INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

St. Johns Forest Community Development District

July 30, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 260 914 079 441 2 PASSCODE:gV2C5rJ3

Or

DIAL BY PHONE:
1-646-838-1601
Phone Conference ID: 113122730#

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
Justin Fisher, Field Inspection Coordinator
Fernand Thomas, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, July 30, 2026, at 10:00 a.m.

The Regular Meeting of the **St. Johns Community Development District** will be held on **Thursday, July 30, 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: 260 914 079 441 2 **Passcode:** gV2C5rJ3

Dial-in by Phone: 1-646-838-1601 **Phone Conference ID:** 113122730#

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
   B. District Engineer
      i. Catch Basin and Potential Storm Pipe Cleaning
   C. District Manager
   D. Field Inspection Coordinator
      i. Inframark June and July 2026 Field Inspection Reports………………………………………… Page 4
      ii. Pond Services Reports………………………………………………………………………… Page 19
      iii. Consideration of Horizon Pipe Proposal – St. Johns Forest Alvar Circle Storm Cleaning……... Page 26
5. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes from the Regular Meeting held on May 28, 2026…………………. Page 29
   B. Acceptance of the May and June 2026 Financial Report and Approval of Check Registers and Invoices……………………………………………………………………………………. Page 33

The next meeting is scheduled for Thursday, September 24, 2026, at 10:00 a.m.

St. Johns Forest CDD June 2026 Field Inspection

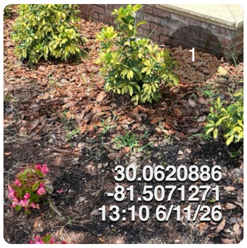
Thursday, June 11, 2026

Prepared For Board of Supervisors

17 Items Identified

Justin Fisher

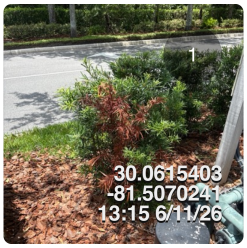
Inframark



Item 1 - Detailing

Assigned To: The Greenery Inc.

The beds in front of the fountains had some unwanted weeds throughout.



Item 2 - Detailing

Assigned To: The Greenery Inc.

Remove dead plant material from the Podocarpus near the pumps.

Item 3 - Ant Mounds

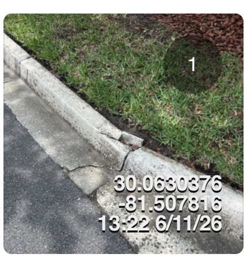
Assigned To: The Greenery Inc.

Continue to treat active ant mounds, while raking out dormant ones.

Item 4 - Ground Cover

Assigned To: The Greenery Inc.

Property-wide, vendor to draw up proposal to fill in ground cover. There are numerous areas where the ground cover is sparse.



Item 5 - Patch Curb

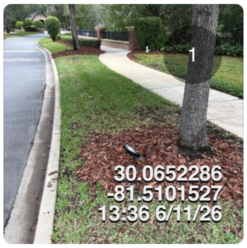
Assigned To: District Engineer

The curb is in disrepair in the exit ROW. Across from Gateway Circle.

Item 6 - Dead Plant Material

Assigned To: The Greenery Inc.

Remove dead plant material from these palms.



Item 7 - Uplighting

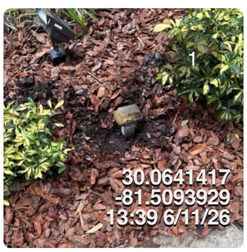
Assigned To: Electrical

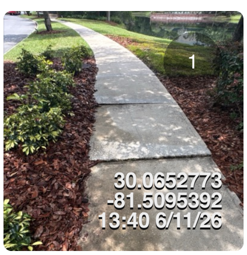
This light is in disrepair. It is falling off of its mount.

Item 8 - Electrical Outlet

Assigned To: Electrical

Mulch was recently blown in and this electrical receptacle was buried. I'm worried about moisture getting into the outlet.





Item 9 - Sidewalk Grinding

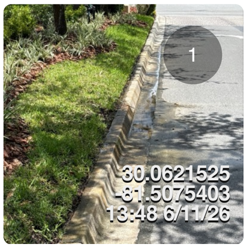
Assigned To: Board Update

The board may want to look into additional sidewalk grinding along the Blvd. This area was fixed in the past. However, it is raising again, likely due to roots.

Item 10 - Possible Irrigation Issue

Assigned To: The Greenery Inc.

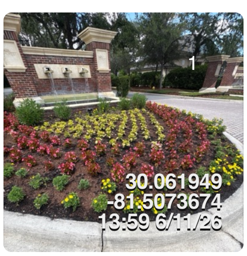
Along the Blvd at the very first median, the gutter remains wet. It looks like there may be an irrigation leak. I spoke with the landscape team lead and he indicated the area stays wet all the time.



