



St. Johns Forest Community Development District

May 28, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 246 593 767 637 2

PASSCODE:J554gS2C

Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 753919804#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

St. Johns Forest CDD Community Development District

Board of Supervisors

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

District Staff

Samantha Harvey, District Manager
 Wesley S. Haber, Esq., District Counsel
 Michael Yuro, P.E., District Engineer
 Kyle Goldberg, Field Inspection Coordinator
 Fernand Thomas, District Accountant
 Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, May 28, 2026, at 10:00 a.m.

The Regular Meeting of the **St. Johns Community Development District** will be held on **Thursday, May 28, 2026, at 10:00 a.m. at the First Florida Credit Union Community Room, 1950 CR 210 West, St. Johns, Florida.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 246 593 767 637 2

Passcode: J554gS2C

Dial-in by Phone: 1-646-838-1601

Phone Conference ID: 753919804#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. AUDIENCE COMMENTS**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Counsel

- i. Discussion of Form 1**

B. District Engineer

C. District Manager

- i. Information on the Number of Registered Voters – 1,195..... Page 4**

D. Field Inspection Coordinator

- i. Inframark April and May 2026 Field Inspection Reports..... Page 5**

- ii. Pond Services Reports..... Page 16**

- iii. Consideration of G-FORCE Jacksonville Stopbar Estimate #39260120..... Page 23**

- iv. Consideration of EverLine Coatings and Services Crosswalk and Stopbar Proposal..... Page 25**

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes from the Regular Meeting held on March 26, 2026..... Page 29**

B. Acceptance of the March 2026 Financial Report and Approval of Check Register and Invoices.....	Page 34
6. BUSINESS ITEMS	
A. Presentation of Fiscal Year 2027 Proposed Budget.....	Page 48
i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing.....	Page 64
B. Review of LLS Tax Solutions Inc. Arbitrage Report for the Five-Year Period Ending March 10, 2026 (Refunding Bonds Series 2016).....	Page 66
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
8. ADJOURNMENT	



April 16, 2025

St. Johns Forest CDD
Attn: Kareen Baker, District Admin Assistant
11555 Heron Bay Blvd.
Coral Springs, FL 33076

Dear Kareen Baker:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

St. Johns Forest CDD

1195 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Vicky C. Oakes". The signature is written in a cursive, flowing style.

Vicky C. Oakes
Supervisor of Elections



St. Johns Forest CDD April 2026 Field Inspection

Friday, April 3, 2026

Prepared For Board of Supervisors

20 Items Identified

Justin Fisher

Inframark

Item 1 - Sign Refurbishment

Assigned To: Inframark

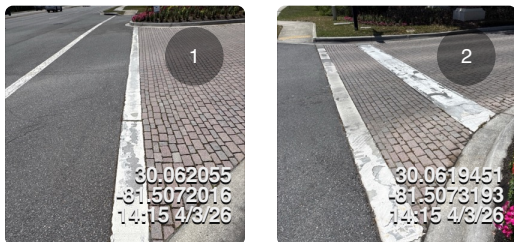
Board approved refurbishment of the sign NTE \$1000. It was confirmed that the lettering is brass/copper and will be polished back to its former luster, rather than painted.



Item 2 - Traffic Striping

Assigned To: Inframark

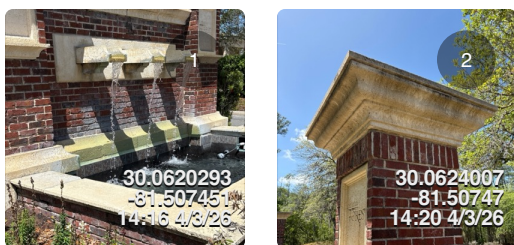
I have reached out to G-Force Parking Lot Striping for an estimate to repaint the lines.



Item 3 - Pressure Washing

Assigned To: Board Update

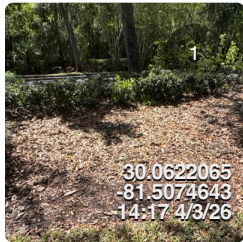
DM has been in contact with the vendor who said we are on the list for routine maintenance.



Item 4 - Leaf Pressure

Assigned To: The Greenery Inc.

Vendor will start weekly service this month and this will be addressed during routine maintenance.



Item 5 - Downed Branches

Assigned To: The Greenery Inc.

Looks as if dead plant material was cut and has been staged for pick up.



Item 6 - Sidewalk Grinding/Replacement

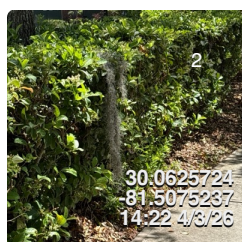
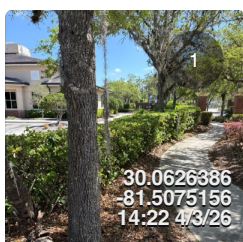
Assigned To: Board Update

There are a few spots that have previously been tended to that are again lifting. We should look into grinding them again or cutting out the roots and replacing the slab.

Item 7 - Low Hanging Moss

Assigned To: The Greenery Inc.

Property-wide, continue to remove low hanging moss.

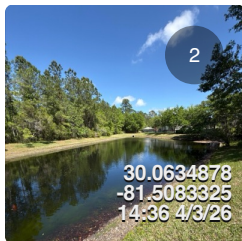


Item 8 - Pond 1

Assigned To: Florida Pond

Pond 1

Debris In Pond - traffic cone

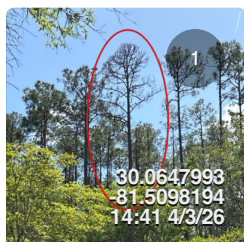
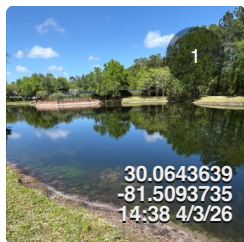


Item 9 - Pond 2

Assigned To: Florida Pond

Pond 2

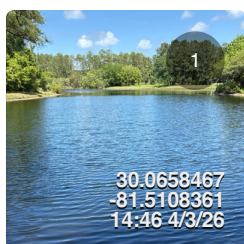
Submerged Weeds to be addressed during routine maintenance.



Item 10 - Dead Pine Tree

Assigned To: Board Update

We met with an arborist regarding this tree. We have also determined that this tree may in fact be the responsibility of the HOA. Arborist's report will be included in the agenda. It has been recommended that the tree be removed.



Item 11 - Pond 3

Assigned To: Florida Pond

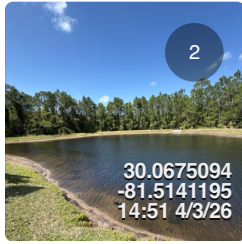
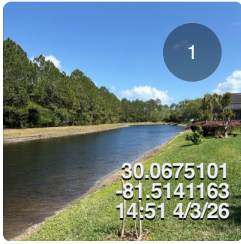
Pond 3

No issues to report

Item 12 - Pond 4

Assigned To: Florida Pond

No issues to report.

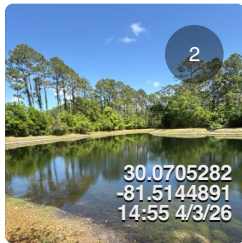
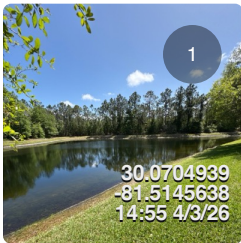


Item 13 - Pond 5

Assigned To: Florida Pond

Pond 5

No issues to report

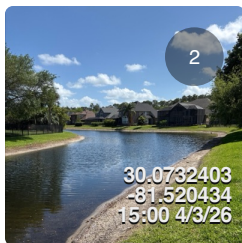
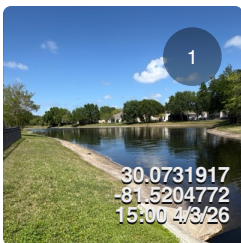


Item 14 - Pond 6

Assigned To: Florida Pond

Pond 6

No issues to report.



