



St. Johns Forest Community Development District

March 26, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 288 431 902 703

PASSCODE:FM3m3Cm

Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 502818934#

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
Justin Fisher, District Field Inspection Coordinator
Wesley S. Haber, Esq., District Counsel
Michael Yuro, P.E., District Engineer
Kareen Baker, District Administrative Assistant

Meeting Agenda

Thursday, March 26, 2026 – 10:00 a.m.

Call-in number:1-646-838-1601, Phone Conference ID: 502818934#

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 January and February 2026 Financial Statements and Approval of the the Check Registers and InvoicesPage 3
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. St. Johns Forest CDD Flood AuditPage 31
 - E. District Field Inspection Coordinator
 - i. Inframark February and March 2026 Field Inspection ReportsPage 32
 - ii. Pond Services ReportsPage 40
 - iii. The Greenery, Inc. February and March 2026 Irrigation Inspection ReportsPage 47
 - iv. The Greenery, Inc. Client Communication ReportPage 49
 - v. Consideration of The Greenery, Inc. Work Order Proposal #87877, Entrance Island Enhancement.....Page 64
 - vi. Consideration of The Greenery, Inc. Work Order Proposal #89545, Frosted Damaged Plant Replacements.....Page 69
5. Business Administration
 - A. Consideration of Minutes from the Meeting held January 22, 2026.....Page 79
6. Business Items
 - A. Consideration of the Greenery, Inc. Landscape Service Agreement - April 1, 2026 to March 31, 2028.....Page 83
 - B. Consideration of Resolution 2026-04, General Election.....Page 94
7. New Business and Supervisor Requests
8. Adjournment

The next meeting is scheduled for Thursday, May 28, 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, CPA, Accounting Supervisor
DATE: February 23, 2026
SUBJECT: January Financial Report

Attached, please find the January 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 89.21% of the annual adopted budget.
- Non-Ad Valorem Assessment are 89% collected.
- Through the current month, expenditure is 29.86% 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 89.93% of the annual adopted budget.
- Non-Ad Valorem Assessments are 89% collected.
- The interest has been paid for November 2025.



*St Johns Forest
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 476,114	\$ -	\$ 476,114
Due From Other Funds	-	187,460	187,460
Investments:			
Money Market Account	389,923	-	389,923
Prepayment Account	-	653	653
Reserve Fund	-	133,865	133,865
Revenue Fund	-	128,365	128,365
TOTAL ASSETS	\$ 866,037	\$ 450,343	\$ 1,316,380
<u>LIABILITIES</u>			
Accounts Payable	\$ 564	\$ -	\$ 564
Accrued Expenses	2,333	-	2,333
Due To Other Funds	187,460	-	187,460
TOTAL LIABILITIES	190,357	-	190,357
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	450,343	450,343
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:	369,160	-	369,160
TOTAL FUND BALANCES	\$ 675,680	\$ 450,343	\$ 1,126,023
TOTAL LIABILITIES & FUND BALANCES	\$ 866,037	\$ 450,343	\$ 1,316,380

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 10,000	\$ 3,333	\$ 7,698	\$ 4,365	76.98%
Interest - Tax Collector	-	-	1,170	1,170	0.00%
Special Assmnts- Tax Collector	281,930	245,486	251,596	6,110	89.24%
Special Assmnts- Discounts	(11,277)	(9,397)	(10,083)	(686)	89.41%
TOTAL REVENUES	280,653	239,422	250,381	10,959	89.21%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	2,000	2,400	(400)	40.00%
FICA Taxes	459	153	122	31	26.58%
ProfServ-Arbitrage Rebate	600	500	500	-	83.33%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	7,000	2,333	290	2,043	4.14%
ProfServ-Legal Services	10,500	3,500	581	2,919	5.53%
ProfServ-Mgmt Consulting	61,058	20,353	20,353	-	33.33%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	2,074	2,074	-	51.85%
Auditing Services	4,000	-	-	-	0.00%
Website Compliance	2,500	1,811	-	1,811	0.00%
Postage and Freight	600	200	76	124	12.67%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	333	-	333	0.00%
Legal Advertising	1,200	400	158	242	13.17%
Miscellaneous Services	2,000	667	92	575	4.60%
Misc-Assessment Collection Cost	5,638	4,912	4,830	82	85.67%
Misc-Web Hosting	1,200	400	400	-	33.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	55,034	47,445	7,589	38.21%
Field					
ProfServ-Field Management	8,000	2,667	2,667	-	33.34%
Contracts-Lake and Wetland	13,000	4,333	4,060	273	31.23%
Contracts-Landscape	55,000	18,333	16,036	2,297	29.16%
Electricity - General	7,000	2,333	2,333	-	33.33%
R&M-General	10,000	3,333	8,087	(4,754)	80.87%
R&M-Fountain	6,000	2,000	501	1,499	8.35%
R&M-Other Landscape	14,000	4,667	-	4,667	0.00%
R&M-Irrigation	7,500	2,500	966	1,534	12.88%
R&M-Streetlights	3,000	1,000	1,710	(710)	57.00%
Capital Outlay	3,000	1,000	-	1,000	0.00%
Total Field	126,500	42,166	36,360	5,806	28.74%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

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	97,200	83,805	13,395	29.86%
Excess (deficiency) of revenues					
Over (under) expenditures	-	142,222	166,576	24,354	0.00%
Net change in fund balance	\$ -	\$ 142,222	\$ 166,576	\$ 24,354	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	509,104	509,104	509,104		
FUND BALANCE, ENDING	\$ 509,104	\$ 651,326	\$ 675,680		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 200	\$ 67	\$ 2,962	\$ 2,895	1481.00%
Special Assmnts- Tax Collector	288,628	271,212	256,697	(14,515)	88.94%
Special Assmnts- Discounts	(11,545)	(10,849)	(10,287)	562	89.10%
TOTAL REVENUES	277,283	260,430	249,372	(11,058)	89.93%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	5,425	4,928	497	85.36%
Total Administration	5,773	5,425	4,928	497	85.36%
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	42,165	41,233	932	14.77%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	218,265	208,139	(10,126)	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)	\$ 218,265	\$ 208,139	\$ (10,126)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 460,469	\$ 450,343		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

January 31, 2026

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
01/14/26	\$ 371,215	\$ 15,782	\$ 7,576	\$ 394,573	\$ 195,307	\$ 199,267
TOTAL	\$ 478,164	\$ 20,370	\$ 9,758	\$ 508,293	\$ 251,596	\$ 256,697
% Collected				89%	89%	89%
TOTAL OUTSTANDING				\$ 61,283	\$ 30,334	\$ 30,949

Cash and Investment Report

January 31, 2026

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	3.53%	\$476,114
Money Market Account	BankUnited	Money Market Account	n/a	3.40%	\$389,923
				Subtotal	<u>\$866,037</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	3.30%	\$653
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.30%	\$133,865
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.30%	\$128,365
				Subtotal	<u>\$262,883</u>
				Total	<u>\$1,128,920</u>

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101003 Balance	476,114.26	Statement Balance	476,114.26
		Outstanding Deposits	0.00
Positive Adjustments	0.00		<hr/>
		Subtotal	476,114.26
	<hr/>		
Subtotal	476,114.26	Outstanding Checks	0.00
Negative Adjustments	0.00		<hr/>
		Ending Balance	476,114.26
	<hr/>		
Ending G/L Balance	476,114.26		

ST. JOHNS FOREST
Community Development District

Check Register
1/01/2026 - 1/31/2026

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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 # 100100

001	01/15/26	CLG ELECTRICAL CONTRACTORS LLC	251229	Repaired lights on Bridge	R&M-Streetlights	546095-53901	\$720.00
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Check Total \$720.00

CHECK # 100101

001	01/15/26	INFRAMARK LLC	167751	01/2026 District Management	ProfServ-Mgmt Consulting	531027-51301	\$5,088.17
001	01/15/26	INFRAMARK LLC	167751	01/2026 District Management	ProfServ-Field Management	531016-53901	\$666.67
001	01/15/26	INFRAMARK LLC	167751	01/2026 District Management	Misc-Web Hosting	549915-51301	\$100.00

Check Total \$5,854.84

CHECK # 100102

001	01/15/26	LLS TAX SOLUTIONS INC	004011	3/2025 bond series 2016 arbitrage services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
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Check Total \$500.00

CHECK # 100103

001	01/15/26	THE GREENERY INC	802056	01/2026 Landscape Contract	Contracts-Landscape	534050-53901	\$4,009.00
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Check Total \$4,009.00

CHECK # 100104

001	01/15/26	FLORIDA WATERWAYS, INC	203813	01/2026 pond maintenance	Contracts-Lake and Wetland	534021-53901	\$1,015.00
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Check Total \$1,015.00

Fund Total \$12,098.84

SERIES 2016 DEBT SERVICE FUND - 202

CHECK # 2996

202	01/31/26	ST.JOHNS FOREST CDD	11042025- 2025	Transfer Excess Fees FY2025	Due From Other Funds	131000	\$2,903.51
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Check Total \$2,903.51

Fund Total \$2,903.51

Total Checks Paid \$15,002.35

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: March 5, 2026
SUBJECT: February Financial Report

Attached, please find the February 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 95.47% of the annual adopted budget.
- Non-Ad Valorem Assessment are 95% collected.
- Through the current month, expenditure is 35.56% 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: Receptacle lighting repair; repaired lights on bridge and light replacements.

Debt Service Fund:

Series 2016

- Total revenues are 95.95% of the annual adopted budget.
- Non-Ad Valorem Assessments are 95% collected.
- The interest has been paid for November 2025.