Item 11 - REPEAT ... Azaleas

Assigned To: The Greenery Inc.

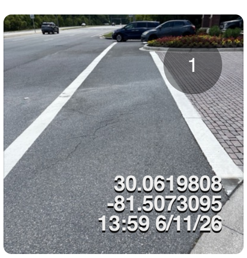
There is a group of Azaleas next to the monument. It looks as if it may be on the banks property. However, I will confirm via the property appraisers website. It just looks shabby and it would be great if we could shape/manicure it.



Item 12 - Annuals/Mulch Installed

Assigned To: Board Update

Annuals were installed at the entrance and they look great. Mulch was installed throughout the property and it really makes everything pop.



Item 13 - Thermoplastic Replacement

Assigned To: Board Update

G-Force out of Jacksonville has been contracted to replace the crosswalk and stop bar at the main entrance. This work has been scheduled for 7/7/26.

Item 14 - REPEAT ... Palm Removal

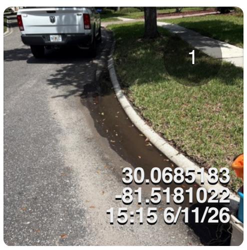
Assigned To: The Greenery Inc.

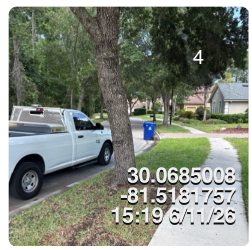
Vendor to submit proposal to remove the palm trees in this area.

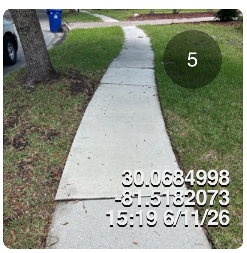
Item 15 - Tree Removal/Drainage

Assigned To: District Engineer

I'm not sure that this would fall under CDD responsibility. However, this tree and The right away front of 721 Carthage Ln. has already required panel replacement of the sidewalk. It is now affecting drainage on the street and the gutter.



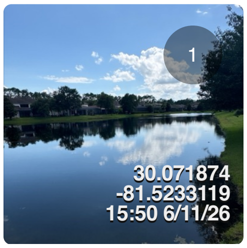


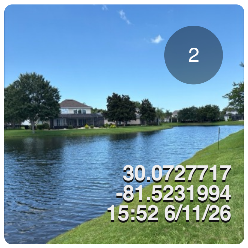


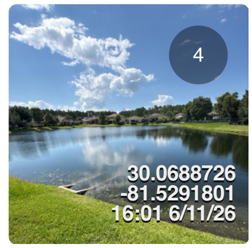
Item 16 - Ponds

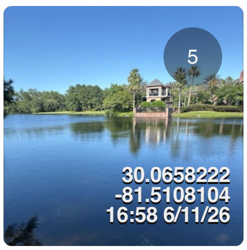
Assigned To: Florida Pond

All the ponds look good in general. Water levels seem to have risen considerably. There are some submerged weeds throughout to be treated during routine maintenance. Algae blooms were minimal.









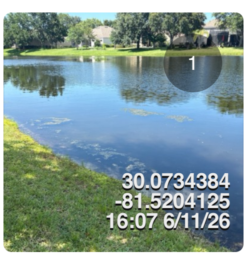
Item 17 - Algae

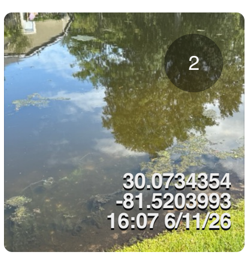
Assigned To: Florida Pond

There was a significant amount of algae present. This will be addressed during routine maintenance.

Location:

Pond 6





St. Johns Forest CDD July 2026 Field Inspection

Wednesday, July 1, 2026

Prepared For Board of Supervisors

16 Items Identified

Justin Fisher

Inframark

Item 1 - Water Feature

Assigned To: Certified Pool

The water feature on the entrance side of the property is not operating at full capacity. One of the waterfalls is not putting out as much water as the others. The vendor has been notified.

Item 2 - Entrance Monument Detailing

Assigned To: The Greenery Inc

The Schefflera have been infiltrated by unwanted weeds. The annuals are full of volunteer grasses.

Item 3 - Azaleas

Assigned To: The Greenery Inc

The Azaleas pictured are on the boundary of CDD property and the credit union. The CDD has reached out to the credit union to seek permission to address the Azaleas. The Greenery is on standby to assist.

Item 4 - REPEAT ... Ant Mound

Assigned To: The Greenery Inc

There is an active ant mound located in the ground cover next to the sidewalk.

Item 5 - Median Monument Detailing

Assigned To: The Greenery Inc

Dollar weed is rampant throughout the annual bed in the median.