Item 15 - Pond 7

Assigned To: Florida Pond

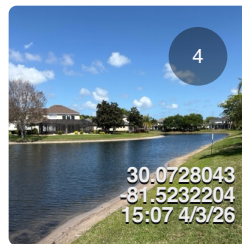
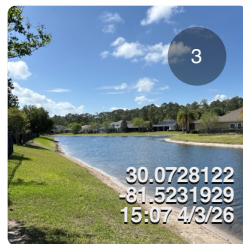
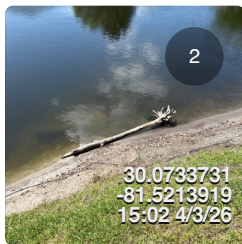
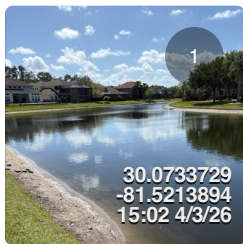
Pond 7

Electric fence is present at the edge of the water.

Downed timber present in the same area.

Location:

1217 Matengo Cir

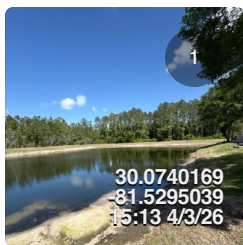
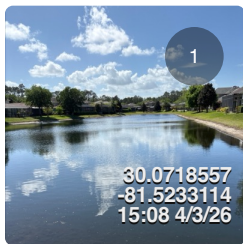


Item 16 - Pond 8

Assigned To: Florida Pond

Pond 8

Minimal Algae present. To be treated during routine maintenance.



Item 17 - Pond 9

Assigned To: Florida Pond

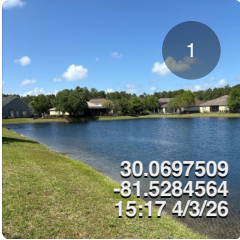
Pond 9

Water level is very low, and banks are steep due to natural erosion. May want to discuss rebuilding the banks.

Item 18 - Pond 10

Assigned To: Florida Pond

Some aquatic weeds present to be treated during routine maintenance.

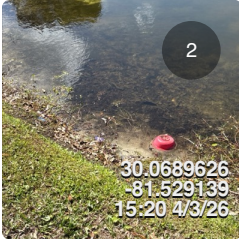
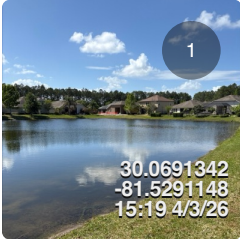


Item 19 - Pond 11

Assigned To: Florida Pond

Pond 11

Some debris in the pond to be addressed during routine maintenance.



Item 20 - Freeze Damage/Annuals

Assigned To: Board Update/The Greenery Inc.

Board has approved plant replacements throughout the property. Annuals will soon be rotated out.





St. Johns Forest CDD May 2026 Field Inspection

Friday, May 8, 2026

Prepared For Board of Supervisors

9 Items Identified

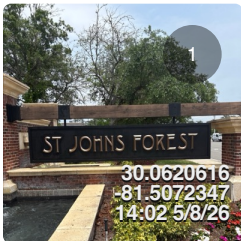
Justin Fisher

Inframark

Item 1 - Sign Refurbishment

Assigned To: Board Update

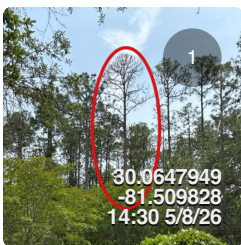
Inframark Maintenance (Brad and Melvin) repainted the background, stripped the lettering and repainted as well. Looks great!



Item 2 - Traffic Striping/Stop Bars

Assigned To: Board Update

We have garnered 2 estimates to replace the thermoplastic striping at the main entrance. These will be presented at the next meeting.



Item 3 - Monitoring Dead Pine

Assigned To: Board Update

We continue to monitor the dead pine and the surrounding canopy. An arborist has recommended removal.



Item 4 - Pond 1

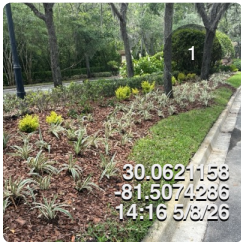
Assigned To: Florida Pond

Minimal algae ... treated per latest report. Debris from last report was removed.

Item 5 - Freeze Damage Install

Assigned To: The Greenery Inc.

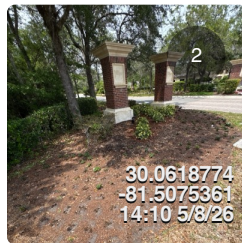
Our vendor has been working hard on replacements for what was damaged during the freeze. The enhancements look great.



Item 6 - Annuals Installed

Assigned To: The Greenery Inc.

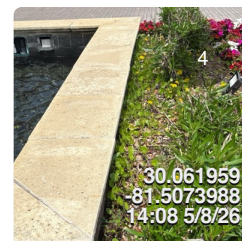
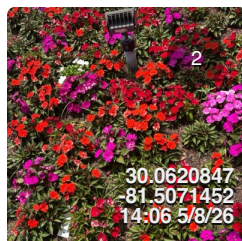
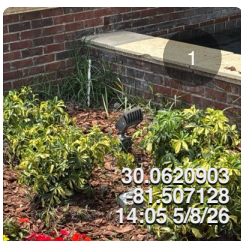
Annuals were rotated and professionally installed throughout. However, the exit side of the main entrance has an irrigation issue. All annuals will need to be replaced. Vendor is aware and working to fix the issue.



Item 7 - Detailing

Assigned To: The Greenery Inc.

There is some detailing to be done at the front monument. If we could try to tame the Azaleas as well. I think they may actually be part of the bank landscaping, but they border our monument.





Item 8 - Removal/Replacement

Assigned To: The Greenery Inc.

Vendor to provide proposal to remove/replace 2 dead palms.

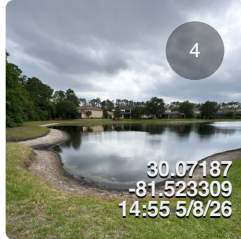
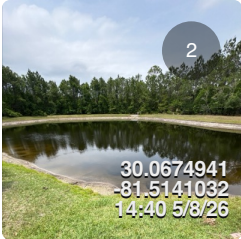
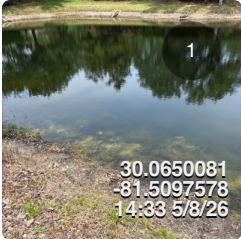
Location:

SJFB & Gateway Circle

Item 9 - Ponds

Assigned To: Florida Pond

All pond levels are low. There is algae beginning to bloom and submerged weeds to be treated during routine maintenance. Nothing too serious or out of the norm for this time of year.





Customer Service Report

Customer: St Johns Forest
 Field Biologist: Cameron Ganim

Date of Visit: 3/17/2026
 Weather: 56 °F High
 0% ☁

Waterway and Ditch Treatments

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

Comments: Shoreline grasses were sprayed on ponds 4 and 9. Pond 1 was treated for submersed weeds and algae.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 1-2'
- 2-4'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

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: 3/17/2026
Weather: 56 °F High
0% ☁



1 (2)



2 (2)



4 (2)



5 (2)



8 (2)



9

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
 FDACS License: CM28894

Date of Visit: 4/7/2026
 Weather: 69 °F High
 100% ☁

Waterway and Ditch Treatments

Site	4	5	8														
Algae																	
Submersed Weeds																	
Shoreline Grasses & Brush																	
Floating Weeds																	
Cleaned Barrier	x	x	x														
Pond Dye																	
Inspection																	
Debris Removal																	
Dissolved Oxygen																	

Comments: The barriers on ponds 4,5 and 8 were cleaned today to insure proper flow, which is important with the recent increase in rain.

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

Native/Beneficial Vegetation Noted

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

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim
FDACS License: CM28894

Date of Visit: 4/7/2026
Weather: 69 °F High
100% ☁



4



5



8

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: St Johns Forest
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/22/2026
 Weather: 78 °F High
0% ☁

Waterway and Ditch Treatments

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

Comments: Pond 2 is starting to see some submersed weed growth, but it was treated during todays visit. The tennis balls on pond 2 were also removed today. The traffic cone that was in pond 1 was also removed today, and the shoreline grasses on ponds 1,2,5,7 and 8 were treated.