*St Johns Forest
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

February 28, 2026

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 305,966	\$ -	\$ 305,966
Due From Other Funds	-	15,577	15,577
Investments:			
Money Market Account	390,921	-	390,921
Prepayment Account	-	654	654
Reserve Fund	-	134,261	134,261
Revenue Fund	-	316,205	316,205
TOTAL ASSETS	\$ 696,887	\$ 466,697	\$ 1,163,584
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,478	\$ -	\$ 3,478
Accrued Expenses	583	-	583
Due To Other Funds	15,577	-	15,577
TOTAL LIABILITIES	19,638	-	19,638
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	466,697	466,697
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:	370,729	-	370,729
TOTAL FUND BALANCES	\$ 677,249	\$ 466,697	\$ 1,143,946
TOTAL LIABILITIES & FUND BALANCES	\$ 696,887	\$ 466,697	\$ 1,163,584

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 10,000	\$ 4,167	\$ 9,683	\$ 5,516	96.83%
Interest - Tax Collector	-	-	1,170	1,170	0.00%
Special Assmnts- Tax Collector	281,930	259,832	267,616	7,784	94.92%
Special Assmnts- Discounts	(11,277)	(10,393)	(10,524)	(131)	93.32%
TOTAL REVENUES	280,653	253,606	267,945	14,339	95.47%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	2,000	2,400	(400)	40.00%
FICA Taxes	459	153	122	31	26.58%
ProfServ-Arbitrage Rebate	600	500	500	-	83.33%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	7,000	2,917	290	2,627	4.14%
ProfServ-Legal Services	10,500	4,375	1,031	3,344	9.82%
ProfServ-Mgmt Consulting	61,058	25,441	25,441	-	41.67%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	2,074	2,074	-	51.85%
Auditing Services	4,000	-	-	-	0.00%
Website Compliance	2,500	1,897	-	1,897	0.00%
Postage and Freight	600	250	203	47	33.83%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	417	-	417	0.00%
Legal Advertising	1,200	500	158	342	13.17%
Miscellaneous Services	2,000	833	130	703	6.50%
Misc-Assessment Collection Cost	5,638	5,197	5,142	55	91.20%
Misc-Web Hosting	1,200	500	500	-	41.67%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	62,452	53,560	8,892	43.14%
Field					
ProfServ-Field Management	8,000	3,333	3,333	-	41.66%
Contracts-Lake and Wetland	13,000	5,417	5,075	342	39.04%
Contracts-Landscape	55,000	22,917	20,045	2,872	36.45%
Electricity - General	7,000	2,917	3,364	(447)	48.06%
R&M-General	10,000	4,167	8,087	(3,920)	80.87%
R&M-Fountain	6,000	2,500	1,970	530	32.83%
R&M-Other Landscape	14,000	5,833	-	5,833	0.00%
R&M-Irrigation	7,500	3,125	966	2,159	12.88%
R&M-Streetlights	3,000	1,250	3,400	(2,150)	113.33%
Capital Outlay	3,000	1,250	-	1,250	0.00%
Total Field	126,500	52,709	46,240	6,469	36.55%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Reserves					
Reserve -Entrance Signs/Columns	30,000	-	-	-	0.00%
Total Reserves	30,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	280,653	115,161	99,800	15,361	35.56%
Excess (deficiency) of revenues					
Over (under) expenditures	-	138,445	168,145	29,700	0.00%
Net change in fund balance	\$ -	\$ 138,445	\$ 168,145	\$ 29,700	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	509,104	509,104	509,104		
FUND BALANCE, ENDING	\$ 509,104	\$ 647,549	\$ 677,249		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 200	\$ 83	\$ 3,738	\$ 3,655	1869.00%
Special Assmnts- Tax Collector	288,628	279,920	273,043	(6,877)	94.60%
Special Assmnts- Discounts	(11,545)	(11,197)	(10,737)	460	93.00%
TOTAL REVENUES	277,283	268,806	266,044	(2,762)	95.95%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	5,599	5,246	353	90.87%
Total Administration	5,773	5,599	5,246	353	90.87%
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	42,339	41,551	788	14.88%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	226,467	224,493	(1,974)	-11395.58%
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)	\$ 226,467	\$ 224,493	\$ (1,974)	-11395.58%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 468,671	\$ 466,697		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

February 28, 2026

Non-Ad Valorem Special Assessments - St Johns County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2026

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	ALLOCATION BY FUND	
					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
01/14/26	\$ 371,215	\$ 15,782	\$ 7,576	\$ 394,573	\$ 195,307	\$ 199,267
02/20/26	\$ 30,845	\$ 891	\$ 629	\$ 32,366	\$ 16,021	\$ 16,345
TOTAL	\$ 509,009	\$ 21,262	\$ 10,388	\$ 540,659	\$ 267,616	\$ 273,043

% Collected	95%	95%	95%
TOTAL OUTSTANDING	\$ 28,917	\$ 14,313	\$ 14,604

Cash and Investment Report

February 28, 2026

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	3.53%	\$305,966
Money Market Account	BankUnited	Money Market Account	n/a	3.40%	\$390,921
				Subtotal	<u>\$696,887</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	3.50%	\$654
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.50%	\$134,261
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.50%	\$316,205
				Subtotal	<u>\$451,120</u>
				Total	<u>\$1,148,007</u>

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 02-26

Statement Date 02/28/2026

G/L Account No. 101003 Balance	305,965.57	Statement Balance	310,528.42
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	310,528.42
<hr/>			
Subtotal	305,965.57	Outstanding Checks	-4,562.85
Negative Adjustments	0.00	Ending Balance	305,965.57
<hr/>			
Ending G/L Balance	305,965.57		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/25/2026	Payment	100109	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	Inv: SJFCDD525, Inv: SJFCDD925, Inv: SJFCDD126, Inv: SJF725, Inv: SJFCDD825, Inv: SJFCDD625.			-1,794.65
02/25/2026	Payment	100110	FLORIDA WATERWAYS, INC	Inv: 203940			-1,015.00
02/25/2026	Payment	100111	CLG ELECTRICAL CONTRACTORS LLC	Inv: 260204			-1,690.00
02/25/2026	Payment	100113	GANNETT FLORIDA LOCALIQ	Inv: 0007550318			-63.20
Total Outstanding Checks							-4,562.85

ST. JOHNS FOREST
Community Development District

Check Register
2/01/2026 - 2/28/2026

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/2026 to 02/28/2026
 (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 # 100105								
001	02/09/26	INFRAMARK LLC	170600	02/2026 Management fees	ProfServ-Mgmt Consulting	531027-51301	\$5,088.17	
001	02/09/26	INFRAMARK LLC	170600	02/2026 Management fees	ProfServ-Field Management	531016-53901	\$666.67	
001	02/09/26	INFRAMARK LLC	170600	02/2026 Management fees	Misc-Web Hosting	549915-51301	\$100.00	
							Check Total	\$5,854.84
CHECK # 100106								
001	02/09/26	THE GREENERY INC	803585	02/2026 Landscape Maintenance	Contracts-Landscape	534050-53901	\$4,009.00	
							Check Total	\$4,009.00
CHECK # 100107								
001	02/17/26	INFRAMARK LLC	1164991	1/2026 Fix Stop Sign	ProfServ-Field Management	531016-53901	\$37.50	
							Check Total	\$37.50
CHECK # 100108								
001	02/25/26	FEDEX	9-171-08571	02/2026 Overnight Mail	Postage and Freight	541006-51301	\$48.18	
							Check Total	\$48.18
CHECK # 100109								
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD925	October 2026 Fountain Maintenance	R&M-Fountain	546032-53901	\$243.23	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD825	Fountain maintenance	R&M-Fountain	546032-53901	\$297.56	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD525	June 2025 Fountain Maintenance	R&M-Fountain	546032-53901	\$257.67	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD126	February 2026 Fountain maintenance	R&M-Fountain	546032-53901	\$227.70	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD625	Fountain maintenance	R&M-Fountain	546032-53901	\$258.75	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJF725	Fountain Maintenance	R&M-Fountain	546032-53901	\$282.04	
001	02/25/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJF1125	12/2025 Fountain Maintenance	R&M-Fountain	546032-53901	\$227.70	
							Check Total	\$1,794.65
CHECK # 100110								
001	02/25/26	FLORIDA WATERWAYS, INC	203940	02/2026 Aquatic weed control	Contracts-Lake and Wetland	534021-53901	\$1,015.00	
							Check Total	\$1,015.00
CHECK # 100111								
001	02/25/26	CLG ELECTRICAL CONTRACTORS LLC	260204	02/2026 Light replacements	R&M-Streetlights	546095-53901	\$1,690.00	
							Check Total	\$1,690.00
CHECK # 100112								
001	02/25/26	INFRAMARK LLC	171505	January 2026 Postage	Postage and Freight	541006-51301	\$5.92	
							Check Total	\$5.92
CHECK # 100113								
001	02/25/26	GANNETT FLORIDA LOCALIQ	0007550318	Jan 22 meeting	Legal Advertising	548002-51301	\$63.20	
							Check Total	\$63.20
							Fund Total	\$14,518.29

SERIES 2016 DEBT SERVICE FUND - 202

CHECK # 3006								
202	02/06/26	ST.JOHNS FOREST CDD	01232026- 2026	Transfer Assessments FY2026	Due From Other Funds	131000	\$187,460.41	
							Check Total	\$187,460.41
							Fund Total	\$187,460.41

Total Checks Paid	\$201,978.70
--------------------------	---------------------



St. Johns Forest CDD February Field Inspection

Wednesday, February 11, 2026

2 Items Identified

2 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Annuals

Assigned To: Board Update

Annuals were extremely affected due to the freeze. 6-8 weeks should be given before deciding to remove any vegetation.



Item 2 - Sign Painting

Assigned To: Inframark

A proposal will be provided to paint the front entrance sign.



St. Johns Forest CDD March Field Inspection

Wednesday, March 11, 2026

Prepared For Board of Supervisors

11 Items Identified

Justin Fisher

Inframark

Item 1 - Sign Refurbishing

Assigned To: Inframark

Provide 2 Proposals for refurbishing the sign.

- 1. paint the sign and the lettering.
- 2. paint the sign and refurbish the luster on the copper lettering.



Item 2 - Freeze Damage

Assigned To: The Greenery Inc.

Freeze damage to the tropicals throughout the property is prevalent. Following rejuvenation cutbacks, a proposal from vendor for replacements would be warranted. The annuals bounced back. They are most likely due for their quarterly rotation soon anyway.

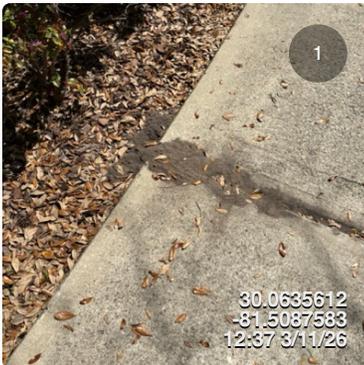




Item 3 - Pine Borer Beetle

Assigned To: Board Update

There are multiple dead pines in the conservation area. I would like to have someone diagnose. If this is due to the Pine Borer Beetle, this could cause issues with Pines on CDD property.



Item 4 - Ant Mounds

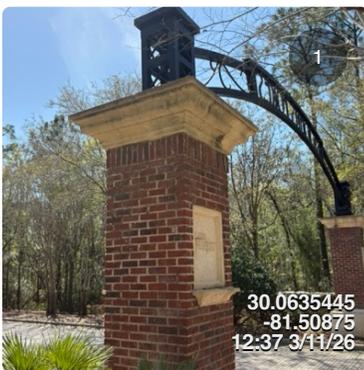
Assigned To: The Greenery Inc.

Continue to bait/treat active ant mounds and rake out dormant ones.

Item 5 - Pressure Washing

Assigned To: Inframark

The Board would like a proposal to pressure wash the monuments and bridge along the boulevard from the main monuments to the gatehouse.





Item 6 - Raised Sidewalk

Assigned To: Inframark

The sidewalk has some spots that had previously been ground down. They are lifting again due to roots. Additional grinding or caution paint should be discussed.