Item 6 - Exit Monument Detailing

Assigned To: The Greenery Inc

This bed looks good overall following the warranty replacements. There are some unwanted weeds throughout the Schefflera.

Item 7 - Remove Fallen Tree

Assigned To: The Greenery Inc

There is a fallen tree in the exit ROW opposite of Gateway Circle.

Item 8 - REPEAT ... Remove Dead Palms

Assigned To: The Greenery Inc

The Greenery has submitted a proposal to remove the remaining palm trunks.

Location:
SJFB and Gateway Circle

Item 9 - REPEAT ... Prune Dead Plant Material

Assigned To: The Greenery Inc

The dead plant material should be pruned from these Sugar Palms.

Item 10 - Algae

Assigned To: Florida Pond

Pond 2

Item 11 - Electrical Receptacle

Assigned To: CLG Electrical

CLG has been contacted and will address the exposed receptacle.

Item 12 - Algae

Assigned To: Florida Pond

Pond 5

Item 13 - Resident Complaint

Assigned To: Board Update

The storm drain between 352 & 356 Alvar Circle is clogged. This causes a significant backup into the street when it rains.

Item 14 - Storm Drain Clean Out

Assigned To: Board Update

This is an example of what the majority of the storm drains look like throughout the district. They are full of trash, ward waste and other debris.

Item 15 - Algae

Assigned To: Florida Pond

Pond 11

Item 16 - Algae

Assigned To: Florida Pond

Minimal algae present @ Pond 10

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	St Johns Forest	Date of Visit:	6/9/2026
Field Biologist:	Cameron Ganim	Weather:	86 °F High
FDACS License:	CM28894		0%

Waterway and Ditch Treatments

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

Comments: Shoreline grasses were sprayed on ponds today. Ponds 1 and 2 are starting to grow some algae so they were treated today. They will also receive follow up treatments in 2 weeks. A phosphate binder was added to ponds 1 and 2 to slow the growth of new 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
- ☑ 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.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	St Johns Forest	Date of Visit:	6/9/2026
Field Biologist:	Cameron Ganim	Weather:	86 °F High
FDACS License:	CM28894		0%

1

2

3

4

5

6

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FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	St Johns Forest	Date of Visit:	6/9/2026
Field Biologist:	Cameron Ganim	Weather:	86 °F High
FDACS License:	CM28894		0%

7

8

9

10

11

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FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	St Johns Forest	Date of Visit:	6/23/2026
Field Biologist:	Cameron Ganim	Weather:	92 °F High
FDACS License:	CM28894		0%

Waterway and Ditch Treatments

Site	6	11													
Algae	x	x													
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Phosphate Binder	x	x													
Pond Dye															
Inspection															
Debris Removal	x														
Dissolved Oxygen	8	8													

Comments: The algae on pond 6 and 11 was treated today. A phosphate binder was also added in order to slow the growth of future algae. Trash was also removed from pond 6.

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
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- ☐ Eelgrass
- ☐ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ Pondweed

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6 (2)

11 (2)

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FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	St Johns Forest	Date of Visit:	6/30/2026
Field Biologist:	Cameron Ganim	Weather:	89 °F High
FDACS License:	CM28894		0%

Waterway and Ditch Treatments

Site	3	9													
Algae		x													
Submersed Weeds															
Shoreline Grasses & Brush	x	x													
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal															
Dissolved Oxygen		8													

Comments: Shoreline grasses were sprayed on ponds 3 and 9 and the algae was also treated on pond 9. Pond 6 was also inspected to see the effects of the algae treatment from last week.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☑ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☑ 1-2'
- ☐ 2-4'
- ☐ >4'

Water Levels
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FLORIDA WATERWAYS INC.

Customer Service Report

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Field Biologist:	Cameron Ganim	Weather:	89 °F High
FDACS License:	CM28894		0%

6 (3)

9 (2)

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

HORIZON PIPE

Date: 7/9/2026

Proposal

TO: Justin Fisher
St. Johns Forest CDD c/o Inframark
100 St. Johns Forest Blvd
St. Johns, FL 32259

Project: St. Johns Forest
Location: St. Johns

Item	Description	Qty	Unit	Unit Price	Total Price
	St. Johns Forest Alvar Circle Storm Cleaning				
100	12"-42" Stormwater HeavyClean / Dewatering	6	HR	$ 300.00	$ 1,800.00
200	Supply Water with Meter	1	DY	$ 150.00	$ 150.00
300	Vacuum Truck Mobilization	1	EA	$ 175.00	$ 175.00
400	TV/Camera Truck Service	0	HR	$ 265.00	
500	TV/Camera Truck Mobilization	0	EA	$ 100.00	
	***Quantities within proposal are for estimating purposes only. Billing*				
	will refelt actual quantities performed in field.				
		TOTAL			$ 2,125.00