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

Native/Beneficial Vegetation Noted

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

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Customer Service Report

Customer: St Johns Forest
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/22/2026
 Weather: 78 °F High
 0% ☁️



2



3



4 (2)



5 (2)



6



7

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: St Johns Forest
Field Biologist: Cameron Ganim
FDACS License: CM28894

Date of Visit: 4/22/2026
Weather: 78 °F High
0% ☁️



8 (2)



9



10



11

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



G-FORCE Jacksonville

St Johns Forrest CDD c/o Justin Fisher
 Inframark
 1950 County Rd 210
 Saint Johns, FL 32259

(407) 569-7777
 jfisher@inframark.com

CONTACT US

255 Rivertown Shops Dr, STE 102-149
 St Johns, FL 32259

(904) 657-8559
 jacksonville@gogforce.com

ESTIMATE

Just Stop Bar

Services	qty
Mobilizations - Mobilization - Initial	1.0
Initial Mobilization Fee - Includes Costs for Crew, Transportation, Set-up, and Breakdown. ***NOTE: Additional Mobilization Fee will be Charged at a rate of \$500 if Site is Not Ready for Service, for any reason, at our Scheduled Arrival Time (Excluding Weather Issues).***	
Thermo - 24" LINE	30.0
24" WHITE THERMO LINE - Stop bar	
Notes - Notes	1.0
"Pricing is based upon directive from customer. Cost includes all labor, material and equipment to perform the proposed work in a safe and workmanlike manner consistent with current "best"construction practices.	
We will clean "normal dirt" from area prior to re-striping. Excessive dirt that requires additional cleaning will incur additional charges or will need to be complete prior to us arriving. All striping is quoted as traffic paint unless specifically denoted as thermoplastic. Any required or additional thermoplastic will be charged accordingly.	
Work quoted is to be available for completion per the estimate. Should more trips be required due to unavailability of the work area, add \$500.00 for each additional trip. Proposal includes only work as specified on plans provided by customer. We are not responsible for omissions, errors, or subsequent revisions by others; any and all MOT and traffic control by others. Price is based on google image.	
Approval of this estimate accepts our terms and conditions.	
Payment is due upon completion.	
ANY ITEM OR SERVICE NOT LISTED IN ABOVE DESCRIPTIONS IS DEEMED EXCLUDED."	

Services subtotal: \$1,130.00

Subtotal \$1,130.00

Total \$1,130.00

Stop Bar and Crosswalk

Services	qty
----------	-----

Mobilizations - Mobilization - Initial

Initial Mobilization Fee - Includes Costs for Crew, Transportation, Set-up, and Breakdown. ***NOTE: Additional Mobilization Fee will be Charged at a rate of \$500 if Site is Not Ready for Service, for any reason, at our Scheduled Arrival Time (Excluding Weather Issues).***

Thermo - 24" LINE	30.0
24" WHITE THERMO LINE - Stop bar	

Thermo - 12" Line	195.0
12" WHITE THERMO LINE (Crosswalks) - Closest crosswalk line	

Notes - Notes 1.0

"Pricing is based upon directive from customer. Cost includes all labor, material and equipment to perform the proposed work in a safe and workmanlike manner consistent with current "best" construction practices.

We will clean "normal dirt" from area prior to re-striping. Excessive dirt that requires additional cleaning will incur additional charges or will need to be complete prior to us arriving. All striping is quoted as traffic paint unless specifically denoted as thermoplastic. Any required or additional thermoplastic will be charged accordingly.

Work quoted is to be available for completion per the estimate. Should more trips be required due to unavailability of the work area, add \$500.00 for each additional trip. Proposal includes only work as specified on plans provided by customer. We are not responsible for omissions, errors, or subsequent revisions by others; any and all MOT and traffic control by others. Price is based on google image.

Approval of this estimate accepts our terms and conditions.

Payment is due upon completion.

ANY ITEM OR SERVICE NOT LISTED IN ABOVE DESCRIPTIONS IS DEEMED EXCLUDED."

Services subtotal: \$3,275.00

	Subtotal	\$3,275.00
--	----------	------------

	Total	\$3,275.00
--	--------------	-------------------

50 Locations Nationwide, All Veteran-Owned and Operated. We appreciate your business!

EverLine

Coatings and Services



***Rethink* Pavement Maintenance**

Crosswalk and Stopbar

Prepared For:

Inframark

Justin Fisher

Total Project Investment



Consolidated Service Totals

Total Services Summary

Select	Location	Service Name	Price
<input checked="" type="checkbox"/>	1950 County Road 210, Saint Johns, FL, USA	Re-stripping	\$943.46
<input checked="" type="checkbox"/>	1950 County Road 210, Saint Johns, FL, USA	Thermoplastic	\$4,882.35

Sub Total: **\$5,825.81** | Tax: **\$0.00**

Grand Total: **\$5,825.81**

Scope :

Restripping-

Repaint ~116' crosswalk, white traffic paint with glass bead

Repaint ~27' stopbar, white traffic paint with glassbead

Thermoplastic-

Grind ~116' crosswalk, ~27' stopbar, dispose of debris

Apply thermoplastic to match existing

Work to be done during normal business hours, M-F 7AM-5PM

Traffic control not included

PROJECT AGREEMENT

To help us deliver the highest quality service at the best possible price, we kindly ask for your cooperation with the following site requirements prior to our scheduled service. To help us deliver the highest quality service at the best possible price, we kindly ask for your cooperation with the following site requirements prior to our scheduled service.

Work areas should be clean and free of debris, tools, vehicles, or other obstacles before our team arrives. This allows our crews to work efficiently and safely.

Irrigation systems must be turned off during the scheduled service visit.

Adequate lighting should remain on for the duration of the service to ensure safe working conditions.

The site must provide a safe working environment in accordance with occupational health and safety standards.

All services will be completed in accordance with the approved Scope of Work provided in this proposal.

CLIENT COORDINATION NOTICE

We are committed to making this project a smooth and successful experience. If you anticipate any challenges meeting the requirements listed above, please notify us prior to the scheduled service date so we can coordinate accordingly.

Please feel free to contact us if you have any questions or if there is anything we can do to help make this process easier. We look forward to working with you!

AUTHORIZATION



SIGNATURE
Nick Mazzagatti

Nick Mazzagatti



SIGNATURE
Justin Fisher

Justin Fisher

PAYMENT TERMS: Accepted payment methods include check, electronic transfer, and credit card. Accounts outstanding for more than 30 days may be subject to a 2.00% monthly finance charge (24% annually).

Our Services Snapshot

Line Painting



Safer spaces. Clear lines.

Asphalt Repair



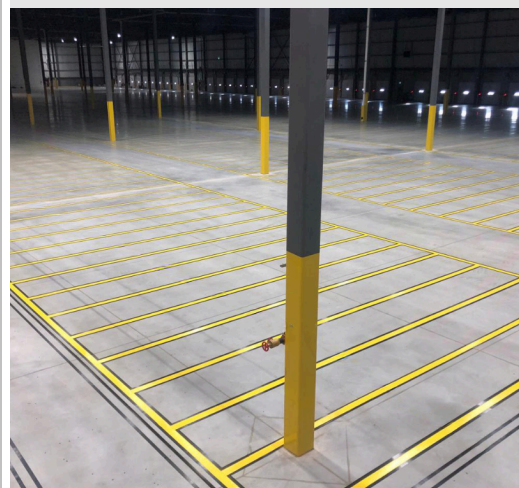
Durable repairs you can trust.

Sealcoating



Preserve today. Save tomorrow.

Interior Line Painting



Improve flow, safety, and efficiency.

Parking Lot Accessoriss



Protection where it matters most.

Athletic Court Markings



Play starts with perfect markings.

**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, March 26, 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 (via Teams)
Mike Yuro	District Engineer
Fernand Thomas	District Accountant (via Teams)
Justin Fisher	District Field Inspection Coordinator
Allen Flannery	The Greenery, Inc.
Carlos	CLG Electrical

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

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Varma was present to obtain the Chairman’s signature, Mr. Messina, on documents related to his project, which were notarized by Ms. Harvey.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

- i. Acceptance of the January and February 2026 Financial Statements and Approval of the Check Registers and Invoices**

On MOTION by Ms. Weddle, seconded by Ms. Chapman, with all in favor, the January and February 2026 Financial Statements were accepted, and the Check Register and Invoices were approved. 5-0

B. District Counsel

- None.

C. District Engineer

- None.

D. District Manager

- i. St. Johns Forest CDD Flood Audit**

Ms. Harvey reviewed the flood audit with the Board for informational purposes.

E. District Field Inspection Coordinator

- i. Inframark February and March 2026 Field Inspection Reports**

- Mr. Fisher reviewed the reports and inquired whether the Board had any questions. Mr. Kuehne inquired about the annuals.
- Mr. Fisher discussed the front entrance sign, including two repair options and associated costs.