Item 7 - Azaleas

Assigned To: The Greenery Inc.

Maintain the shape of the Azaleas at the main entrance.



Item 8 - Low Hanging Moss

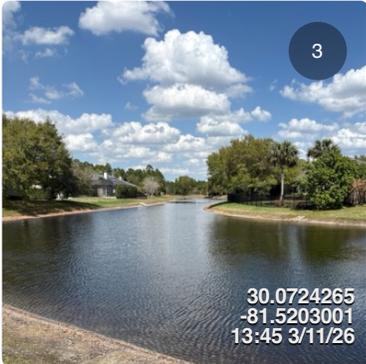
Assigned To: The Greenery Inc.

Clear low hanging moss property-wide per scope.

Item 9 - Pond Maintenance

Assigned To: Florida Pond

I did not see much if any algae or submerged weeds present. Trash was minimal. Ponds looked good.



Item 10 - Lighting In ROW

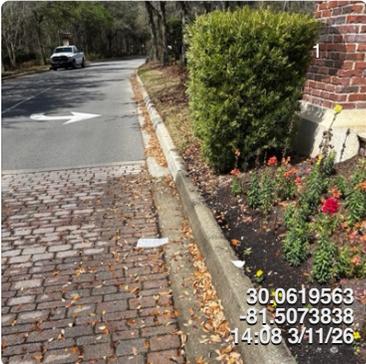
Assigned To: Inframark

Board Liason (Angela) reported the lights in the exit ROW from the gatehouse to CR 210 were not working when it was dark in the AM/PM. She will update if this continues.

Item 11 - Possible Irrigation Leak

Assigned To: The Greenery Inc.

On either side of the front median near the annuals, there are 2 heads leaking. Please ensure these are in working order.





Customer Service Report

Customer: St Johns Forest
 Tech: Cameron Ganim

Date of Visit: 1/20/2026
 Weather: 63 °F High
 0% ☁

Waterway and Ditch Treatments

Site	8	5	3	2	7												
Algae																	
Submersed Weeds																	
Shoreline Grasses & Brush																	
Floating Weeds																	
Mosquito Larvicide																	
Pond Dye																	
Inspection		x			x												
Debris Removal			x	x													
Cleaned barrier	x																

Comments: The tennis balls on pond 2 were picked up and you can see the before and after in the pictures below.

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

- Bass
- Anhinga
- Woodstork
- Turtles
- Other Species: _____
- Bream
- Cormorant
- Ducks
- Snakes
- _____
- Catfish
- Egrets
- Osprey
- Alligator
- _____
- Gambusia
- Herons
- Ibis
- Frogs
- _____

Native/Beneficial Vegetation Noted

- Arrowhead
- Bulrush
- Lotus
- Slender Spikerush
- Cordgrass
- Lily
- Chara
- Blue Flag Iris
- Bacopa
- Golden Canna
- Naiad
- Bladderwort
- Pickerelweed
- Spadderdock
- Eelgrass
- 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
Tech: Cameron Ganim

Date of Visit: 1/20/2026
Weather: 63 °F High
0% ☁



2 (after)



2 (before)



3



5 (2)



7



8 (2)

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: 2/17/2026
 Weather: 72 °F High
 0% ☁

Waterway and Ditch Treatments

Site	4	7	8	5											
Algae															
Submersed Weeds															
Shoreline Grasses & Brush				x											
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal	x	x	x												

Comments: Pond 5 was sprayed for shoreline grasses and debris was removed from ponds 4,7 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 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"/> Spadderdock | <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: 2/17/2026
Weather: 72 °F High
0% ☁



4



5 (2)



7 (2)



8 (2)

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: 3/3/2026
 Weather: 73 °F High
 0% ☁

Waterway and Ditch Treatments

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

Comments: Shoreline grasses were sprayed on ponds 5,6,8 and 9. Pond 8 and 11 were treated for algae and the tennis balls were removed from pond 2.

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

- Bass
- Anhinga
- Woodstork
- Turtles
- Other Species: _____
- Bream
- Cormorant
- Ducks
- Snakes
- Catfish
- Egrets
- Osprey
- Alligator
- Gambusia
- Herons
- Ibis
- Frogs

Native/Beneficial Vegetation Noted

- Arrowhead
- Bulrush
- Lotus
- Slender Spikerush
- Cordgrass
- Lily
- Chara
- Blue Flag Iris
- Bacopa
- Golden Canna
- Naiad
- Bladderwort
- Pickerelweed
- Spadderdock
- Eelgrass
- 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: 3/3/2026
Weather: 73 °F High
0% ☁



1



2



3



4



5



6

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: 3/3/2026
Weather: 73 °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.

St John's Forest February 2026 Irrigation Inspection Report

		Irrigation Systems Routine Inspection Report													
		Site Name:		ST. John's forest						Controller Make/Model:		Rainbird esp-lx			
		Technician:		Galen						Controller Name:					
		Date of Inspection:		2/13/2026						Location:		Behind pool			
Program A	Start Time:	9pm	Run Days:	Su		W	F			Total Run Time:		Rain Sensor			
Program B	Start Time:	4am	Run Days:			T	Th	Sa		Total Run Time:		Existing	Operational		
Program C	Start Time:		Run Days:							Total Run Time:					
NECESSARY REPAIRS															
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.	Notes:
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	
1	Sprays center island	20m	Spray	Annuals				Pass							
2	Battery nodes	20m	Spray					Pass							
3	Sprays right side sidewalk	20m	Spray	Shrubs				Pass							
4	Sprays island before guard shack	20m	Spray	Annuals				Pass							
5	Sprays exit side roadway	20m	Spray	Turf				Pass							
6	Sprays exit side roadway	20m	Spray	Turf				Pass							
7	Sprays at arch roadway	20m	Spray	Turf				Pass							
8	Nodes	20m	Spray	Shrubs				Pass							
9	Rotors around pond	20m	Rotor	Turf				Pass							
10	Sprays center island	20m	Spray	Shrubs				Pass							
11	Sprays entrance walkway	20m	Spray	Annuals				Pass							
12	Sprays by guard shack	20m	Spray	Turf				Pass							
NODE	BV Zone1 sprays exit	20m	Spray	Shrubs				Pass							
NODE	BV Zone 2 sprays exit flowers	20m	Spray	Annuals				Pass							



Irrigation Systems Routine Inspection Report

Site Name:	ST. John's forest	Controller Make/Model:	Rainbird esp-lx
Technician:	Galen	Controller Name:	
Date of Inspection:	3/10/2026	Location:	Behind pool

Program A	Start Time:	9am	Run Days:	Su									Total Run Time:	
Program B	Start Time:	4am	Run Days:			T		W		Th		Sa	Total Run Time:	
Program C	Start Time:		Run Days:										Total Run Time:	

Rain Sensor	
Existing	Operational

NECESSARY REPAIRS

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.	Notes:
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	
1	Sprays center island	20m	Spray	Annuals				Pass							
2	Battery nodes		Spray												
3	Sprays right side sidewalk	20m	Spray	Shrubs				Pass							
4	Sprays island before guard shack	20m	Spray	Annuals				Pass							
5	Sprays exit side roadway	20m	Spray	Turf				Pass							
6	Sprays exit side roadway	20m	Spray	Turf				Pass							
7	Sprays at arch roadway	20m	Spray	Turf				Pass							
8	Na														
9	Rotors around pond	20m	Rotor	Turf				Pass							
10	Sprays center island	20m	Spray	Shrubs				Pass							
11	Sprays entrance walkway	20m	Spray	Annuals				Pass							
12	Sprays by guard shack	20m	Spray	Turf				Pass							
NODE	BV Zone1 sprays exit	20m	Spray	Shrubs				Pass							
NODE	BV Zone 2 sprays exit flowers	20m	Spray	Annuals				Pass							

Dear St. John's Forest CDD,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

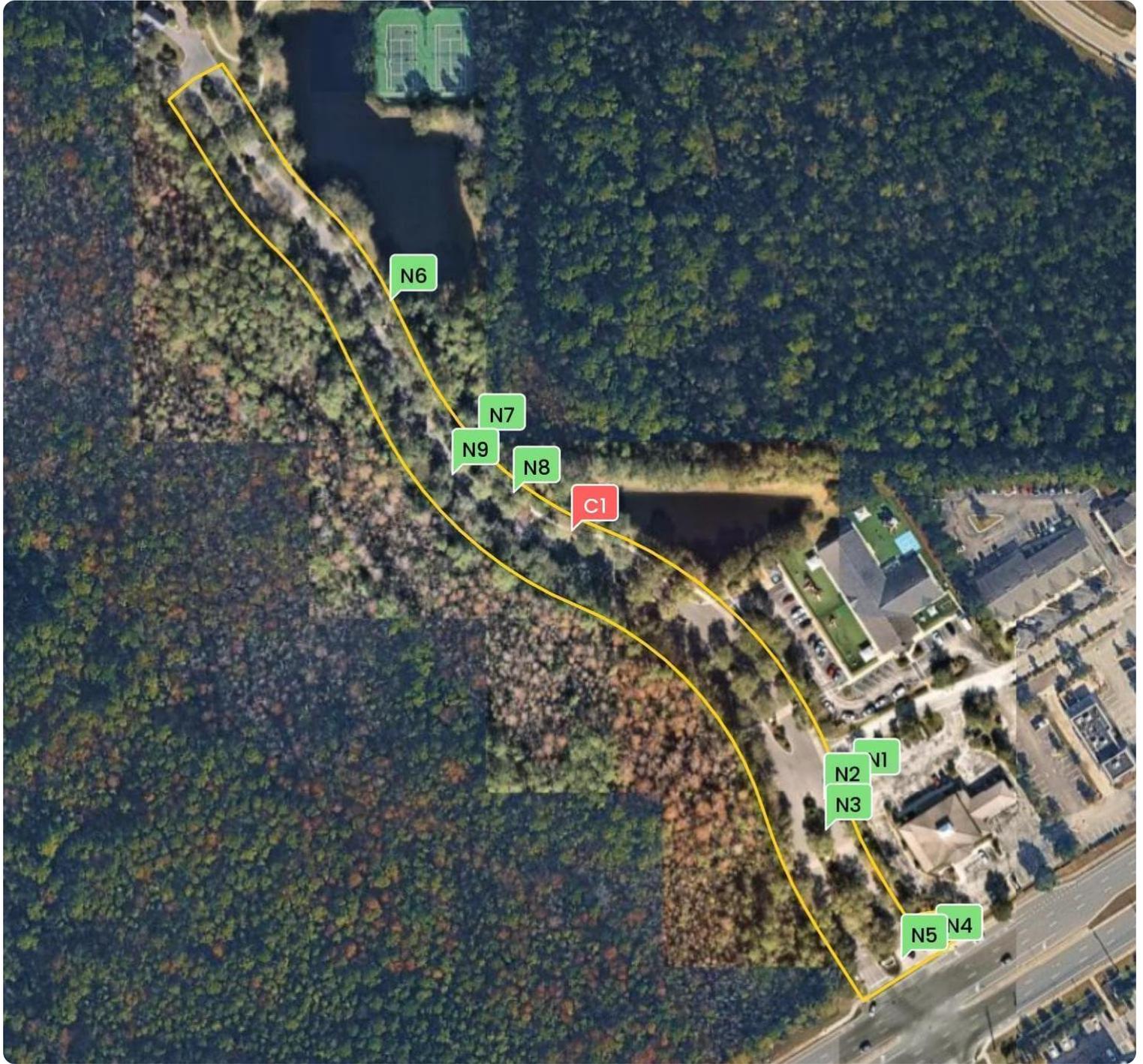
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
William Allen Flannery, CRM