By: ______________________ By: Nicholas Krull

Date: ______________________ Date: 07/09/2026

Contact Us 904-206-8098 www.horizonpipe.com

HORIZON PIPE

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

1. Call outs of less than 1000 LF of readily avaiable pipe may be billed at the hourly rates
2. Emergency Call out will be subject to increased rates.
3. Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
4. Travel Time charges are assessed on a job by job basis
5.Horizon Pipe provides free cloud downlaods for videos and reports. DVDS are avaiable for purchase.
6. Safety Training/ Orientation required for projects will be charged at the hourly rate per unit on site.
7. Excludes Mechanical Root Cutting
8. Excludes ALL MOT
9.Quantities within proposal are for estimating purposes only. Billing will refelt actual quantities performed in field.
10. Price valid for 60 days.
11. Excludes pipe plugging and dewatering

	Heavy Cleaning determined by percentage of debris in pipe			
Heavy Cleaning Rate	12" Diameter	25%	3"	Debris
	15" Diameter	25%	4"	Debris
	18" Diameter	20%	4"	Debris
	24" Diameter	20%	5"	Debris
	30" Diameter	20%	6"	Debris
	36" Diameter	20%	7"	Debris
	42" Diameter	15%	6"	Debris
	48" Diameter	15%	7"	Debris
	54" Diameter	10%	5"	Debris
	60" Diameter	10%	6"	Debris

HORIZON PIPE

Horizon Pipe, LLC

STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Horizon Pipe, LLC, a Florida Limited Liability Company, whose address 4598 County Road 209 South Suite1 Green Cove Springs, FL 32043 (Hereinafter referred to as "Horizon Pipe")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with Horizon Pipe for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to Horizon Pipe (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by Horizon Pipe must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from Horizon Pipe. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. The Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, Horizon Pipe shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to Horizon Pipe as herein provided, then Horizon Pipe may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Duval County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for particular purpose. Horizon Pipe will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both Horizon Pipe and the customer agree that Horizon Pipe will act as an independent contractor in the performance of its duties under this contract. Accordingly, Horizon Pipe shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of Horizon Pipe's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which Horizon Pipe judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, Horizon Pipe may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of Horizon Pipe.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that Horizon Pipe is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from Horizon Pipe.

PROJECT ESTIMATES: Horizon Pipe may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds Horizon Pipe to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by Horizon Pipe.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by Horizon Pipe's Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing Horizon Pipe and such agreement being authorized and signed by the owner or director of Horizon Pipe. In the event of any inconsistency between the Horizon Pipe terms and conditions as detailed herein and the terms of a service order, the Horizon Pipe terms and conditions shall prevail. In any event, settlement of all Horizon Pipe correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an Horizon Pipe proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to Horizon Pipe for the duration of the project, unless agreed otherwise in writing by Horizon Pipe, a) Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for Horizon Pipe personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

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, May 28, 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	Field Inspection Coordinator (via Teams)

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. Yuro and Ms. Harvey initiated a discussion regarding the homeowner, Ms. Juanita Bozelle, 1308 Matengo Circle, and her request to encroach into the drainage easement. Mr. Haber recommended that the matter be documented with the HOA and advised that Ms.

Bozelle coordinate with Mr. Yuro to obtain his professional opinion. Mr. Haber indicated that the request may be acceptable, provided there is no adverse impact. The Board requested that Mr. Yuro provide his findings before making a final decision.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Counsel

i. Discussion of Form 1

- Mr. Haber reviewed and explained Form 1 to the Board and provided a deadline of July 1, 2026, for completion. Ms. Weddle noted that for any available Seats in the upcoming election, candidates will need to have their Form 1 completed and submitted at the time of qualifying for election.

B. District Engineer

- None.

C. District Manager

i. Information on the Number of Registered Voters – 1,195

Ms. Harvey stated that the number of registered voters within the District is 1,195.

D. Field Inspection Coordinator

i. Inframark April and May 2026 Field Inspection Reports

- Mr. Fisher reviewed the Field Inspection Reports.
- Mr. Fisher discussed the annuals and a date palm located at the entrance corner. He will coordinate with Mr. Flannery of The Greenery, Inc. and provide an update to the Board of his findings.

ii. Pond Services Reports

- Mr. Fisher reviewed the pond services reports.

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

iv. Consideration of Everline Coatings and Services Crosswalk and Stopbar Proposal

- Mr. Fisher reviewed the estimates from G-FORCE Jacksonville and Everline Coatings and Services.