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, to proceed with painting the front entrance sign at a cost not to exceed \$1,000. 5-0

- Mr. Kuehne inquired about the pine beetles affecting the trees. Mr. Fisher responded that he has spoken with an arborist regarding assessment, with a Level One assessment costing \$250 and a Level Two assessment costing \$400. Mr. Yuro advised that trees may not be removed from the conservation area. Mr. Kuehne expressed concern that additional trees could be affected. Mr. Fisher stated he would discuss possible tree removal with St. Johns River Water Management District (SJRWMD) after consulting with John, the arborist. Mr.

Shaw stated that tree stumps should be treated to prevent further infestation. Mr. Fisher stated the arborist would be scheduled to attend the District walk-through and field inspection on April 3, 2026.

On MOTION by Mr. Kuehne, seconded by Ms. Chapman, with all in favor, to approve the arborist assessment at a cost not to exceed \$400. 5-0

ii. Pond Services Reports

- Mr. Fisher reviewed the pond services reports.

iii. The Greenery, Inc. February and March 2026 Irrigation Inspection Reports

- The Board reviewed the reports.

iv. The Greenery, Inc. Client Communication Report

- The Board reviewed the report.

v. Consideration of The Greenery, Inc. Work Order Proposal #87877, Entrance Island Enhancement

vi. Consideration of the Greenery, Inc. Work Order Proposal #89545, Frosted Damaged Plant Replacements

- Mr. Flannery explained the different types of plants that can be replaced.

On MOTION by Mr. Messana, seconded by Mr. Kuehne, with all in favor, The Greenery, Inc. Proposal #87877 for entrance island enhancement in the amount of \$16,495.19 was approved. 5-0

On MOTION by Mr. Messana, seconded by Mr. Kuehne, with all in favor, The Greenery Inc. Proposal #89545 for frosted damaged plant replacements in the amount of \$15,338 was approved. 5-0

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held January 22, 2026

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, the minutes of the January 22, 2026, meeting were approved as presented. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of The Greenery, Inc. Landscape Service Agreement – April 1, 2026 to March 31, 2028

On MOTION by Mr. Messana, seconded by Ms. Weddle, with all in favor, The Greenery, Inc. Landscape Service Agreement commencing April 1, 2026, through March 31, 2028, was approved. 5-0

B. Consideration of Resolution 2026-04, General Election

- Seats 1, 2, and 3 will expire in the upcoming General Election scheduled for November 2026. Mr. Haber reviewed the General Election process with the Board, including applicable deadlines for submitting candidate qualifying paperwork. The qualifying period will begin at Noon on Monday, June 8, 2026, and will close at Noon on Friday, June 12, 2026.
- Mr. Kuehne, in discussion with District Counsel, inquired why the District is paying over \$10,000 for services that are not required by the insurance company. Mr. Haber explained that the District is not mandated to remain with the current service provider, and the Board has the authority to research alternatives and request proposals from other insurance companies.

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, to solicit proposals for new insurance companies was approved. 5-0

SEVENTH ORDER OF BUSINESS

New Business and Supervisor Requests

- Mr. Kuehne discussed the insurance provider and expressed his concerns. Ms. Harvey and Mr. Kuehne will coordinate to obtain proposals for new insurance quotes.

On MOTION by Ms. Weddle, seconded by Ms. Chapman, with all in favor, to appoint Mr. Kuehne as the Board liaison for obtaining insurance proposals and competitive pricing. 5-0

- Mr. Kuehne inquired whether the HOA could receive funding for the installation of a new playground. Ms. Harvey explained that, as a Community Development District with outstanding bonds, the District is unable to utilize public funds for improvements, benefiting a private entity. Mr. Haber confirmed this information.

- Mr. Carlos with CLG Electrical provided a presentation regarding the District’s landscape lighting project. He explained the presence of concealed junction boxes and the additional time to locate them, which contributes to increased costs to ensure the lighting system functions properly. Mr. Carlos noted that CLG Electrical will conduct monthly lighting inspections. Mr. Messana will approve emergency repairs as necessary outside of a meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

- There being no further business, the meeting was adjourned at 11:17 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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: April 24, 2026
SUBJECT: March Financial Report

Attached, please find the March 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 97.53% of the annual adopted budget.
- Non-Ad Valorem Assessment is collected 96.28%.
- Through the current month, expenditure is 42.22% 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 97.70% of the annual adopted budget.
- Non-Ad Valorem Assessments are 96.28% collected.
- The interest has been paid for November 2025.



*St Johns Forest
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 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	\$ 281,843	\$ -	\$ 281,843
Investments:			
Money Market Account	392,030	-	392,030
Prepayment Account	-	653	653
Reserve Fund	-	133,865	133,865
Revenue Fund	-	336,972	336,972
TOTAL ASSETS	\$ 673,873	\$ 471,490	\$ 1,145,363
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,615	\$ -	\$ 5,615
Accrued Expenses	584	-	584
TOTAL LIABILITIES	6,199	-	6,199
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	471,490	471,490
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:	361,154	-	361,154
TOTAL FUND BALANCES	\$ 667,674	\$ 471,490	\$ 1,139,164
TOTAL LIABILITIES & FUND BALANCES	\$ 673,873	\$ 471,490	\$ 1,145,363

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES					
Interest - Investments	\$ 10,000	\$ 5,000	\$ 11,673	\$ 6,673	116.73%
Interest - Tax Collector	-	-	1,170	1,170	0.00%
Special Assmnts- Tax Collector	281,930	281,930	271,432	(10,498)	96.28%
Special Assmnts- Discounts	(11,277)	(11,277)	(10,559)	718	93.63%
TOTAL REVENUES	280,653	275,653	273,716	(1,937)	97.53%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	3,000	2,400	600	40.00%
FICA Taxes	459	229	122	107	26.58%
ProfServ-Arbitrage Rebate	600	500	500	-	83.33%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	7,000	3,500	1,585	1,915	22.64%
ProfServ-Legal Services	10,500	5,250	1,031	4,219	9.82%
ProfServ-Mgmt Consulting	61,058	30,529	30,529	-	50.00%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	1,812	2,074	(262)	51.85%
Auditing Services	4,000	4,000	-	4,000	0.00%
Website Compliance	2,500	1,983	-	1,983	0.00%
Postage and Freight	600	300	391	(91)	65.17%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	500	-	500	0.00%
Legal Advertising	1,200	600	158	442	13.17%
Miscellaneous Services	2,000	1,000	185	815	9.25%
Misc-Assessment Collection Cost	5,638	5,638	5,217	421	92.53%
Misc-Web Hosting	1,200	600	600	-	50.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	75,839	60,361	15,478	48.62%
Field					
ProfServ-Field Management	8,000	4,000	4,000	-	50.00%
Contracts-Lake and Wetland	13,000	6,500	6,090	410	46.85%
Contracts-Landscape	55,000	27,500	24,054	3,446	43.73%
Electricity - General	7,000	3,500	4,059	(559)	57.99%
R&M-General	10,000	7,862	8,791	(929)	87.91%
R&M-Fountain	6,000	3,000	2,115	885	35.25%
R&M-Other Landscape	14,000	7,000	-	7,000	0.00%
R&M-Irrigation	7,500	3,750	966	2,784	12.88%
R&M-Streetlights	3,000	1,500	8,050	(6,550)	268.33%
Capital Outlay	3,000	1,500	-	1,500	0.00%
Total Field	126,500	66,112	58,125	7,987	45.95%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	141,951	118,486	23,465	42.22%
Excess (deficiency) of revenues					
Over (under) expenditures	-	133,702	155,230	21,528	0.00%
Net change in fund balance	\$ -	\$ 133,702	\$ 155,230	\$ 21,528	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	512,444	512,444	512,444		
FUND BALANCE, ENDING	\$ 512,444	\$ 646,146	\$ 667,674		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES					
Interest - Investments	\$ 200	\$ 100	\$ 4,752	\$ 4,652	2376.00%
Special Assmnts- Tax Collector	288,628	288,628	276,935	(11,693)	95.95%
Special Assmnts- Discounts	(11,545)	(11,545)	(10,773)	772	93.31%
TOTAL REVENUES	277,283	277,183	270,914	(6,269)	97.70%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	5,715	5,323	392	92.21%
Total Administration	5,773	5,715	5,323	392	92.21%
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	42,455	41,628	827	14.91%
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	234,728	229,286	(5,442)	0.00%
Net change in fund balance	\$ (1,970)	\$ 234,728	\$ 229,286	\$ (5,442)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	242,204	242,204	242,204		
FUND BALANCE, ENDING	\$ 240,234	\$ 476,932	\$ 471,490		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