Client Communication Report

St. John's Forest CDD

Reported On:
March 11, 2026

Report By:
William Allen Flannery

Property Size:
3.1 Acres

Property Name:
100 St John's Forest Blvd, Jacksonville, FL 32259, USA

Client Communication Report

NOTES TO OWNER/CLIENT

1. With the recent unusual freeze events we experienced, we unfortunately lost the Arboricola plants in this area. These colder temperatures were outside of what they typically tolerate, which caused significant damage and decline. At this point, we recommend replacing the Arboricola to restore the fullness and overall appearance of the landscape. We would be happy to provide a replacement proposal and install new plants that will bring the area back to a healthy and well-presented condition.
2. The Sunshine Ligustrum in this area have also been severely impacted by the recent cold temperatures. Unfortunately, the freeze caused significant damage to the plants, and they are not expected to recover. To restore the appearance and health of the landscape, we recommend replacing the Sunshine Ligustrum. We would be happy to provide a proposal for the replacement so the area can be brought back to a full and well-maintained condition.
3. The Oleander in this area has also experienced some damage from the recent freezing temperatures. While there is visible leaf damage, I performed a scratch test on the stems and found healthy green tissue beneath the surface, which is a positive sign that the plant is still alive and viable. At this time, our recommendation is to continue monitoring the plant. As temperatures continue to warm, we expect the Oleander to push out new growth. The damaged leaves should gradually drop off as the plant recovers and replaces them with fresh foliage. We will keep an eye on it and provide updates as needed.
4. The Arboricola at the entrance, including the Boracola variety, is among the plants that were severely impacted by the recent freezing temperatures. Unfortunately, the level of damage observed indicates that these plants are not expected to survive. If the Board would like, we can provide a proposal for replacement to restore the appearance of the entrance area.
5. We did observe some frost damage on the Oleanders located at the entrance median island. I performed a scratch test on the stems and found healthy green tissue beneath the surface, which is a good indication that the plants are still alive and should recover. At this time, we recommend allowing the plants some time to flush out new growth as temperatures continue to warm. As this happens, the damaged leaves should gradually drop off and be replaced with new foliage. For now, we do not recommend any replacements and will continue to monitor their recovery.
6. This area is another section where the Arboricola plants have been severely damaged by the recent freezing temperatures. Unfortunately, the extent of the damage indicates that these plants are not expected to recover. To restore the appearance and fullness of the landscape in this section, we recommend replacing the Arboricola.
7. This area is another section where the Arboricola plants have been severely damaged by the recent freezing temperatures. Unfortunately, the extent of the damage indicates that these plants are not expected to recover. To restore the appearance and fullness of the landscape in this section, we recommend replacing the Arboricola.
8. This area is another section where the Arboricola plants have been severely damaged by the recent freezing temperatures. Unfortunately, the extent of the damage indicates that these plants are not expected to recover. To restore the appearance and fullness of the landscape in this section, we recommend replacing the Arboricola.
9. We did observe some frost damage on the Sugar Palms in this area as a result of the recent cold temperatures. While there is visible leaf damage, the overall health of the palms appears stable. At this time, we believe the Sugar Palms will recover as temperatures continue to warm and new growth begins to emerge. For now, we recommend allowing the palms time to naturally recover and do not recommend any replacements at this time. We will continue to monitor their progress.

1. NOTES TO OWNER/CLIENT

Created On March 11, 2026 by William Allen Flannery  Created On Site

With the recent unusual freeze events we experienced, we unfortunately lost the Arboricola plants in this area. These colder temperatures were outside of what they typically tolerate, which caused significant damage and decline.

At this point, we recommend replacing the Arboricola to restore the fullness and overall appearance of the landscape. We would be happy to provide a replacement proposal and install new plants that will bring the area back to a healthy and well-presented condition.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On March 11, 2026 by William Allen Flannery  Created On Site

The Sunshine Ligustrum in this area have also been severely impacted by the recent cold temperatures. Unfortunately, the freeze caused significant damage to the plants, and they are not expected to recover.

To restore the appearance and health of the landscape, we recommend replacing the Sunshine Ligustrum. We would be happy to provide a proposal for the replacement so the area can be brought back to a full and well-maintained condition.



Note Attachments



3. NOTES TO OWNER/CLIENT

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At this time, our recommendation is to continue monitoring the plant. As temperatures continue to warm, we expect the Oleander to push out new growth. The damaged leaves should gradually drop off as the plant recovers and replaces them with fresh foliage. We will keep an eye on it and provide updates as needed.



Note Attachments



4. NOTES TO OWNER/CLIENT

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The Arboricola at the entrance, including the Boracola variety, is among the plants that were severely impacted by the recent freezing temperatures. Unfortunately, the level of damage observed indicates that these plants are not expected to survive. If the Board would like, we can provide a proposal for replacement to restore the appearance of the entrance area.



Note Attachments





5. NOTES TO OWNER/CLIENT

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Note Attachments



6. NOTES TO OWNER/CLIENT

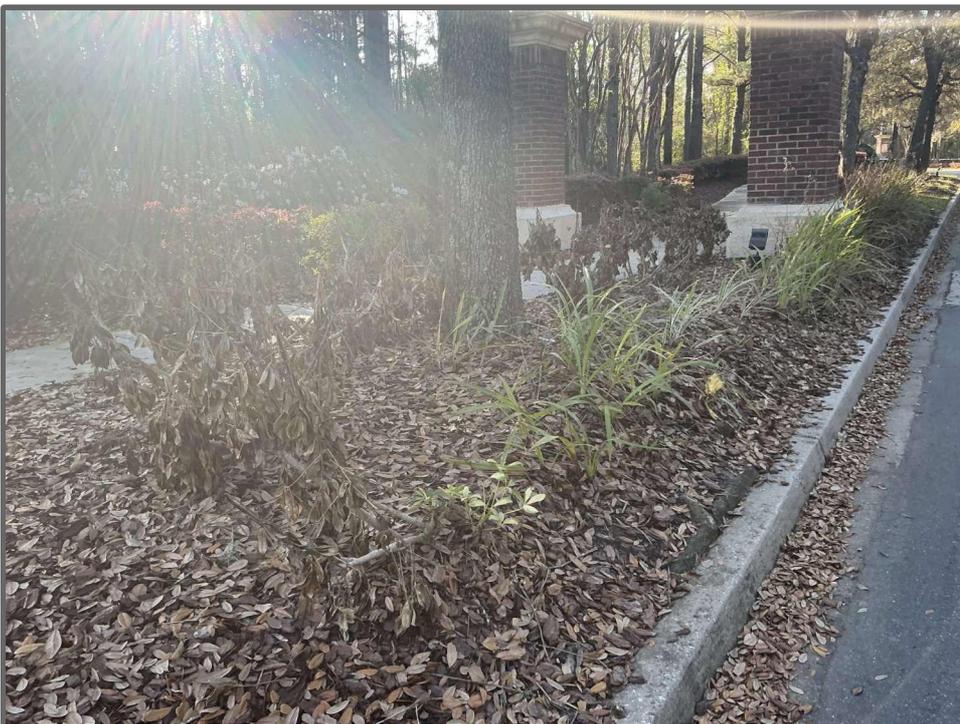
Created On March 11, 2026 by William Allen Flannery  Created On Site

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To restore the appearance and fullness of the landscape in this section, we recommend replacing the Arboricola.



Note Attachments



7. NOTES TO OWNER/CLIENT

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Note Attachments



8. NOTES TO OWNER/CLIENT

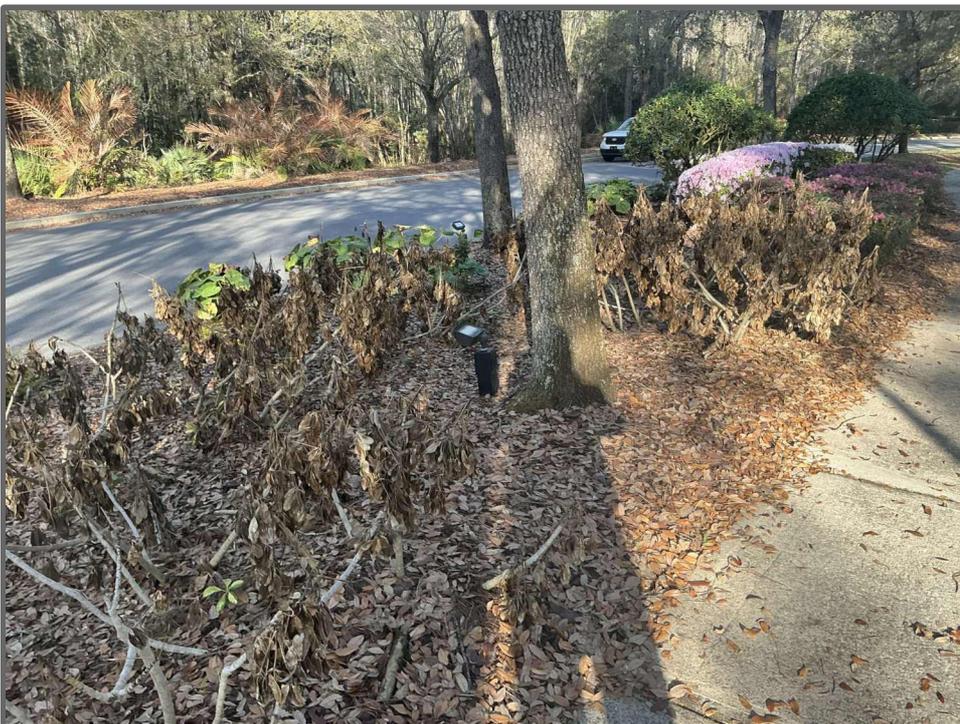
Created On March 11, 2026 by William Allen Flannery  Created On Site

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To restore the appearance and fullness of the landscape in this section, we recommend replacing the Arboricola.



Note Attachments



9. NOTES TO OWNER/CLIENT

Created On March 11, 2026 by William Allen Flannery  Created On Site

We did observe some frost damage on the Sugar Palms in this area as a result of the recent cold temperatures. While there is visible leaf damage, the overall health of the palms appears stable.