On MOTION by Ms. Weddle, seconded by Mr. Kuehne, with all in favor, G-FORCE Jacksonville Stopbar Estimate #39260120 in the amount of $3,275 was approved.5-0

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held March 26, 2026

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, the minutes of the March 26, 2026, meeting were approved as amended to include the motion for Resolution 2026-04, General Election, made by Ms. Weddle, seconded by Mr. Kuehne. 5-0

B. Acceptance of the March 2026 Financial Report and Approval of Check Register and Invoices

On MOTION by Ms. Weddle, seconded by Ms. Shaw, with all in favor, the March 2026 Financial Report was accepted, and the Check Register and Invoices were approved. 5-0

SIXTH ORDER OF BUSINESS **Business Items**

A. Presentation of Fiscal 2027 Proposed Budget

- Ms. Harvey reviewed the budget with the Board and discussed whether any line items required adjustment. No Changes were made, and the Board agreed to keep assessments flat for Fiscal Year 2026/2027.

i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, Resolution 2026-05 Approving the Fiscal Year 2027 Budget and Setting the Public Hearing for Thursday, July 30, 2026, at 10;00 a.m. at the First Florida Credit Union Community Room, 1950 CR 210 West, St. Johns, Florida, was adopted. 5-0

B. Review of LLS Tax Solutions Inc. Arbitrage Report for the Five-Year Period Ending March 10, 2026 (Refunding Bonds Series 2016)

On MOTION by Mr. Kuehne, seconded by Ms. Weddle, with all in favor, LLS Tax Solutions Inc. Arbitrage Report for the Five Period Ending March 10, 2026 (Refunding Bonds Series 2016) was accepted. 5-0

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

- Mr. Kuehne and Ms. Harvey reviewed the status of securing a new insurance provider. Ms. Harvey is currently awaiting a proposal from EGIS.

EIGHTH ORDER OF BUSINESS **Adjournment**

- There being no further business,

On MOTION by Mr. Weddle, seconded by Mr. Messana, with all in favor, the meeting was adjourned at 10:46 a.m. 5-0

___________________________ ___________________________
Secretary/Assistant Secretary Chairperson/Vice Chairperson

St Johns Forest Community Development District

Financial Report

May 31, 2026

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

MEMORANDUM

TO: **Board of Supervisors, St. Johns Forest CDD**

FROM: **Fernand Thomas, District Accountant**

CC: **Samantha Harvey, District Manager, Lucus McDonald, Accounting Supervisor**

DATE: **June 17, 2026**

SUBJECT: **May Financial Report**

Attached, please find the May 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 101.28% of the annual adopted budget.
- Non-Ad Valorem Assessment is collected.
- Through the current month, expenditure is 72.42% 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- Other Landscape including front entrance and median Osland enhancements.
- R&M-Streetlights: Receptacle lighting repair; repaired lights on bridge and light replacements.

Debt Service Fund:

Series 2016

- Total revenues are 101.02% of the annual adopted budget.
- Non-Ad Valorem Assessments are 99% collected.
- The interest and the principal have been paid for May 2026.

