96,048	21,734	117,782
Fund Balances - October 1, 2023	<u>384,288</u>	<u>212,974</u>	<u>597,262</u>
Fund Balances - September 30, 2024	<u><u>\$ 480,336</u></u>	<u><u>\$ 234,708</u></u>	<u><u>\$ 715,044</u></u>

See accompanying notes to financial statements.

**St. Johns Forest Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 117,782
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(143,182)
Repayments of long-term liabilities are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	190,000
Deferred outflows of resources for refunding debt is recognized as a component of interest on long term debt in the Statement of Activities, but not at the fund level. This is the amount of interest in the current year period.	(5,567)
Amortization of bond premium does not require the use of current resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	400
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	2,079
Change in Net Position of Governmental Activities	<u>\$ 161,512</u>

See accompanying notes to financial statements.

St. Johns Forest Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 270,642	\$ 270,642	\$ 271,185	\$ 543
Miscellaneous revenues	-	-	600	600
Investment earnings	10,000	10,000	30,080	20,080
Total Revenues	<u>280,642</u>	<u>280,642</u>	<u>301,865</u>	<u>21,223</u>
Expenditures				
Current				
General government	131,513	131,513	97,541	33,972
Physical environment	156,000	156,000	108,276	47,724
Capital outlay	3,000	3,000	-	3,000
Total Expenditures	<u>290,513</u>	<u>290,513</u>	<u>205,817</u>	<u>84,696</u>
Net Change in Fund Balances	(9,871)	(9,871)	96,048	105,919
Fund Balances - October 1, 2023	<u>332,514</u>	<u>332,514</u>	<u>384,288</u>	<u>51,774</u>
Fund Balances - September 30, 2024	<u>\$ 322,643</u>	<u>\$ 322,643</u>	<u>\$ 480,336</u>	<u>\$ 157,693</u>

See accompanying notes to financial statements.

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on March 6, 2003, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2003-12 of the Board of County Commissioners of St. Johns County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the St. Johns Forest Community Development District. The District is governed by a Board of Supervisors who are elected to four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the St. Johns Forest Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 – 30 years
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d. Deferred Outflows of Resources

Deferred outflows of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Bond Premiums

Bond premiums are amortized over the life of the bonds.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

f. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$715,044, differs from “net position” of governmental activities, \$3,867,520, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 3,879,381
Infrastructure	4,183,623
Less: accumulated depreciation	<u>(2,697,427)</u>
Total	<u>\$ 5,365,577</u>

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (2,230,000)
Bond premium, net	<u>(3,832)</u>
Bonds payable, net	<u><u>\$ (2,233,832)</u></u>

Deferred outflows of resources

Deferred outflows of resources applicable to the District's governmental activities are not financial resources and therefore, are not reported as fund deferred outflows of resources.

Deferred amount on refunding, net	<u><u>\$ 53,348</u></u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u><u>\$ (32,617)</u></u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$117,782, differs from the "change in net position" for governmental activities, \$161,512, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(143,182)</u>
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Long-term debt transactions

Repayments of long-term debt is an expenditure at the fund level, but the repayment reduces non-current liabilities at the government-wide level.

Repayments of long-term debt	\$ <u>190,000</u>
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Amortization of the bond premium does not require the use of current resources and therefore is not reported at the fund level.

Amortization of bond premium	\$ <u>400</u>
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Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures at the fund level.

Net change in accrued interest payable	\$ 2,079
Decrease in deferred amount on refunding	<u>(5,567)</u>
Total	<u>\$ (3,488)</u>

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$481,639 and the carrying value was \$480,420. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U.S. Bank Managed Money Market	N/A	<u>\$ 231,691</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

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

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in money markets are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in U.S. Bank Managed Money Market is not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Managed Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 3,879,381	\$ -	\$ -	\$ 3,879,381
Capital assets, being depreciated:				
Infrastructure - storm drainage	2,877,726	-	-	2,877,726
Infrastructure - common areas	689,417	-	-	689,417
Infrastructure - entrance and roadways	616,480	-	-	616,480
Total Capital Assets, Being Depreciated	4,183,623	-	-	4,183,623
Less accumulated depreciation for:				
Infrastructure - storm drainage	(1,671,163)	(95,924)	-	(1,767,087)
Infrastructure - common areas	(490,935)	(26,709)	-	(517,644)
Infrastructure - entrance and roadways	(392,147)	(20,549)	-	(412,696)
Total Accumulated Depreciation	(2,554,245)	(143,182)	-	(2,697,427)
Total Capital Assets Depreciated, Net	1,629,378	(143,182)	-	1,486,196
Governmental Activities Capital Assets	\$ 5,508,759	\$ (143,182)	\$ -	\$ 5,365,577

Depreciation of \$143,182 was charged to physical environment.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 2,420,000
Principal payments	<u>(190,000)</u>
Long-term debt at September 30, 2024	2,230,000
Plus: bond premium, net	<u>3,832</u>
Bonds payable, net	<u><u>\$ 2,233,832</u></u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$3,685,000 Series 2016 Bonds, interest at various rates between 2.0% and 3.8% maturing thru May 1, 2034, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.
 Current portion is \$200,000.

\$ 2,230,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 200,000	\$ 78,105	\$ 278,105
2026	195,000	72,610	267,610
2027	200,000	66,760	266,760
2028	210,000	60,360	270,360
2029	215,000	52,800	267,800
2030-2034	<u>1,210,000</u>	<u>139,780</u>	<u>1,349,780</u>
Totals	<u><u>\$ 2,230,000</u></u>	<u><u>\$ 470,415</u></u>	<u><u>\$ 2,700,415</u></u>

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price set in the Bond indenture, together with accrued interest to the date of redemption. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture.

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Series 2016 Bonds in an amount equal to fifty percent of the maximum annual debt service requirement for all outstanding Series 2016 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2016 Capital Improvement Revenue Refunding Bonds	\$ 134,518	\$ 133,865

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments for the 2023-2024 fiscal year were levied in October 2023.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE H – SUBSEQUENT EVENT

In November 2024, the District made a \$10,000 prepayment on the Series 2016 Capital Improvement Revenue Refunding Bonds, which is included in the current liabilities on the Statement of Net Position.



**Berger, Toombs, Elam,
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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of St. Johns Forest Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 21, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered St. Johns Forest Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of St. Johns Forest Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of St. Johns Forest Community Development District's internal control.

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

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



To the Board of Supervisors
St. Johns Forest Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025



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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the St. Johns Forest Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated February 21, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 21, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
St. Johns Forest Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not St. Johns Forest Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the St. Johns Forest Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the St. Johns Forest Community Development District. It is management's responsibility to monitor the St. Johns Forest Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, St. Johns Forest Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$91,373
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
St. Johns Forest Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the St. Johns Forest Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$508.02 - \$11,652.46, General Fund; \$705.79 - \$1,320.50, Debt Service.
- 2) Total special assessments collected was \$556,425.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: The bonds outstanding as of September 30, 2024 is \$2,230,000 due on May 1, 2034 at various rates from 2.0% to 3.8%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined St. Johns Forest Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for St. Johns Forest Community Development District's compliance with those requirements. Our responsibility is to express an opinion on St. Johns Forest Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about St. Johns Forest Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on St. Johns Forest Community Development District's compliance with the specified requirements.

In our opinion, St. Johns Forest Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025