At this time, we believe the Sugar Palms will recover as temperatures continue to warm and new growth begins to emerge. For now, we recommend allowing the palms time to naturally recover and do not recommend any replacements at this time. We will continue to monitor their progress.



Note Attachments



Enhancing People's Lives Through Beautiful Landscapes



Work Order Proposal

Property Name: St Johns Forest CDD
Address: 100 St. Johns Forest Boulevard, Jacksonville, FL 32259
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Proposal Date: 2/4/2026
Proposal Work Order #: 87877
Prepared By: WILLIAM FLANNERY

Entrance Island Enhancement

Front Entrance Median Island Enhancement

This landscape enhancement is designed to elevate the visual impact of the front entrance median by building upon the existing row of low shrubs and introducing a layered, tiered planting composition (**MIRRORED ON BOTH SIDES**). The proposed plant palette will focus on beautiful camellias and shade-tolerant, variegated plant material selected for its ability to thrive in existing light conditions while adding contrast, texture, and year-round color.

By incorporating plants with varied leaf patterns, tones, and forms, the design will create visual interest and depth without overwhelming the space. Taller accent plantings will frame the median, mid-level plant material will soften transitions, and the existing low shrubs will remain as a cohesive foundation. This tiered approach enhances curb appeal, improves plant visibility from multiple angles, and provides a more refined, welcoming entrance experience.

The result is a balanced, low-maintenance landscape upgrade that adds value, reinforces the property's aesthetic, and creates a strong first impression through thoughtful layering and strategic use of variegated foliage.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$473.55
Site Prep	1.00	LS	\$306.66	\$306.66	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
Irrigation					\$329.01
Repairs and Adjustments	1.00	LS	\$329.01	\$329.01	
Planting					\$15,175.45
Ligustrum 'Sunshine' - 3 gal	49.00	3 Gallon	\$53.49	\$2,620.80	
Dianella Variegated - 1 Gal	800.00	1 Gallon	\$12.45	\$9,958.64	
Camellia Sasanqua 'Shi Shi Gashira' - 7 Gal	18.00	7 Gallon	\$144.22	\$2,596.01	

Pinestraw & Mulch

\$517.18

Hardwood Mulching

5.00

CY

\$103.44

\$517.18

Total for Work Order #87877

\$16,495.19



TERMS & CONDITIONS

1. **Plant Guarantee.** The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. **Deer.** Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. **Tree Work.** Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. **Utility Locates.** The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. **Irrigation Pricing.** The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. **New Construction Irrigation Installation.** Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. **Drainage.** Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. **Access to Jobsite.** Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. **Invoicing.** Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. **Disclaimer.** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. **Promotional Clause.** The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

Property Name: St Johns Forest CDD
Address: 100 St. Johns Forest Boulevard, Jacksonville, FL 32259
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Proposal Date: 2/4/2026
Proposal Work Order #: 87877
Prepared By: WILLIAM FLANNERY

Total: \$16,495.19

Deposit Amount (50%): \$8,247.59

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY

Date WILLIAM FLANNERY
2/4/2026

The Greenery, Inc.

By _____

Date _____



Proposal Date: 3/16/2026
Proposal Work Order #: 89545
Prepared By: WILLIAM FLANNERY

Work Order Proposal

Property Name: St Johns Forest CDD
Address: 100 St. Johns Forest Boulevard, Jacksonville, FL 32259
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Frost, damaged plant replacements

Landscape Enhancement Description:

This enhancement will include the removal and replacement of the frost-damaged Arboricola and Sunshine Ligustrum shrubs located within the CDD landscape areas. Our team will carefully remove the affected plants and dispose of all debris. New, healthy Arboricola will then be installed to restore the appearance and continuity of the landscape beds. The new plant material will be installed and properly watered in to support establishment. This enhancement will help revitalize the planting areas and maintain the overall aesthetic quality of the CDD landscape.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$673.23
Site Prep	1.00	LS	\$506.34	\$506.34	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
Irrigation					\$311.15
Repairs and Adjustments	1.00	LS	\$311.15	\$311.15	
Planting					\$13,836.44
Schefflera Arboricola 7gal.	143.00	7 Gallon	\$92.89	\$13,282.79	
Ligustrum 'Sunshine' - 7 gal	5.00	7 Gallon	\$110.73	\$553.65	
Pinestraw & Mulch					\$517.18
Hardwood Mulching	5.00	CY	\$103.44	\$517.18	
Total for Work Order #89545					\$15,338.00







24 ARBORICOLA







TERMS & CONDITIONS

1. **Plant Guarantee.** The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. **Deer.** Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. **Tree Work.** Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
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8. **Drainage.** Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
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claim to profits that may arise from use of images.

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Property Name: St Johns Forest CDD
Address: 100 St. Johns Forest Boulevard, Jacksonville, FL 32259
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Proposal Date: 3/16/2026
Proposal Work Order #: 89545
Prepared By: WILLIAM FLANNERY

Total: \$15,338.00

Deposit Amount (50%): \$7,669.00

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY

Date WILLIAM FLANNERY
3/16/2026

The Greenery, Inc.

By _____

Date _____

**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, January 22, 2026 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
Wes Haber	District Counsel
Mike Yuro	District Engineer
Fernand Thomas	District Accountant (via Teams)
Kyle Goldberg	District Field Inspection Coordinator

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 Mr. Kuehne, with all in favor, the agenda was approved as presented. 5-0

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Varma addressed the Board regarding extending his patio into the easement. He is requesting approximately 10 feet additionally. Mr. Yuro stated this will possibly encroach on the drainage swale. Mr. Haber stated the Board can allow this and they can have an

agreement license drawn up for a permanent structure. If the Board concludes the easement is no longer needed, the CDD will then give up all rights to the easement. If the element is easily removable, Mr. Yuro noted that would work better. Mr. Messina stated they are on the homeowner’s side and want to move forward. If Mr. Yuro determines this will not adversely impact anything, the Board will delegate the final approval to the Chairman after Mr. Yuro reports his findings.

On MOTION by Mr. Messina seconded by Ms. Weddle, with all in favor, the Board authorized Mr. Yuro to assess the structure and potential encroachment of the storm drainage system and report his findings to the Board. The Board will make its decision based on his evaluation. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Acceptance of the October, November and December 2025 Financial Statements and Approval of the Check Registers and Invoices

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

B. District Counsel

- None.

C. District Engineer

- Mr. Yuro reiterated the storm drain debris came from the homeowner. Ms. Weddle inquired whether it could have been natural debris and Mr. Goldberg confirmed that it is from landscaping debris from the resident.

D. District Manager

None.

E. District Field Inspection Coordinator

i. December 2025 and January 2026 Field Inspection Reports

- Mr. Goldberg reviewed the reports. He inquired whether the Board would like a proposal from Inframark to paint the entrance sign, and the Board responded yes. Mr. Goldberg will present the proposal at the next meeting.

ii. Pond Services Reports

- Mr. Goldberg reviewed the pond services reports.

iii. Consideration of Instituform Technologies, LLC Proposal #2025291 to Clean Storm Drain Behind 105 Cantina Place

- The Board requested Mr. Yuro to look at the storm drain and see if the proposal for \$3,300 is good. The Board thinks it is quite high.

On MOTION by Mr. Messana seconded by Ms. Weddle, with all in favor, the Board authorized Mr. Messana to approve proposal outside of a meeting after Mr. Yuro brings back his recommendation with a not to exceed amount of \$3,300. 5-0

iv. Consideration of Inframark Work Order #109-001-01-26 to Repair Stop Sign at St. Johns Forest

- Mr. Goldberg stated he looked at the tree at 293 St. Johns Forest Boulevard. He provided a proposal for removal in the amount of \$1,700 from Big Ben’s Tree Service. Mr. Yuro stated no equipment is supposed to be used in the conservation area. They may need to cut and drop the tree and leave it. Mr. Yuro will contact SWFWMD and see if they can remove the tree. If the tree stays, the proposal will be considered less, therefore they will have to obtain a revised proposal.

On MOTION by Mr. Kuehne seconded by Mr. Messana, with all in favor, Big Ben’s Tree Service proposal #295 in the amount not to exceed \$1,700 was approved.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held November 20, 2025

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, the minutes of the November 20, 2025 meeting were approved as presented. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-03, Removing and Designating New Treasurer

On MOTION by Mr. Kuehne seconded by Ms. Weddle, with all in favor, Resolution 2026-03, Removing Leah Popelka as Treasurer and Appointing Stephen Bloom as Treasurer was adopted. 5-0

B. Acceptance of Berger, Toombs, Elam, Gaines & Frank Audit Report for Year 2024

On MOTION by Mr. Kuehne seconded by Mr. Shaw, with all in favor, Berger, Toombs, Elam, Gaines & Frank Audit Report for Fiscal Year 2024 was accepted. 5-0

SEVENTH ORDER OF BUSINESS

New Business and Supervisor Requests

- None.

EIGHTH ORDER OF BUSINESS

Adjournment

- There being no further business, the meeting adjourned at 10:45 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Property Name: St Johns Forest CDD
Address: 100 St. Johns Forest Boulevard Jacksonville, FL 32259
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Contract #: 86793

Landscape Service Agreement

Terms and Conditions

This agreement is entered on February 09, 2026 between The Greenery, Inc. and St Johns Forest CDD.

The contract will begin on **April 01, 2026** and end on **March 31, 2028**.

Company: The Greenery, Inc., a South Carolina corporation (if the Property is located in South Carolina, North Carolina, or Georgia), or The Greenery of North Florida, Inc., a Florida corporation (if the Property is located in Florida).

1. The Services.

a. **Specific Services.** The Company agrees to perform the services (hereinafter the “Services”) specified in the “Scope of Services”, Specific Conditions and Details of Service attached hereto and incorporated herein by reference.

b. **Method of Performing Services.** The Company will determine the methods, details, and means of performing the Services. The Company will use its own resources such as supplies, equipment, tools, and materials to complete the Services, unless use of the Customer’s resources and premises is necessary, and those requirements are specified in the Scope of Services.