ST JOHNS FOREST CDD

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ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 202,571	$ -	$ 202,571
Investments:			
Money Market Account	394,219	-	394,219
Reserve Fund	-	133,865	133,865
Revenue Fund	-	110,388	110,388
Prepaid Items	2,074	-	2,074
TOTAL ASSETS	**$ 598,864**	**$ 244,253**	**$ 843,117**
LIABILITIES			
Accounts Payable	$ 4,841	$ -	$ 4,841
Accrued Expenses	584	-	584
TOTAL LIABILITIES	**5,425**	**-**	**5,425**
FUND BALANCES			
Nonspendable:			
Prepaid Items	2,074	-	2,074
Restricted for:			
Debt Service	-	244,253	244,253
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:	284,845	-	284,845
TOTAL FUND BALANCES	**$ 593,439**	**$ 244,253**	**$ 837,692**
TOTAL LIABILITIES & FUND BALANCES	**$ 598,864**	**$ 244,253**	**$ 843,117**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	$ 6,667	$ 15,390	$ 8,723	153.90%
Interest - Tax Collector	-	-	1,642	1,642	0.00%
Special Assmnts- Tax Collector	281,930	281,930	277,783	(4,147)	98.53%
Special Assmnts- Discounts	(11,277)	(11,277)	(10,559)	718	93.63%
TOTAL REVENUES	**280,653**	**277,320**	**284,256**	**6,936**	**101.28%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	4,000	3,200	800	53.33%
FICA Taxes	459	306	122	184	26.58%
ProfServ-Arbitrage Rebate	600	600	1,000	(400)	166.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	7,000	4,667	2,880	1,787	41.14%
ProfServ-Legal Services	10,500	7,000	4,995	2,005	47.57%
ProfServ-Mgmt Consulting	61,058	40,705	40,705	-	66.67%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	4,000	4,148	(148)	103.70%
Auditing Services	4,000	4,000	3,900	100	97.50%
Website Compliance	2,500	2,155	1,553	602	62.12%
Postage and Freight	600	400	827	(427)	137.83%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	667	-	667	0.00%
Legal Advertising	1,200	800	221	579	18.42%
Miscellaneous Services	2,000	1,333	557	776	27.85%
Misc-Assessment Collection Cost	5,638	5,638	5,344	294	94.79%
Misc-Web Hosting	1,200	800	800	-	66.67%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	93,469	85,821	7,648	69.13%
Field					
ProfServ-Field Management	8,000	5,333	5,333	-	66.66%
Contracts-Lake and Wetland	13,000	8,667	8,120	547	62.46%
Contracts-Landscape	55,000	36,667	32,072	4,595	58.31%
Electricity - General	7,000	4,667	5,467	(800)	78.10%
R&M-General	10,000	6,667	12,716	(6,049)	127.16%
R&M-Fountain	6,000	4,000	2,833	1,167	47.22%
R&M-Other Landscape	14,000	9,333	36,953	(27,620)	263.95%
R&M-Irrigation	7,500	5,000	966	4,034	12.88%
R&M-Streetlights	3,000	2,000	12,980	(10,980)	432.67%
Capital Outlay	3,000	2,000	-	2,000	0.00%
Total Field	126,500	84,334	117,440	(33,106)	92.84%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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**	**177,803**	**203,261**	**(25,458)**	**72.42%**
Excess (deficiency) of revenues Over (under) expenditures	-	99,517	80,995	(18,522)	0.00%
Net change in fund balance	$ -	$ 99,517	$ 80,995	$ (18,522)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**512,444**	**512,444**	**512,444**		
FUND BALANCE, ENDING	**$ 512,444**	**$ 611,961**	**$ 593,439**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	$ 133	$ 7,470	$ 7,337	3735.00%
Special Assmnts- Tax Collector	288,628	288,628	283,415	(5,213)	98.19%
Special Assmnts- Discounts	(11,545)	(11,545)	(10,773)	772	93.31%
TOTAL REVENUES	**277,283**	**277,216**	**280,112**	**2,896**	**101.02%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	5,773	5,453	320	94.46%
Total Administration	5,773	5,773	5,453	320	94.46%
Debt Service					
Principal Debt Retirement	200,000	200,000	200,000	-	100.00%
Interest Expense	73,480	73,480	72,610	870	98.82%
Total Debt Service	273,480	273,480	272,610	870	99.68%
TOTAL EXPENDITURES	**279,253**	**279,253**	**278,063**	**1,190**	**99.57%**
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	(2,037)	2,049	4,086	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)	$ (2,037)	$ 2,049	$ 4,086	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**242,204**	**242,204**	**242,204**		
FUND BALANCE, ENDING	**$ 240,234**	**$ 240,167**	**$ 244,253**		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

May 31, 2026

ST. JOHNS FOREST
Community Development District

All Funds

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
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
04/23/26	$ 12,574	$ -	$ 257	$ 12,831	$ 6,351	$ 6,480
TOTAL	**$ 529,068**	**$ 21,332**	**$ 10,797**	**$ 561,197**	**$ 277,783**	**$ 283,415**

% Collected	**99%**	**99%**	**99%**
TOTAL OUTSTANDING	**$ 8,378**	**$ 4,147**	**$ 4,231**

Bank Account Statement

St Johns Forest CDD

Bank Account No. 1244
Statement No. 05-26
Statement Date 05/31/2026

G/L Account No. 101003 Balance	202,571.16	**Statement Balance**	208,001.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	208,001.16
Subtotal	202,571.16	**Outstanding Checks**	-5,430.00
Negative Adjustments	0.00		
		Ending Balance	202,571.16
Ending G/L Balance	202,571.16		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/18/2026	Payment	100144	CLG ELECTRICAL CONTRACTORS LLC	Inv: 260501			-4,930.00
05/18/2026	Payment	100145	LLS TAX SOLUTIONS INC	Inv: 004129			-500.00
Total Outstanding Checks							-5,430.00

ST JOHNS FOREST CDD

Cash and Investment Report

May 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account	Valley Bank	Checking Account	n/a	3.56%	$202,571
Money Market Account	Bank United	Money Market Account	n/a	3.40%	$394,219
				Subtotal	**$596,790**

DEBT SERVICE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
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%	$110,388
				Subtotal	**$244,253**
				Total	**$841,043**