March 31, 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
03/13/26	\$ 7,485	\$ 70	\$ 153	\$ 7,708	\$ 3,815	\$ 3,893
TOTAL	\$ 516,494	\$ 21,332	\$ 10,541	\$ 548,367	\$ 271,432	\$ 276,935

% Collected	96%	96%	96%
TOTAL OUTSTANDING	\$ 21,209	\$ 10,498	\$ 10,711

Cash and Investment Report

March 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%	\$281,843
Money Market Account	BankUnited	Money Market Account	n/a	3.40%	\$392,030
				Subtotal	<u><u>\$673,873</u></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%	\$653
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	3.50%	\$133,865
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	3.50%	\$336,972
				Subtotal	<u><u>\$471,490</u></u>
				Total	<u><u>\$1,145,363</u></u>

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
 Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101003 Balance	281,843.15	Statement Balance	283,978.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	283,978.11
Subtotal	281,843.15	Outstanding Checks	-2,134.96
Negative Adjustments	0.00		
		Ending Balance	281,843.15
Ending G/L Balance	281,843.15		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
03/24/2026	Payment	100120	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	Inv: SJFCDD1225			-145.00
03/24/2026	Payment	100121	YURO & ASSOCIATES LLC	Inv: 4028, Inv: 3977			-1,295.00
03/31/2026	Payment	300001	JEA-ACH	Inv: 031626-7564-ACH			-694.96
Total Outstanding Checks							-2,134.96

ST. JOHNS FOREST
Community Development District

Check Register
3/01/2026 - 3/31/2026

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 03/01/2026 to 03/31/2026
 (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 # 100114							
001	03/12/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJF226	Mar/2026 Fountain maintenance	March 2026 FOUNTAIN MAINT	546032-53901	\$175.00
							Check Total
							<u>\$175.00</u>
CHECK # 100115							
001	03/12/26	THE GREENERY INC	805236	March 2026 Landscape Maintenance	March 2026 Landscape Maintenance	534050-53901	\$4,009.00
							Check Total
							<u>\$4,009.00</u>
CHECK # 100116							
001	03/12/26	FLORIDA WATERWAYS, INC	204121	03/2026 Aquatic Weed Control	Contracts-Lake and Wetland	534021-53901	\$1,015.00
							Check Total
							<u>\$1,015.00</u>
CHECK # 100117							
001	03/12/26	INFRAMARK LLC	172997	03/2026Managment Fees	03/2026 ADMIN MGMNT SVCS	531027-51301	\$5,088.17
001	03/12/26	INFRAMARK LLC	172997	03/2026Managment Fees	FIELD OP SVCS	531016-53901	\$666.67
001	03/12/26	INFRAMARK LLC	172997	03/2026Managment Fees	03/2026 WEB ADMIN	549915-51301	\$100.00
							Check Total
							<u>\$5,854.84</u>
CHECK # 100119							
001	03/12/26	KUTAK ROCK LLP	3703047	11/2025 General Counsel	PROF LEGAL SVCS RENDERED	531023-51401	\$450.50
							Check Total
							<u>\$450.50</u>
CHECK # 100120							
001	03/24/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD1225	January 2026 Entry Fountain Maintenance	R&M FOUNTAIN	546032-53901	\$145.00
							Check Total
							<u>\$145.00</u>
CHECK # 100121							
001	03/24/26	YURO & ASSOCIATES LLC	4028	02/2026 Engineer Review	ENGINEERING SERVICE	531013-51501	\$555.00
001	03/24/26	YURO & ASSOCIATES LLC	3977	January Engineering Service	ENGINEERING SERVICE	531013-51501	\$740.00
							Check Total
							<u>\$1,295.00</u>
CHECK # 300000							
001	03/02/26	JEA-ACH	021325-7564-ACH	BILL PRD 10/13-25/02-13-2026	Billing Period 10/13/25-02/13/2026	543006-53901	\$2,780.25
							Check Total
							<u>\$2,780.25</u>
CHECK # 300001							
001	03/31/26	JEA-ACH	031626-7564-ACH	2/13/26-3/16-26 Commercial Electric	Electricity - General	543006-53901	\$694.96
							Check Total
							<u>\$694.96</u>
							Fund Total
							<u>\$16,419.55</u>

SERIES 2016 DEBT SERVICE FUND - 202

CHECK # 100118							
202	03/12/26	ST.JOHNS FOREST CDD	03052026- 2026	Transfer Assessments FY2026	Due From Other Funds	131000	\$15,577.39
							Check Total
							<u>\$15,577.39</u>
CHECK # 3007							
202	03/16/26	ST.JOHNS FOREST CDD	03132026- 2026	Transfer Assessments FY2026 Mailing instructions: Send to US Bank via FedEx and include	Due From Other Funds	131000	\$3,780.01
							Check Total
							<u>\$3,780.01</u>
							Fund Total
							<u>\$19,357.40</u>

Total Checks Paid	\$35,776.95
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*St. John's Forest
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 28, 2026

CLEAR PARTNERSHIPS



St. John's Forest
Community Development District

Operating Budget
FY 2027

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Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$10,000.00	\$11,673.00	\$11,866.48	\$23,539.48	135%	\$15,450.00
Special Assmnts- Tax Collector	\$281,930.00	\$271,432.00	\$10,498.00	\$281,930.00	0%	\$281,958.85
Special Assmnts- Discounts	-\$11,277.00	-\$10,559.00	\$0.00	-\$10,559.00	-6%	-\$11,278.35
Interest - Tax Calculator	\$0.00	\$1,170.00	\$1,189.39	\$2,359.39	0%	\$1,200.00
TOTAL REVENUES	\$280,653.00	\$273,716.00	\$23,553.87	\$297,269.87	6%	\$287,330.50
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$6,000.00	\$2,400.00	\$3,600.00	\$6,000.00	0%	\$6,000.00
FICA Taxes	\$459.00	\$122.00	\$337.00	\$459.00	0%	\$459.00
ProfServ-Arbitrage Rebate	\$600.00	\$500.00	\$100.00	\$600.00	0%	\$600.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$7,000.00	\$1,585.00	\$1,611.27	\$3,196.27	-54%	\$7,000.00
ProfServ-Legal Services	\$10,500.00	\$1,031.00	\$1,048.09	\$2,079.09	-80%	\$10,500.00
ProfServ-Mgmt Consulting	\$61,058.00	\$30,529.00	\$30,529.00	\$61,058.00	0%	\$63,500.32
ProfServ-Special Assessment	\$6,136.00	\$6,136.00	\$0.00	\$6,136.00	0%	\$6,136.00
ProfServ-Trustee Fees	\$4,000.00	\$2,074.00	\$1,926.00	\$4,000.00	0%	\$4,000.00
Auditing Services	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
Postage and Freight	\$600.00	\$391.00	\$397.48	\$788.48	31%	\$800.00
Insurance - General Liability	\$9,087.00	\$9,258.00	\$0.00	\$9,258.00	2%	\$9,258.00
Printing and Binding	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Legal Advertising	\$1,200.00	\$158.00	\$160.62	\$318.62	-73%	\$1,050.00
Miscellaneous Services	\$2,000.00	\$185.00	\$1,815.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$5,638.00	\$5,217.00	\$421.00	\$5,638.00	0%	\$5,639.18
Website Compliance	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,613.00
Misc-Web Hosting	\$2,500.00	\$600.00	\$1,900.00	\$2,500.00	0%	\$1,200.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$124,153.00	\$60,361.00	\$51,045.46	\$111,406.46	-10%	\$125,930.50
<i>Field</i>						
ProfServ-Field Management	\$8,000.00	\$4,000.00	\$4,000.00	\$8,000.00	0%	\$8,400.00
Contracts-Lake and Wetland	\$13,000.00	\$6,090.00	\$6,190.94	\$12,280.94	-6%	\$13,000.00
Contracts-Landscape	\$55,000.00	\$24,054.00	\$24,452.69	\$48,506.69	-12%	\$55,000.00
Electricity - General	\$7,000.00	\$4,059.00	\$4,126.28	\$8,185.28	17%	\$8,500.00
R&M-General	\$10,000.00	\$8,791.00	\$8,936.71	\$17,727.71	77%	\$15,000.00
R&M-Fountain	\$6,000.00	\$2,115.00	\$2,150.06	\$4,265.06	-29%	\$4,500.00
R&M-Other Landscape	\$14,000.00	\$0.00	\$14,000.00	\$14,000.00	0%	\$14,000.00
R&M-Irrigation	\$7,500.00	\$966.00	\$982.01	\$1,948.01	-74%	\$5,000.00
R&M-Streetlights	\$3,000.00	\$8,050.00	\$8,183.43	\$16,233.43	441%	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
Capital Outlay	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Total Field	\$126,500.00	\$58,125.00	\$76,022.10	\$134,147.10	6%	\$131,400.00
Reserves						
Reserve - Other	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
Total Reserves	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
TOTAL EXPENDITURES & RESERVES	\$280,653.00	\$118,486.00	\$157,067.56	\$275,553.56	-2%	\$287,330.50
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$155,230.00	-\$133,513.69	\$21,716.31	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$155,230.00	-\$133,513.69	\$21,716.31	0%	\$0.00
FUND BALANCE, BEGINNING	\$512,444.00	\$512,444.00	\$0.00	\$512,444.00	0%	\$534,160.31
FUND BALANCE, ENDING	\$512,444.00	\$667,674.00	-\$133,513.69	\$534,160.31	4%	\$534,160.31

Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$512,444.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$512,444.00
Estimated Funds Available - 9/30/2026	\$1,024,888.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$534,160.31
Less: First Quarter Operating Reserve	-\$71,832.62 ⁽¹⁾
Less: Designated Reserves for Capital Projects	\$0.00
Reserves Prior Years	264,057
	264,057
	-\$264,057.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$198,278.69

Notes

(1) Represents approximately 3 months of operating expenditures

ST. JOHNS FOREST

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for its operating accounts and investments.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

FICA Taxes

Payroll taxes on Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total payroll expenditure.

Professional Services - Arbitrage Rebate Calculation

The District uses a company who specializes in municipal and district arbitrage calculation to calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Kutak Rock, provides general legal services to the District, i.e., attendance and preparation for Board meetings, review and/or preparation of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

ST. JOHNS FOREST

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2027**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for records management and storage and Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a modest increase this year.

Professional Services-Special Assessment

Administrative costs for Inframark to prepare the District's Special Assessment Roll and maintain lien books.

Professional Services – Trustee Fees

The District issued the Series 2016 Special Assessment Bonds that are deposited with a Trustee to handle all Trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District currently has an engagement with Berger, Toombs, Elam, Gaines & Frank for these services.

Postage and Freight

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

ST. JOHNS FOREST

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

Website Compliance

Annual contract with Campus Suite/InnerSync to maintain ADA accessibility of the District's website. Also, charges for the website Domain, email accounts and email archiving are budgeted here.

Misc-Web Hosting

Administrative fees to Inframark to comply with requirements per Chapter 189, Florida Statutes for the District to have and maintain a website. The District may have additional requirements under Federal laws, such as ADA requirements, which are not budgeted here.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Florida Department of Economic Opportunity.

Expenditures - Field

ProfServ-Field Management

The District has engaged Inframark for field services and management of its contractors.

Contracts-Lake and Wetland

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas. Florida Waterways, Inc currently maintains the 11 ponds for a monthly fee of \$1,015. This budget allows for additional treatments each year.

Contracts-Landscape

The District currently has an agreement with Martex Services for landscape services for the common areas owned by the District. The agreement includes landscape maintenance, irrigation system inspection, pest control and fertilization services, seasonal color program and mulching program. This budget also anticipates other additional services such as: enhancements and replacements of depleted materials/plants.

Electricity – General

The District incurs electrical usage for lighting and entry fountain.

R&M-General

The District will incur repair and maintenance costs of the District's property.

R&M-Fountain

The District currently uses with Rick Arsenault Certified Pool Consultant to maintain the fountains at the entrance. Their monthly fee is approximately \$145 for fountain maintenance. There are additional charges for supplies (such as shock, foam fighter, chlorine and acid) and for repairs to the equipment.

R&M-Other Landscape

This budget line item is for holiday décor within the District.

R&M-Irrigation

This budget line item is for repair and maintenance of the District's irrigation systems.

R&M-Streetlights

ST. JOHNS FOREST

Community Development District

General Fund



Budget Narrative
Fiscal Year 2027

The District will incur costs for the repair and maintenance of the District’s street lights and landscape lights.

Capital Outlay

This represents any additional capital outlay that may not have been provided for in the budget.

Expenditures – Reserves

Reserves – Other

This contributes to the reserve for repair and replacement of the District’s amenities.



St. John's Forest
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$200.00	\$4,752.00	\$0.00	\$4,752.00	2276%	\$200.00
Special Assmnts- Tax Collector	\$288,628.00	\$276,935.00	\$11,693.00	\$288,628.00	0%	\$288,627.86
Special Assmnts- Discounts	-\$11,545.00	-\$10,773.00	\$0.00	-\$10,773.00	-7%	-\$11,545.11
TOTAL REVENUES	\$277,283.00	\$270,914.00	\$11,693.00	\$282,607.00	2%	\$277,282.75
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$5,773.00	\$5,323.00	\$450.00	\$5,773.00	0%	\$5,772.56
Total Administrative	\$5,773.00	\$5,323.00	\$450.00	\$5,773.00	0%	\$5,772.56
<i>Debt Service</i>						
Principal Debt Retirement	\$200,000.00	\$0.00	\$200,000.00	\$200,000.00	0%	\$205,000.00
Interest Expense	\$73,480.00	\$36,305.00	\$37,175.00	\$73,480.00	0%	\$68,260.00
Total Debt Service	\$273,480.00	\$36,305.00	\$237,175.00	\$273,480.00	0%	\$273,260.00
TOTAL EXPENDITURES	\$279,253.00	\$41,628.00	\$237,625.00	\$279,253.00		\$279,032.56
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1,970.00	\$229,286.00	-\$225,932.00	\$3,354.00	-270%	-\$1,749.81
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$229,286.00	-\$225,932.00	\$3,354.00	0%	-\$1,749.81
FUND BALANCE, BEGINNING	\$242,204.00	\$242,204.00	\$0.00	\$242,204.00	0%	\$245,558.00
FUND BALANCE, ENDING	\$242,204.00	\$471,490.00	-\$225,932.00	\$245,558.00	1%	\$243,808.19
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2016 Bonds	\$2,275,000.00	\$2,080,000.00	\$1,880,000.00			\$1,675,000.00

AMORTIZATION SCHEDULE
 Series 2016 Capital Improvement Revenue Refunding Bonds

Period Ending	Outstanding Balance	Principal	Special Call	Coupon Rate	Interest	Debt Service
11/1/2026	\$1,880,000.00			3.000%	\$35,700.00	\$271,400.00
5/1/2027	\$1,880,000.00	\$205,000.00		3.200%	\$32,560.00	
11/1/2027	\$1,675,000.00			3.200%	\$32,560.00	\$270,120.00
5/1/2028	\$1,675,000.00	\$215,000.00		3.600%	\$28,985.00	
11/1/2028	\$1,460,000.00			3.600%	\$28,985.00	\$272,970.00
5/1/2029	\$1,460,000.00	\$220,000.00		3.600%	\$25,070.00	
11/1/2029	\$1,240,000.00			3.600%	\$25,070.00	\$270,140.00
5/1/2030	\$1,240,000.00	\$230,000.00		3.600%	\$21,020.00	
11/1/2030	\$1,010,000.00			3.600%	\$21,020.00	\$272,040.00
5/1/2031	\$1,010,000.00	\$240,000.00		3.600%	\$16,790.00	
11/1/2031	\$770,000.00			3.600%	\$16,790.00	\$273,580.00
5/1/2032	\$770,000.00	\$250,000.00		3.800%	\$12,255.00	
11/1/2032	\$520,000.00			3.800%	\$12,255.00	\$274,510.00
5/1/2033	\$520,000.00	\$255,000.00		3.800%	\$7,457.50	
11/1/2033	\$265,000.00			3.800%	\$7,457.50	\$269,915.00
5/1/2034	\$265,000.00	\$265,000.00		3.800%	\$5,035.00	\$270,035.00
Total		\$3,685,000.00			\$1,278,898.75	\$4,963,898.75