2. Term and Termination.

a. **Term; Renewal.** This Agreement is for the “Contract Term” identified above, unless terminated earlier as provided in this Agreement. Unless either party notifies the other party of its intent not to renew the term of this Agreement within ninety (90) days prior to the expiration of the Initial Term or any subsequent renewal term, the term of this Agreement shall automatically renew for successive terms of the same length as the Initial Term. The Service Fee for each year of any renewal term shall be equal to the Service Fee for the previous year plus the greater of: (i) three percent (3%); or (ii) the increase in the Consumer Price Index for All Urban Consumers (“CPI”) during the previous year.

b. **Early Termination.** Either party may terminate this Agreement at any time upon sixty (60) days written notice to the other party. In connection therewith, the parties agree that, when the Company enters into this Agreement, it will make financial decisions based on the length of the Term. Those decisions may include the purchase of equipment or licenses, the retrofitting or leasing of space needed to provide the Services, or the foregoing of other opportunities. An



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early termination eliminates the Company's ability to recoup some of these costs. Therefore, the parties agree that, in the event of early termination, the Company shall be deemed to have earned, and the Customer shall pay, a one-time, reduced Service Fee equal to twenty percent (20%) of the remaining Service Fees that would have come due through the end of the then-current term. This reduced Service Fee shall be due and payable to the Company sixty (60) days after the date of the notice of early termination and shall be in addition to the (unaltered) Service Fee for the 60-day period between the notice of early termination and the effective date.

c. Termination Upon Breach. Either party may terminate this Agreement at any time in the event of a material breach by the other party that remains uncured after: (i) in the event of a monetary breach, ten (10) calendar days following written notice thereof; and (ii) in the event of a non-monetary breach, thirty (30) calendar days following written notice thereof. Such termination shall be effective immediately and automatically upon the expiration of the applicable notice period, without further notice or action by either party. Termination shall be in addition to any other remedies that may be available to the non-breaching party.

d. Automatic Termination. Notwithstanding anything to the contrary contained herein, this Agreement shall terminate automatically and without notice upon the occurrence of any of the following events, each of which shall be deemed to be an incurable breach of this Agreement: either party's dissolution, termination of existence, insolvency or bankruptcy.

3.Compensation.

a. Service Fee. Payment for all invoices is due within 30 days from the invoice date.

In full consideration for the Services, the Customer agrees to pay the Company the base Service Fee and any applicable fees for ancillary services as described in the Scope of Services attached hereto and incorporated herein by reference.

b. Fees for Ancillary Services. As more specifically set forth in the Scope of Services attached hereto and incorporated herein, some Services are not included in the base Service Fee. These Services will be invoiced when they are performed, and the Customer agrees to pay such invoices according. All approved ancillary services agreed to in the contract will incur a 10% penalty fee if those ancillary services are canceled during the contract term.

c. Payment Processing Fees. The Customer agrees to reimburse the Company for any processing fees incurred by the Company due to third-party utilization of A/R payment processes.

d. Payment. Any amounts not paid by the Customer when due to the Company shall be subject to interest charges, from the date due until paid, at the rate of one- and one-half percent (1.5%) per month, or the highest interest rate allowable by law (whichever is less), payable monthly. If any amounts due to the Company from the Customer become past due for any reason, the Company may at its option and without further notice withhold further Services until all invoices have been paid in full, and such withholding of Services shall not be considered a breach or default of any of the Company's obligations under this Agreement. The



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Customer shall have no right of offset or withholding under this Agreement.

4. Cooperation of Customer. The Customer agrees to comply with all reasonable requests of the Company and shall provide the Company's personnel with access to all documents and facilities as may be reasonably necessary for the performance of the Services under this Agreement.

5. Warranty.

a. **Limited Service Warranty.** The Services to be performed hereunder are landscape maintenance services and related advice. The Company does not warrant in any form the results or achievements of the Services provided under this Agreement. The Company only warrants that the Services will be performed by qualified personnel in a professional and workmanlike manner in accordance with generally accepted industry standards and practices. The Company shall comply with all statutes, ordinances, regulations and laws of all international, federal, state, county, municipal or local governments applicable to performing the Services hereunder.

b. **Limitation of Warranties.** The warranty set forth is exclusive and is in lieu of all other warranties, express, implied, statutory or otherwise, with respect to the services, work product or deliverables provided under this agreement, or as to the results which may be obtained therefrom. the company disclaims all implied warranties including, but not limited to, the warranties of merchantability, fitness for a particular purpose, or against infringement. buyer's exclusive remedy for breach of this warranty is reperformance of the services, or if reperformance is not possible or conforming, refund of amounts paid for such non-conforming services.

6. Insurance. The Company shall maintain during the Term and at its expense: (i) commercial general liability coverage with limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and products and completed operations coverage; (ii) commercial automobile liability insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence combined single limit for bodily injury, death, and property damage, including owned and non-owned and hired automobile coverages, as applicable; (iii) workers' compensation and employers' liability insurance with limits to conform with the greater of the amount required by applicable law or One Million Dollars (\$1,000,000) each accident, including occupational disease coverage; and (iv) any other coverage and/or endorsements specified in the Scope of Services.

7. Indemnification. The Company agrees to indemnify, defend and hold the Customer and its officers, directors, and employees harmless from and against all third-party claims, losses, liabilities, damages, expenses and costs, including attorney's fees and court costs, arising out



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of the Company's (i) negligence or willful misconduct or (ii) its material breach of any of the terms of this Agreement. The Company's liability under this Section shall be reduced proportionally to the extent that any act or omission of the Customer, or its employees or agents, contributed to such liability. The Customer shall provide the Company with prompt written notice of any claim and give complete control of the defense and settlement to the Company, and shall cooperate with the Company, its insurance company and its legal counsel in its defense of such claim(s). This indemnity shall not cover any claim in which there is a failure to give the Company prompt notice to the extent such lack of notice prejudices the defense of the claim.

8. Limitation of Liability; Actions.

a. **Specific Limitations on Company Responsibility.** Without limiting the generality below:

a.1. **Plant Material.** The Company shall have no responsibility for damage to or decline of plant material not caused by the Company, including due to improper selection, improper installation, inadequate prior maintenance, or inadequate irrigation.

a.2. **Irrigation Equipment.** The Company shall have no responsibility for damage to or failure of irrigation equipment not caused by the Company, including due to improper selection, improper installation or configuration, inadequate prior maintenance, unknown or unforeseen failures such as leaks and contamination, or improperly secured or mounted lines, wires or fencing.

a.3. **Utility Locates.** The Company shall have no responsibility for damage to underground irrigation lines, wiring, pipes, utility equipment, invisible fencing or lighting systems that are not properly marked in advance by or at the direction of the Customer.

a.4. **Drainage.** The Company shall have no responsibility for existing or new drainage issues such as (without limitation) standing water, puddling, saturated soils and washouts. Without limiting the generality below, standing water for up to 48 hours after a significant rainfall is typical and may cause service delays. Assessments, proposals, and remedies for such drainage issues are outside the scope of the Services under this Agreement.

b. **General Limitation of Liability.** except for the indemnification obligations under section 7 of this agreement, in no event shall either party be liable under this agreement to the other party for any incidental, consequential, indirect, statutory, special, exemplary or punitive damages, including, but not limited to, lost profits, loss of use, loss of time, inconvenience, lost business opportunities, damage to good will or reputation, and costs of cover, regardless of whether such liability is based on breach of contract, tort, strict liability or otherwise, and even if advised of the possibility of such damages or such damages could have been reasonably foreseen. subject to the customer's obligation to pay the fees to the company, each party's entire aggregate liability for any claims relating to the services or this agreement shall not exceed the greater of the fees paid or payable by the customer to the company under this



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agreement in the twelve (12)-month period immediately preceding the events giving rise to such liability, or the amount of recoverable insurance proceeds. this section shall survive the termination of the agreement. no action shall be brought for any claim relating to or arising out of this agreement more than one (1) year after the accrual of such cause of action, except for money due on an open account.

9. Dispute Resolution Procedures. Should a dispute, controversy, or claim (each, a “Dispute”) develop between the parties under this Agreement (including without limitation, one respecting the validity, material breach, suspension, or termination hereof), the procedures set forth shall be the exclusive mechanism available to the parties for resolving the Dispute.

a. **Negotiation.** The parties must first attempt to informally negotiate and resolve each Dispute at the operational level between each party’s representative(s) with decision-making authority. Once all reasonable good faith efforts to do so have been made, an unresolved Dispute must be submitted to each party’s upper management for another good faith effort to resolve the Dispute. If after thirty (30) days the Dispute remains unresolved, the parties may seek resolution by mediation as set forth in Section 9.b, below. All negotiations commence upon the provision of written notice from one party to the other party identifying the Dispute and requesting the opportunity to negotiate a resolution.

b. **Mediation.** Subject to Section 9.a above, the parties may submit a Dispute to confidential mediation for a good faith resolution. The mediation shall take place in the county and state where the Property is located. If after sixty (60) days the parties have not come to a resolution for any reason (including a failure to actually mediate), they shall seek to resolve the Dispute by binding arbitration or litigation as more fully set forth in Section 9.c, below. Until such time, neither binding arbitration nor litigation may be pursued by the parties.

c. **Arbitration or Litigation.** Subject to Sections 9.a and 9.b above, all controversies and claims arising out of or relating to this Agreement or the parties’ dealings shall be settled by arbitration in the county and state where the Property is located, in accordance with the then-governing rules of the American Arbitration Association. Judgment upon the award rendered may be entered and enforced in any court of competent jurisdiction.

10. Miscellaneous Provisions.

a. **Amendment.** This Agreement may be modified only by a written amendment signed by an authorized representative of each party. To the extent that the terms hereof contradict any of the terms of any attachment hereto, the terms hereof shall govern, unless specifically and prominently set forth to the contrary in any such attachment.

b. **Assignment.** This agreement shall inure to the benefit of, and be binding upon, the parties hereto and their successors and assigns.

c. **Attorney’s Fees.** If either party incurs any legal fees associated with the enforcement of this



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Agreement or any rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and any court, arbitration, mediation, or other litigation expenses from the other party.

d. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

e. **Entire Agreement.** This Agreement, along with its exhibits and any other attachments specifically incorporated herein by reference, sets forth the entire agreement between the parties with respect to its subject matter and supersedes any prior agreements or communications between the parties, whether written or oral, relating hereto. No representation, inducement, or promise has been made or relied upon by either party in entering into this arrangement other than as specifically set forth herein.

f. **Force Majeure.** Neither party shall be liable hereunder for any failure or delay in the performance of its obligations under this Agreement, except for the payment of money, if such failure or delay is on account of causes beyond its reasonable control, including civil commotion, war, fires, floods, accident, earthquakes, inclement weather, telecommunications line failures, electrical outages, network failures, governmental regulations or controls, casualty, strikes or labor disputes, terrorism, pandemics, epidemics, local disease outbreaks, public health emergencies, acts of God, or other similar or different occurrences beyond the reasonable control of the party so defaulting or delaying in the performance of this Agreement, for so long as such force majeure event is in effect.

g. **Governing Law.** This Agreement shall be governed by the laws of the state in which the Property is located without regard to its conflict of laws principles. The parties hereby agree that any action arising out of this Agreement will be brought solely in any state or federal court located in the county where the Property is located, and both parties hereby submit to the exclusive jurisdiction and venue of any such court. The parties further agree, to the extent permitted by applicable law, to waive any right to trial by jury with respect to any claim, counterclaim or action arising from the terms of this agreement.

h. **Headings.** The headings of the Sections hereof are for reference purposes only and shall not affect the interpretation of any of the terms and conditions set forth herein.

i. **Notices.** Any notice or communication required or permitted to be given hereunder may be delivered by hand or deposited with an overnight courier (signature required), sent by email or facsimile (provided delivery is confirmed), or U.S. Mail (registered or certified only), return receipt requested, addressed to the Company at P.O. Box 6569, Hilton Head, SC 29938 or to the Customer at the address identified above, or to either party at such other addresses as will be designated in writing by either party to the other in accordance with this Section.

j. **Relationship of Parties.** The relationship of the parties hereto is that of independent contractors. Nothing in this Agreement, and no course of dealing between the parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the parties or between one party and the other party's employees or agents.