ST. JOHNS FOREST
Community Development District

Check Register
5/01/2026 - 5/31/2026

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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 # 100139							
001	05/04/26	FIRST COAST HOME SERVICES, LLC	617	April 2026 District Pressure washing	R&M-General	546001-53901	$3,100.00
						Check Total	*$3,100.00*
CHECK # 100140							
001	05/05/26	US BANK	8160762	04/01/2026--03/31/2027 Trustee	ProfServ-Trustee Fees	531045-51301	$2,074.19
001	05/05/26	US BANK	8160762	04/01/2026--03/31/2027 Trustee	Prepaid Items	155000	$2,074.19
						Check Total	*$4,148.38*
CHECK # 100141							
001	05/05/26	FLORIDA WATERWAYS, INC	204411	May 2026 pond maintenance	Contracts-Lake and Wetland	534021-53901	$1,015.00
						Check Total	*$1,015.00*
CHECK # 100142							
001	05/11/26	THE GREENERY INC	809685	May 2026 Landscape Maintenance	Contracts-Landscape	534050-53901	$4,009.00
						Check Total	*$4,009.00*
CHECK # 100143							
001	05/14/26	BERGER, TOOMBS,ELAM, GAINES & FRANK	375057	03/2026 Financial Statements Audit	Auditing Services	532002-51301	$3,900.00
						Check Total	*$3,900.00*
CHECK # 100144							
001	05/18/26	CLG ELECTRICAL CONTRACTORS LLC	260501	May 2026 Electrical repairs/Install	Reserve - Streetlights	568170-53901	$4,930.00
						Check Total	*$4,930.00*
CHECK # 100145							
001	05/18/26	LLS TAX SOLUTIONS INC	004129	March 2026 Arbitrage	ProfServ-Arbitrage Rebate	531002-51301	$500.00
						Check Total	*$500.00*
CHECK # 100146							
001	05/18/26	THE GREENERY INC	810960	Front Entrance and Median Osland Enhancements	R&M-Other Landscape	546036-53901	$14,000.00
001	05/18/26	THE GREENERY INC	810960	Front Entrance and Median Osland Enhancements	Contracts-Landscape	534050-53901	$6,000.00
001	05/18/26	THE GREENERY INC	810960	Front Entrance and Median Osland Enhancements	Reserve -Entrance Signs/Columns	568068-53901	$11,833.19
						Check Total	*$31,833.19*
CHECK # 300002							
001	05/07/26	JEA-ACH	041526-7564-ACH	ELECTRIC 03/16/26-04/15/26	Electricity - General	543006-53901	$724.46
						Check Total	*$724.46*
						Fund Total	**$54,160.03**
						Total Checks Paid	**$54,160.03**

St Johns Forest Community Development District

Financial Report

June 30, 2026

MEMORANDUM

TO: Board of Supervisors, St. Johns Forest CDD

FROM: Fernand Thomas, District Accountant

CC: Samantha Harvey, District Manager, Lucus McDonald, Accounting Supervisor

DATE: July 15, 2026

SUBJECT: June Financial Report

Attached, please find the June 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 102.01% of the annual adopted budget.
- Non-Ad Valorem Assessment is collected at 99.05%.
- Through the current month, expenditure is 76.79% 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- Other Landscape including front entrance and median Osland enhancements.
- R&M-Streetlights: Receptacle lighting repair; repaired lights on bridge and light replacements.

Debt Service Fund:

Series 2016

- Total revenues are 101.84% of the annual adopted budget.
- Non-Ad Valorem Assessments are 99% collected.
- The interest and the principal have been paid for May 2026.

ST JOHNS FOREST CDD

Table of Contents

ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 189,443	$ -	$ 189,443
Due From Other Funds	-	1,508	1,508
Investments:			
Money Market Account	394,189	-	394,189
Prepayment Account	-	2	2
Reserve Fund	-	133,865	133,865
Revenue Fund	-	111,112	111,112
Prepaid Items	2,074	-	2,074
TOTAL ASSETS	**$ 585,706**	**$ 246,487**	**$ 832,193**
LIABILITIES			
Accounts Payable	$ 402	$ -	$ 402
Accrued Expenses	584	-	584
Due To Other Funds	1,508	-	1,508
TOTAL LIABILITIES	**2,494**	**-**	**2,494**
FUND BALANCES			
Nonspendable:			
Prepaid Items	2,074	-	2,074
Restricted for:			
Debt Service	-	246,487	246,487
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:	274,618	-	274,618
TOTAL FUND BALANCES	**$ 583,212**	**$ 246,487**	**$ 829,699**
TOTAL LIABILITIES & FUND BALANCES	**$ 585,706**	**$ 246,487**	**$ 832,193**