ST. JOHNS FOREST
 Community Development District
 Series 2016 Debt Service Fund

Budget Narrative
 Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

St. John's Forest

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Platted	General Fund *			Debt Service			Total Assessments per Unit			Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
<u>Phase I</u>										
SF 60'	\$508.09	\$508.04	0.0%	\$705.79	\$705.79	0.0%	\$1,213.88	\$1,213.83	0.0%	34
SF 70'	\$508.09	\$508.04	0.0%	\$772.88	\$772.88	0.0%	\$1,280.97	\$1,280.92	0.0%	57
SF 80'	\$508.09	\$508.04	0.0%	\$981.75	\$981.75	0.0%	\$1,489.84	\$1,489.79	0.0%	62
Commercial	\$11,654.10	\$11,652.89	0.0%	\$0.00	\$0.00	n/a	\$11,654.10	\$11,652.89	0.0%	22.937
<u>Phase II</u>										
SF 60'	\$508.09	\$508.04	0.0%	\$790.03	\$790.03	0.0%	\$1,298.12	\$1,298.07	0.0%	65
SF 70'	\$508.09	\$508.04	0.0%	\$926.75	\$926.75	0.0%	\$1,434.84	\$1,434.79	0.0%	15
SF 80'	\$508.09	\$508.04	0.0%	\$1,128.78	\$1,128.78	0.0%	\$1,636.87	\$1,636.82	0.0%	37
<u>Phase III</u>										
SF 70'	\$508.09	\$508.04	0.0%	\$926.75	\$926.75	0.0%	\$1,434.84	\$1,434.79	0.0%	57
SF 80'	\$508.09	\$508.04	0.0%	\$1,320.50	\$1,320.50	0.0%	\$1,828.59	\$1,828.54	0.0%	56
<u>Phase IV</u>										
SF 60'	\$508.09	\$508.04	0.0%	\$948.27	\$948.27	0.0%	\$1,456.36	\$1,456.31	0.0%	87
SF 70'	\$508.09	\$508.04	0.0%	\$1,038.52	\$1,038.52	0.0%	\$1,546.61	\$1,546.56	0.0%	62
										554.937

* General Fund assessments to cover administrative and maintenance costs are levied equally to all types since all unit types receive similar benefit. For example, Administrative costs (audit fees, liability insurance, advertising, collection costs, etc.) and Field expenses for maintenance of the entry features and landscaping benefit all regardless of lot size.

**RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the St. Johns Forest Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 30, 2026
TIME: 10:00 AM
LOCATION: First Florida Credit Union Community Room
1950 CR 210 West
St. Johns, Florida 32259

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MAY, 2026.

ATTEST:

**ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 14, 2026

Ms. Natasha Sowani
St. Johns Forest Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

**\$3,685,000 St. Johns Forest Community Development District Capital Improvement Revenue
Refunding Bonds, Series 2016
("Bonds")**

Dear Ms. Sowani:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the five-year period ending March 10, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of March 10, 2026.

The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

The next annual arbitrage rebate calculation date is March 10, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

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

*\$3,685,000 St. Johns Forest Community Development
District Capital Improvement Revenue Refunding Bonds,
Series 2016*

For the period ended March 10, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 14, 2026

St. Johns Forest Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Re: \$3,685,000 St. Johns Forest Community Development District Capital Improvement Revenue Refunding Bonds, Series 2016 (“Bonds”)

St. Johns Forest Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended March 10, 2026 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedules are based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedules are described in the Summary of Bonds, Assumptions, Definitions and Source Information. A brief description of the schedules is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(52,324.94) at March 10, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Certificate as to Arbitrage, the calculations have been performed based upon a Bond Yield of 3.271072%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES

St. Johns Forest Community Development District

May 14, 2026

\$3,685,000 Capital Improvement Revenue Refunding Bonds, Series 2016

For the period ended March 10, 2026

BONDSS AND ASSUMPTIONS

1. The issue date of the Bonds is March 11, 2016.
2. The end of the first Bonds Year for the Bonds is March 10, 2021.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES

St. Johns Forest Community Development District

May 14, 2026

\$3,685,000 Capital Improvement Revenue Refunding Bonds, Series 2016

For the period ended March 10, 2026

BONDSS AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though they were received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. The amounts on deposit in the Debt Service Funds are invested in non-purpose investments. However, the yield on these investments is less than the arbitrage yield. Further, the Debt Service Funds are only included in the calculation of Rebatable Arbitrage liability if the Bona Fide Debt Service Fund exemption requirements are not met. Including the transaction activity recorded in the Debt Service Funds in the event that the Bona Fide Debt Service Fund exemption requirements are not met would only serve to increase the amount of negative arbitrage for the issue. Therefore, we have excluded the transaction activity recorded in the Debt Service Funds from the calculation of Rebatable Arbitrage liability for the current Computation Period.
11. The Bonds are issued in an aggregate principal amount of \$3,685,000 to, together with other legally available moneys of the District: (i) currently refund and redeem all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2003A; (ii) pay certain costs associated with the issuance of the Series 2016 Bonds; (iii) make a deposit into the Series 2016 Reserve Account for the benefit of all of the Series 2016 Bonds; and (iv) pay interest accruing on the Series 2016 Bonds through November 1, 2016.
12. The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES

St. Johns Forest Community Development District

May 14, 2026

\$3,685,000 Capital Improvement Revenue Refunding Bonds, Series 2016

For the period ended March 10, 2026

DEFINITIONS

1. *Bonds Year*: Each one-year period that ends on the day selected by the Client. The first and last Bonds Years may be shorter periods.
2. *Bonds Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bonds Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES

St. Johns Forest Community Development District
 May 14, 2026
 \$3,685,000 Capital Improvement Revenue Refunding Bonds, Series 2016
 For the period ended March 10, 2026

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Third Supplemental Trust Indenture
Bond Yield	Certificate as to Arbitrage
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES

St. Johns Forest Community Development District

May 14, 2026

\$3,685,000 Capital Improvement Revenue Refunding Bonds, Series 2016

For the period ended March 10, 2026

DESCRIPTION OF SCHEDULES

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$3,685,000 ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

3 / 11 / 2016 ISSUE DATE
3 / 11 / 2021 BEGINNING OF COMPUTATION PERIOD
3 / 10 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.271072%	ALLOWABLE EARNINGS
3 / 11 / 2021	BEGINNING BALANCE		0.00	135,795.00	159,698.36	23,903.36
3 / 17 / 2021	RESERVE FUND		0.00	(90.00)	(105.79)	(15.79)
4 / 1 / 2021	RESERVE FUND		0.58	0.00	0.00	0.00
4 / 2 / 2021	RESERVE FUND		0.00	(0.58)	(0.68)	(0.10)
5 / 2 / 2021	RESERVE FUND		0.57	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(0.57)	(0.67)	(0.10)
6 / 1 / 2021	RESERVE FUND		0.59	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(0.59)	(0.69)	(0.10)
7 / 1 / 2021	RESERVE FUND		0.57	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(0.57)	(0.66)	(0.09)
8 / 2 / 2021	RESERVE FUND		0.58	0.00	0.00	0.00
8 / 3 / 2021	RESERVE FUND		0.00	(0.58)	(0.67)	(0.09)
9 / 1 / 2021	RESERVE FUND		0.59	0.00	0.00	0.00
9 / 2 / 2021	RESERVE FUND		0.00	(0.59)	(0.68)	(0.09)
10 / 1 / 2021	RESERVE FUND		0.57	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(0.57)	(0.66)	(0.09)
11 / 1 / 2021	RESERVE FUND		0.58	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(0.58)	(0.67)	(0.09)
12 / 1 / 2021	RESERVE FUND		0.57	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(0.57)	(0.65)	(0.08)
1 / 3 / 2022	RESERVE FUND		0.58	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(0.58)	(0.66)	(0.08)
2 / 1 / 2022	RESERVE FUND		0.59	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(0.59)	(0.67)	(0.08)
3 / 1 / 2022	RESERVE FUND		0.53	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(0.53)	(0.60)	(0.07)
3 / 17 / 2022	RESERVE FUND		0.00	(336.25)	(382.61)	(46.36)
4 / 1 / 2022	RESERVE FUND		0.58	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(0.58)	(0.66)	(0.08)
5 / 2 / 2022	RESERVE FUND		0.56	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(0.56)	(0.63)	(0.07)
6 / 1 / 2022	RESERVE FUND		0.58	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(0.58)	(0.66)	(0.08)
7 / 1 / 2022	RESERVE FUND		0.56	0.00	0.00	0.00
7 / 2 / 2022	RESERVE FUND		0.00	(0.56)	(0.63)	(0.07)
8 / 1 / 2022	RESERVE FUND		0.58	0.00	0.00	0.00