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k. **Remedies Cumulative.** The rights and remedies provided to the parties in this Agreement are cumulative and are not exclusive of any other rights or remedies that may be available to the parties, whether in law, equity or otherwise.

l. **Severability.** In the event that any term of this Agreement is deemed to be invalid, illegal, or otherwise unenforceable (1) the parties shall use all reasonable efforts to negotiate in good faith to amend the term to eliminate any such invalidity, illegality, or unenforceability to the extent practically possible, taking into full account their original intent when entering into this Agreement in the first instance, and (2) the remaining provisions hereof shall continue in full force and effect.

m. **Signatory Authority.** Each party represents and warrants that it has the full legal right, power, and authority to enter into and perform this Agreement. Both parties represent and warrant that the individuals signing this Agreement on their behalf are authorized to execute this Agreement. No further proof of authorization shall be required.

n. **Survival.** The provisions of this Agreement relating to indemnification, exclusions and limitations of damages and liability, payment, warranty and representations, and exclusions of warranty, shall survive any termination or expiration of this Agreement for any reason.

o. **Third-party Beneficiaries.** This Agreement is being entered into for the sole benefit of the parties hereto, and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever.

p. **Waiver.** No waiver of any term or right in this Agreement shall be effective unless made in writing and signed by an authorized representative of the waiving party. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or modification of such provision, or impairment of its right to enforce such provision or any other provision of this Agreement thereafter. Any written waiver authorized on one occasion is effective only in that instance and only for the specific purpose stated, and does not operate as a waiver on any future occasion.



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Landscape Services

The Greenery, Inc. agrees to perform the following conditions.

Scope of Services - Landscape Maintenance Program

A. TURF MANAGEMENT

A comprehensive program of turf management for all turf grass areas will be the responsibility of The Greenery.

Mowing - Turf grass shall be mowed regularly during the growing season and as needed during the remainder of the year to maintain a neat and finished appearance and complying with standard horticultural practices.

Line Trimming - All mowing obstacles shall be trimmed as needed. Obstacles such as fence lines and light poles may be treated with approved herbicides.

Edging - Streets drives and ornamental beds shall be edged as needed.

Blowing - All debris generated from mowing operation shall be blown from streets, drives, and walks to maintain a neat and finished appearance.

Debris - Common areas will be policed on the scheduled service day to maintain such areas free of litter and debris prior to mowing.

B. ORNAMENTAL BED MANAGEMENT

Ornamental plantings will be maintained by The Greenery in accordance with accepted horticultural practices.

Pruning - Ornamental plants shall be maintained to the natural character of the plant. All unwanted limbs, branches or outcroppings that are below 10' and are accessible without the use of ladders, bucket truck or other heavy equipment, will be managed as needed to achieve the desired visual results and to maintain the health of the plant.

Weeding - Weeds in ornamental bed areas will be controlled chemically and mechanically as to maintain a neat and orderly appearance of all bed areas.

Debris - All debris generated from bed management services shall be hauled away and disposed of in a legal manner.

C. TURF & ORNAMENTAL SHRUBS HEALTH SERVICES

Fertilization - The Greenery shall provide labor, materials and equipment for all fertilization applications customized for the turf type on the property. The turf shall be monitored for health and treated as needed; this includes fertilization in the Spring and Fall with a well-balanced, specially formulated, slow release turf fertilizer. All Ornamental beds shall be monitored for health and fertilized as needed to correct nutritional deficiencies.



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Weed Control - The Greenery will provide weed control in turf and beds through the application of pre-emergent and post emergent treatments. This will include spraying weeds and hand pulling weeds as necessary.

Pest Management - The Greenery shall provide labor, materials and equipment to treat outbreaks of insects and disease as needed on a curative basis as they appear in the turf and or ornamental beds. The client shall be advised of any additional cost to apply insecticides or fungicides to treat outbreaks that are not included in the scope of the base maintenance package. All pesticide/fungicide applications shall be done in accordance with all Federal, State, County or local laws and regulations governing the use of horticultural chemicals and shall be applied by properly trained and licensed operators.

D. IRRIGATION

The Greenery will monitor, adjust and reset irrigation on an ongoing basis to ensure adequate coverage and reduce wasteful usage. The Greenery will provide irrigation personnel for repair and maintenance of the irrigation system. Parts and labor for repairs will be proposed, approved and invoiced outside of the contract.

E. INCLEMENT WEATHER

Damage from typical weather conditions involving lightning or winds less than 40 MPH is included in the scope of the base maintenance package. Clean up of debris will be performed on the next scheduled service day.

In the event of major storm damage from flooding, hurricanes, tornadoes, named storms or other Acts of God, contractor will perform emergency services and cleanup at the direction of Client at pre-agreed labor and equipment rates. Damage and litter from extreme weather conditions involving any named storm, lightning or winds in excess of 40 MPH, is outside the scope of the base contract.

F. TREE MANAGEMENT

Low-lying hardwood tree limbs below 12' that are accessible without the use of ladders, bucket truck or other heavy equipment, will be pruned or managed as needed. All palm trees and any other trees above 10' are outside the scope of this base contract and can be performed for an additional fee.

G. MAINTENANCE PERSONNEL

All Greenery personnel will perform services in appropriate uniforms with high visibility apparel and personal protective equipment. Safety and professionalism are of utmost importance to The Greenery.



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Scope of Services- Additional Services (Upon Approval)

A. SEASONAL COLOR

The Greenery will design, prepare and install annuals and perennials in designated areas. Routine maintenance shall be performed and will include fertilization, disease and insect control applications, irrigation monitoring, weeding and dead heading to provide optimal appearance at all times of the year.

B. PINESTRAW / MULCH

The Greenery shall supply all labor and materials to install pinestraw and/or hardwood mulch in designated areas at specified frequency.

C. PALM TREE PRUNING

All palm trees shall be pruned according to standard horticultural practices and complying with local ordinances.

D. SWEEPER SERVICE

The Greenery shall provide all labor and equipment to perform sweeper truck service to clean roads, curbs and parking areas as designated.

E. SNOW AND ICE REMOVAL

The Greenery shall provide all labor and equipment to perform snow and ice removal services at current labor and equipment rates.

F. STORM RECOVERY/EMERGENCY CLEANUP

Damage and litter from extreme weather conditions involving lightning or winds in excess of 40 MPH, snow and ice removal or any named storm, is outside the scope of services in the base contract. With client pre-approval, crews and equipment will be made available as needed. In the event of major storm damage from flooding, hurricanes, tornadoes or other Acts of God, The Greenery shall perform emergency services and cleanup at current labor and equipment rates. If this option is selected at time of contract execution, preferred discount rates will be given to client.



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LANDSCAPE DETAILS

Perimeter wood lines and native buffers not included.
 Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.
 Turf care program is included for quality turf and irrigated areas only.
 Pick up of landscape debris only. No household generated trash or personal items.

LANDSCAPE MANAGEMENT PROGRAM

Routine maintenance: 35 in season visits, 17 off season visits per year. (services include: mowing, edging, line trimming, pruning, bed detailing) as needed in off season
 12 Irrigation inspections and reports per year
 Plant Growth Regulator Application 2x per year (PGR) in conjunction with shrub pruning 2 to 3 times per year
 2 ornamental shrub fertilizations per year
 6 Turf Applications (includes fertilizer, insecticides, herbicide etc. Specific application determined by the season) per year
 1 mulch application per year
 4 annual flower rotations per year

<i>Landscape Services</i>	<i>Monthly Fee</i>	<i>Annual Fee</i>
Landscape Management Program	\$4,009.00	\$48,108.00

The Greenery, Inc. and St Johns Forest CDD agree to the terms and conditions as of the date set forth in the agreement.

 (Authorized Signature for Client)

The Greenery, Inc.

 (Print Name, Date)

 (Print Name, Date)

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of St. Johns Forest Community Development District (hereinafter the “Board”) previously implemented Section 190.006(3)(a)2.c., Florida Statutes, to instruct the St. Johns County Supervisor of Elections (the “Supervisor”) to conduct the District’s supervisor General Elections; and

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Philip Messana, Charles Kuehne, Carly Weddle, Angela Chapman, and Herbert Shaw.

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

<u>Seat No.</u>	<u>Supervisor</u>	<u>Term</u>	<u>Expiration Date</u>
1.	Philip Messana	4 Years	11/2026
2.	Charles Kuehne	4 Years	11/2026
3.	Carly Weddle	4 Years	11/2026
4.	Angela Chapman	4 Years	11/2028
5.	Herbert Shaw	4 Years	11/2028

Section 3. Seat 1, currently held by Philip Messana, Seat 2, currently held by Charles Kuehne and Seat 3, currently held by Carly Weddle, are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall

be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

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

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

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 26th DAY OF MARCH 2026

ATTEST:

**ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary / Secretary

Chairperson/Vice Chairperson

**St. Johns Forest Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

St. Johns Forest Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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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, 2025, 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 referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*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 audit. 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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

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 GAAS, 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 Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 16, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

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 the 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

March 16, 2026

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

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, 2025**

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 capital improvement 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, 2025.

- ◆ The District's total assets and deferred outflows exceeded total liabilities by \$3,970,293 (net position). Net investment in capital assets for the District was \$3,379,762. Unrestricted net position for governmental activities was \$512,445 and restricted net position was \$78,086.
- ◆ Governmental activities revenues totaled \$586,909 while governmental activities expenses totaled \$484,136.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

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	
	2025	2024
Current assets	\$ 520,122	\$ 488,182
Restricted assets	239,301	231,691
Capital assets	<u>5,231,548</u>	<u>5,365,577</u>
Total Assets	<u>5,990,971</u>	<u>6,085,450</u>
Deferred outflows of resources	<u>47,781</u>	<u>53,348</u>
Current liabilities	230,027	237,446
Non-current liabilities	<u>1,838,432</u>	<u>2,033,832</u>
Total Liabilities	<u>2,068,459</u>	<u>2,271,278</u>
Net position - net investment in capital assets	3,379,762	3,318,958
Net position - restricted	78,086	68,226
Net position - unrestricted	<u>512,445</u>	<u>480,336</u>
Total Net Position	<u>\$ 3,970,293</u>	<u>\$ 3,867,520</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 total liabilities is primarily 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, 2025**

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	
	2025	2024
Program Revenues		
Charges for services	\$ 548,367	\$ 556,425
General Revenues		
Miscellaneous revenues	107	600
Investment earnings	38,435	42,380
	<hr/>	<hr/>
Total Revenues	586,909	599,405
	<hr/>	<hr/>
Expenses		
General government	115,046	100,077
Physical environment	288,181	251,458
Interest and other charges	80,909	86,358
	<hr/>	<hr/>
Total Expenses	484,136	437,893
	<hr/>	<hr/>
Change in Net Position	102,773	161,512
Net Position - Beginning of Year	3,867,520	3,706,008
	<hr/>	<hr/>
Net Position - End of Year	<u>\$ 3,970,293</u>	<u>\$ 3,867,520</u>

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

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

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, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 3,879,381	\$ 3,879,381
Infrastructure	4,183,623	4,183,623
Less: accumulated depreciation	<u>(2,831,456)</u>	<u>(2,697,427)</u>
Governmental Activities Capital Assets	<u>\$ 5,231,548</u>	<u>\$ 5,365,577</u>

During the year, depreciation was \$134,029.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because legal fees, and reserve expenditures were less than anticipated.

The September 30, 2025 budget was amended for reserve and repair and maintenance expenditures that were higher than originally anticipated.

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, 2025 was \$2,030,000.

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 2026.

**St. Johns Forest Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

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, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 508,916
Accounts receivable	3,340
Prepaid expenses	2,074
Due from other governments	5,792
Total Current Assets	520,122
Non-current Assets	
Restricted Assets	
Investments	239,301
Capital Assets, Not Being Depreciated	
Land and improvements	3,879,381
Capital Assets, Being Depreciated	
Infrastructure	4,183,623
Less: accumulated depreciation	(2,831,456)
Total Non-current Assets	5,470,849
Total Assets	5,990,971
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	47,781
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	4,773
Bonds payable	195,000
Accrued interest	30,254
Total Current Liabilities	230,027
Non-current Liabilities	
Bonds payable, net	1,838,432
Total Liabilities	2,068,459
 NET POSITION	
Net investment in capital assets	3,379,762
Restricted for debt service	78,086
Unrestricted	512,445
Total Net Position	\$ 3,970,293

See accompanying notes to financial statements.

**St. Johns Forest Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025**

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (115,046)	\$ 114,462	\$ (584)
Physical environment	(288,181)	156,964	(131,217)
Interest and other charges	(80,909)	276,941	196,032
Total Governmental Activities	\$ (484,136)	\$ 548,367	64,231
	General Revenues		
			107
			38,435
			38,542
			102,773
			3,867,520
			\$ 3,970,293

See accompanying notes to financial statements.

**St. Johns Forest Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 508,916	\$ -	\$ 508,916
Accounts receivable	3,340	-	3,340
Due from other governments	2,888	2,904	5,792
Prepaid expenses	2,074	-	2,074
Restricted assets			
Investments	-	239,301	239,301
Total Assets	<u>\$ 517,218</u>	<u>\$ 242,205</u>	<u>\$ 759,423</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 4,773</u>	<u>\$ -</u>	<u>\$ 4,773</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses	2,074	-	2,074
Restricted:			
Debt service	-	242,205	242,205
Assigned:			
Operating reserves	63,962	-	63,962
Entry signs and columns	178,356	-	178,356
Stormwater/roads	56,512	-	56,512
Entry fountain	8,989	-	8,989
Unassigned	202,552	-	202,552
Total Fund Balances	<u>512,445</u>	<u>242,205</u>	<u>754,650</u>
Total Liabilities and Fund Balances	<u>\$ 517,218</u>	<u>\$ 242,205</u>	<u>\$ 759,423</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, 2025**

Total Governmental Fund Balances	\$	754,650
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, \$(2,831,456), used in governmental activities are not current financial resources and; therefore, are not reported at the fund statement level.		1,352,167
Long-term liabilities, including bonds payable, \$(2,030,000), and bond premium, net, \$(3,432), are not due and payable in the current period and; therefore, are not reported at the fund statement level.		(2,033,432)
Deferred outflows of resources are not current financial resources and therefore, are not reported at the fund statement level.		47,781
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund statement level.		<u>(30,254)</u>
Net Position of Governmental Activities	\$	<u><u>3,970,293</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, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 271,426	\$ 276,941	\$ 548,367
Miscellaneous revenues	107	-	107
Investment earnings	27,139	11,296	38,435
Total Revenues	<u>298,672</u>	<u>288,237</u>	<u>586,909</u>
Expenditures			
Current			
General government	112,411	2,635	115,046
Physical environment	154,152	-	154,152
Debt service			
Principal	-	200,000	200,000
Interest	-	78,105	78,105
Total Expenditures	<u>266,563</u>	<u>280,740</u>	<u>547,303</u>
Net Change in Fund Balances	32,109	7,497	39,606
Fund Balances - October 1, 2024	<u>480,336</u>	<u>234,708</u>	<u>715,044</u>
Fund Balances - September 30, 2025	<u>\$ 512,445</u>	<u>\$ 242,205</u>	<u>\$ 754,650</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, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$	39,606
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
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.		(134,029)
Repayments of long-term liabilities are expenditures at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		200,000
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 financial 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.		2,363
Change in Net Position of Governmental Activities	\$	102,773

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, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 270,642	\$ 270,642	\$ 271,426	\$ 784
Miscellaneous revenues	-	-	107	107
Investment earnings	10,000	10,000	27,139	17,139
Total Revenues	<u>280,642</u>	<u>280,642</u>	<u>298,672</u>	<u>18,030</u>
Expenditures				
Current				
General government	129,349	129,349	112,411	16,938
Physical environment	153,500	218,500	154,152	64,348
Capital outlay	3,000	3,000	-	3,000
Total Expenditures	<u>285,849</u>	<u>350,849</u>	<u>266,563</u>	<u>84,286</u>
Net Change in Fund Balances	(5,207)	(70,207)	32,109	102,316
Fund Balances - October 1, 2024	<u>472,700</u>	<u>480,335</u>	<u>480,336</u>	<u>1</u>
Fund Balances - September 30, 2025	<u>\$ 467,493</u>	<u>\$ 410,128</u>	<u>\$ 512,445</u>	<u>\$ 102,317</u>

See accompanying notes to financial statements.

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

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, 2025

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, 2025**

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 in accordance with 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, 2025**

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, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the capital improvement 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 capital assets, and non-current governmental liabilities, such as long term debt, 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.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

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, 2025**

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.

g. Use of Estimates

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

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, \$754,650, differs from “net position” of governmental activities, \$3,970,293, 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, that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. 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>(2,831,456)</u>
Total	<u><u>\$ 5,231,548</u></u>

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

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 level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ (2,030,000)
Bond premium, net	<u>(3,432)</u>
Bonds payable, net	<u>\$ (2,033,432)</u>

Deferred outflows of resources

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

Deferred amount on refunding, net	<u>\$ 47,781</u>
-----------------------------------	------------------

Accrued interest

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

Accrued interest	<u>\$ (30,254)</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 governmental funds, \$39,606, differs from the “change in net position” for governmental activities, \$102,773, 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, 2025**

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 at the governmental fund level. 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>(134,029)</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>200,000</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>
------------------------------	---------------

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	\$ 2,363
Decrease in deferred amount on refunding	<u>(5,567)</u>
Total	<u>\$ (3,204)</u>

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

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, 2025, the District's bank balance was \$513,979 and the carrying value was \$508,916. 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, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U.S. Bank Managed Money Market	N/A	\$ 239,301

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, 2025**

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, 2025, 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 represent 100% of the District's total investment.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 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, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<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	<u>4,183,623</u>	<u>-</u>	<u>-</u>	<u>4,183,623</u>
Less accumulated depreciation for:				
Infrastructure - storm drainage	(1,767,087)	(95,924)	-	(1,863,011)
Infrastructure - common areas	(517,644)	(17,553)	-	(535,197)
Infrastructure - entrance and roadways	(412,696)	(20,552)	-	(433,248)
Total Accumulated Depreciation	<u>(2,697,427)</u>	<u>(134,029)</u>	<u>-</u>	<u>(2,831,456)</u>
Total Capital Assets Depreciated, Net	<u>1,486,196</u>	<u>(134,029)</u>	<u>-</u>	<u>1,352,167</u>
Governmental Activities Capital Assets	<u>\$ 5,365,577</u>	<u>\$ (134,029)</u>	<u>\$ -</u>	<u>\$ 5,231,548</u>

Depreciation of \$134,029 was charged to physical environment.

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

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, 2025:

Long-term debt at October 1, 2024	\$ 2,230,000
Principal payments	<u>(200,000)</u>
Long-term debt at September 30, 2025	2,030,000
Plus: bond premium, net	<u>3,432</u>
Bonds payable, net	<u><u>\$ 2,033,432</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 \$195,000.

\$ 2,030,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	225,000	45,060	270,060
2031-2034	<u>985,000</u>	<u>94,720</u>	<u>1,079,720</u>
Totals	<u><u>\$ 2,030,000</u></u>	<u><u>\$ 392,310</u></u>	<u><u>\$ 2,422,310</u></u>

**St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

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.

	Reserve Balance	Reserve Requirement
Series 2016 Capital Improvement Revenue Refunding Bonds	\$ 133,865	\$ 133,865

St. Johns Forest Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

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 2024-2025 fiscal year were levied in August 2024.

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.



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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 (*Government Auditing Standards*), 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, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 16, 2026.

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 were not 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 financial statements. 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.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

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

March 16, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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 St. Johns Forest Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated March 16, 2026.

Auditor's Responsibility

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

Other 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 those reports, which are dated March 16, 2026, 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 and Management

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 met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that St. Johns Forest Community Development District did not meet any 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 condition assessment procedures for St. Johns Forest Community Development District. It is management's responsibility to monitor St. Johns Forest Community Development District's financial condition; and 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 as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$132,896.84
- 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, 2024, together with the total expenditures for such project as: None
- 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 amended the budget, see below:



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

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 270,642	\$ 271,426	\$ 784
Miscellaneous revenues	-	107	107
Investment earnings	10,000	27,139	17,139
Total Revenues	280,642	298,672	18,030
Expenditures			
Current			
General government	129,349	112,411	16,938
Physical environment	153,500	154,152	(652)
Capital outlay	3,000	-	3,000
Total Expenditures	285,849	266,563	19,286
Net Change in Fund Balances	(5,207)	32,109	37,316
Fund Balances - Beginning of Year	472,700	480,336	7,636
Fund Balances - End of Year	\$ 467,493	\$ 512,445	\$ 44,952

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$508.02 – \$11,652.45 for the General Fund and \$705.79 – \$1,320.50 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: \$548,295
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$2,030,000 Series 2016 Bonds due on May 2034



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

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
Certified Public Accountants PL
Fort Pierce, Florida

March 16, 2026



**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, 2025. 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, 2025.

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

March 16, 2026