\$3,685,000 ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

3 / 11 / 2016 ISSUE DATE
3 / 11 / 2021 BEGINNING OF COMPUTATION PERIOD
3 / 10 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.271072%	ALLOWABLE EARNINGS
8 / 2 / 2022	RESERVE FUND		0.00	(0.58)	(0.65)	(0.07)
9 / 1 / 2022	RESERVE FUND		0.58	0.00	0.00	0.00
9 / 2 / 2022	RESERVE FUND		0.00	(0.58)	(0.65)	(0.07)
11 / 1 / 2022	RESERVE FUND		0.59	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(0.59)	(0.66)	(0.07)
12 / 1 / 2022	RESERVE FUND		0.56	0.00	0.00	0.00
12 / 2 / 2022	RESERVE FUND		0.00	(0.56)	(0.62)	(0.06)
1 / 3 / 2023	RESERVE FUND		0.58	0.00	0.00	0.00
1 / 4 / 2023	RESERVE FUND		0.00	(0.58)	(0.64)	(0.06)
2 / 1 / 2023	RESERVE FUND		0.59	0.00	0.00	0.00
2 / 2 / 2023	RESERVE FUND		0.00	(0.59)	(0.65)	(0.06)
3 / 1 / 2023	RESERVE FUND		0.53	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(0.53)	(0.58)	(0.05)
3 / 17 / 2023	RESERVE FUND		0.00	(128.75)	(141.82)	(13.07)
4 / 3 / 2023	RESERVE FUND		0.58	0.00	0.00	0.00
4 / 4 / 2023	RESERVE FUND		0.00	(0.58)	(0.64)	(0.06)
5 / 1 / 2023	RESERVE FUND		0.57	0.00	0.00	0.00
5 / 2 / 2023	RESERVE FUND		0.00	(0.57)	(0.63)	(0.06)
6 / 1 / 2023	RESERVE FUND		0.58	0.00	0.00	0.00
6 / 2 / 2023	RESERVE FUND		0.00	(0.58)	(0.63)	(0.05)
6 / 27 / 2023	RESERVE FUND		0.13	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		309.76	0.00	0.00	0.00
7 / 5 / 2023	RESERVE FUND		0.00	(309.76)	(337.91)	(28.15)
8 / 1 / 2023	RESERVE FUND		210.64	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		281.60	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(492.24)	(535.66)	(43.42)
8 / 22 / 2023	RESERVE FUND		0.00	(0.13)	(0.14)	(0.01)
9 / 1 / 2023	RESERVE FUND		614.51	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(614.51)	(666.73)	(52.22)
9 / 15 / 2023	RESERVE FUND		0.00	(635.00)	(688.34)	(53.34)
10 / 2 / 2023	RESERVE FUND		593.20	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(593.20)	(641.99)	(48.79)
11 / 1 / 2023	RESERVE FUND		611.71	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(611.71)	(660.30)	(48.59)
12 / 1 / 2023	RESERVE FUND		587.65	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(587.65)	(632.50)	(44.85)

\$3,685,000 ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

3 / 11 / 2016 ISSUE DATE
3 / 11 / 2021 BEGINNING OF COMPUTATION PERIOD
3 / 10 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.271072%	ALLOWABLE EARNINGS
1 / 2 / 2024	RESERVE FUND		603.93	0.00	0.00	0.00
1 / 3 / 2024	RESERVE FUND		0.00	(603.93)	(648.32)	(44.39)
2 / 1 / 2024	RESERVE FUND		598.55	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(598.55)	(640.87)	(42.32)
3 / 1 / 2024	RESERVE FUND		560.02	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(560.02)	(597.89)	(37.87)
4 / 1 / 2024	RESERVE FUND		598.79	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(598.79)	(637.67)	(38.88)
5 / 1 / 2024	RESERVE FUND		579.33	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(579.33)	(615.28)	(35.95)
6 / 3 / 2024	RESERVE FUND		598.64	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(598.64)	(633.96)	(35.32)
7 / 1 / 2024	RESERVE FUND		579.33	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(579.33)	(611.96)	(32.63)
8 / 1 / 2024	RESERVE FUND		598.28	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(598.28)	(630.27)	(31.99)
9 / 3 / 2024	RESERVE FUND		598.18	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(598.18)	(628.35)	(30.17)
9 / 17 / 2024	RESERVE FUND		0.00	(87.50)	(91.81)	(4.31)
10 / 1 / 2024	RESERVE FUND		556.66	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(556.66)	(583.26)	(26.60)
11 / 1 / 2024	RESERVE FUND		540.81	0.00	0.00	0.00
11 / 4 / 2024	RESERVE FUND		0.00	(540.81)	(565.03)	(24.22)
12 / 2 / 2024	RESERVE FUND		502.37	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		0.00	(502.37)	(523.49)	(21.12)
1 / 2 / 2025	RESERVE FUND		500.37	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		0.00	(500.37)	(520.00)	(19.63)
2 / 3 / 2025	RESERVE FUND		485.16	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		0.00	(485.16)	(502.79)	(17.63)
3 / 3 / 2025	RESERVE FUND		438.21	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		0.00	(438.21)	(452.91)	(14.70)
3 / 17 / 2025	RESERVE FUND		0.00	(652.50)	(673.59)	(21.09)
4 / 1 / 2025	RESERVE FUND		784.01	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		0.00	(784.01)	(808.26)	(24.25)
5 / 1 / 2025	RESERVE FUND		467.23	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(467.23)	(480.38)	(13.15)

\$3,685,000 ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

3 / 11 / 2016 ISSUE DATE
3 / 11 / 2021 BEGINNING OF COMPUTATION PERIOD
3 / 10 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.271072%	ALLOWABLE EARNINGS
6 / 3 / 2025	RESERVE FUND		482.74	0.00	0.00	0.00
6 / 4 / 2025	RESERVE FUND		0.00	(482.74)	(494.90)	(12.16)
7 / 1 / 2025	RESERVE FUND		467.23	0.00	0.00	0.00
7 / 2 / 2025	RESERVE FUND		0.00	(467.23)	(477.79)	(10.56)
8 / 1 / 2025	RESERVE FUND		482.36	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(482.36)	(491.84)	(9.48)
9 / 2 / 2025	RESERVE FUND		452.19	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(452.19)	(459.88)	(7.69)
10 / 1 / 2025	RESERVE FUND		452.19	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(452.19)	(458.68)	(6.49)
11 / 3 / 2025	RESERVE FUND		452.53	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(452.53)	(457.70)	(5.17)
12 / 1 / 2025	RESERVE FUND		412.20	0.00	0.00	0.00
12 / 2 / 2025	RESERVE FUND		0.00	(412.20)	(415.86)	(3.66)
1 / 2 / 2026	RESERVE FUND		406.68	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(406.68)	(409.07)	(2.39)
2 / 2 / 2026	RESERVE FUND		397.59	0.00	0.00	0.00
2 / 3 / 2026	RESERVE FUND		0.00	(397.59)	(398.92)	(1.33)
3 / 2 / 2026	RESERVE FUND		359.05	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(359.05)	(359.28)	(0.23)
3 / 10 / 2026	INTEREST ACCRUAL		128.22	0.00	0.00	0.00
		<u>133,993.22</u>	<u>17,306.97</u>	<u>116,686.25</u>	<u>139,617.67</u>	<u>22,931.42</u>
	ACTUAL EARNINGS		17,306.97			
	ALLOWABLE EARNINGS		<u>22,931.42</u>			
	REBATABLE ARBITRAGE		(5,624.45)			
	FUTURE VALUE OF 3/10/2021 CUMULATIVE REBATABLE ARBITRAGE		(35,887.81)			
	FUTURE VALUE OF 3/10/2022 COMPUTATION DATE CREDIT		(2,083.61)			
	FUTURE VALUE OF 3/10/2023 COMPUTATION DATE CREDIT		(2,160.38)			
	FUTURE VALUE OF 3/10/2024 COMPUTATION DATE CREDIT		(2,208.78)			
	FUTURE VALUE OF 3/10/2025 COMPUTATION DATE CREDIT		(2,189.91)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(52,324.94)</u>			