ST. JOHNS FOREST
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	$ 7,500	$ 15,919	$ 8,419	159.19%
Interest - Tax Collector	-	-	1,642	1,642	0.00%
Special Assmnts- Tax Collector	281,930	281,930	279,247	(2,683)	99.05%
Special Assmnts- Discounts	(11,277)	(11,277)	(10,515)	762	93.24%
TOTAL REVENUES	**280,653**	**278,153**	**286,293**	**8,140**	**102.01%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	4,000	4,000	-	66.67%
FICA Taxes	459	306	122	184	26.58%
ProfServ-Arbitrage Rebate	600	600	1,000	(400)	166.67%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	7,000	5,250	3,065	2,185	43.79%
ProfServ-Legal Services	10,500	7,875	4,995	2,880	47.57%
ProfServ-Mgmt Consulting	61,058	45,794	45,794	-	75.00%
ProfServ-Special Assessment	6,136	6,136	6,136	-	100.00%
ProfServ-Trustee Fees	4,000	4,000	4,148	(148)	103.70%
Auditing Services	4,000	4,000	3,900	100	97.50%
Website Compliance	2,500	2,242	1,553	689	62.12%
Postage and Freight	600	450	391	59	65.17%
Insurance - General Liability	9,087	9,087	9,258	(171)	101.88%
Printing and Binding	1,000	750	-	750	0.00%
Legal Advertising	1,200	900	292	608	24.33%
Miscellaneous Services	2,000	1,500	587	913	29.35%
Misc-Assessment Collection Cost	5,638	5,638	5,375	263	95.34%
Misc-Web Hosting	1,200	900	900	-	75.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	124,153	100,603	91,691	8,912	73.85%
Field					
ProfServ-Field Management	8,000	6,000	6,000	-	75.00%
Contracts-Lake and Wetland	13,000	9,750	9,135	615	70.27%
Contracts-Landscape	55,000	41,250	36,081	5,169	65.60%
Electricity - General	7,000	5,250	6,170	(920)	88.14%
R&M-General	10,000	7,500	12,716	(5,216)	127.16%
R&M-Fountain	6,000	4,500	2,833	1,667	47.22%
R&M-Other Landscape	14,000	10,500	36,953	(26,453)	263.95%
R&M-Irrigation	7,500	5,625	966	4,659	12.88%
R&M-Streetlights	3,000	2,250	12,980	(10,730)	432.67%
Capital Outlay	3,000	2,250	-	2,250	0.00%
Total Field	126,500	94,875	123,834	(28,959)	97.89%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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**	**195,478**	**215,525**	**(20,047)**	**76.79%**
Excess (deficiency) of revenues Over (under) expenditures	-	82,675	70,768	(11,907)	0.00%
Net change in fund balance	$ -	$ 82,675	$ 70,768	$ (11,907)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**512,444**	**512,444**	**512,444**		
FUND BALANCE, ENDING	**$ 512,444**	**$ 595,119**	**$ 583,212**		

ST. JOHNS FOREST
Community Development District

Series 2016 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	$ 150	$ 8,196	$ 8,046	4098.00%
Special Assmnts- Tax Collector	288,628	288,628	284,909	(3,719)	98.71%
Special Assmnts- Discounts	(11,545)	(11,545)	(10,728)	817	92.92%
TOTAL REVENUES	**277,283**	**277,233**	**282,377**	**5,144**	**101.84%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,773	5,773	5,484	289	94.99%
Total Administration	5,773	5,773	5,484	289	94.99%
Operations and Maintenance					
Debt Service					
Principal Debt Retirement	200,000	200,000	200,000	-	100.00%
Interest Expense	73,480	73,480	72,610	870	98.82%
Total Debt Service	273,480	273,480	272,610	870	99.68%
TOTAL EXPENDITURES	**279,253**	**279,253**	**278,094**	**1,159**	**99.58%**
Excess (deficiency) of revenues Over (under) expenditures	(1,970)	(2,020)	4,283	6,303	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)	$ (2,020)	$ 4,283	$ 6,303	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**242,204**	**242,204**	**242,204**		
FUND BALANCE, ENDING	**$ 240,234**	**$ 240,184**	**$ 246,487**		

ST. JOHNS FOREST
Community Development District

Supporting Schedules

June 30, 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	ALLOCATION BY 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
04/23/26	$ 12,574	$ -	$ 257	$ 12,831	$ 6,351	$ 6,480
06/21/26	$ 2,987	$ (89)	$ 61	$ 2,959	$ 1,465	$ 1,494
TOTAL	**$ 532,055**	**$ 21,243**	**$ 10,858**	**$ 564,156**	**$ 279,247**	**$ 284,909**

% Collected	**99%**	**99%**	**99%**
TOTAL OUTSTANDING	**$ 5,419**	**$ 2,683**	**$ 2,737**

ST JOHNS FOREST CDD

Cash and Investment Report

June 30, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account	Valley Bank	Checking Account	n/a	3.56%	$189,443
Money Market Account	Bank United	Money Market Account	n/a	3.40%	$394,189
				Subtotal	**$583,632**

DEBT SERVICE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Series 2016 Prepayment Fund	US Bank	Open-Ended Commercial Paper	n/a	3.50%	$2
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%	$111,112
				Subtotal	**$244,979**
				Total	**$828,611**

Bank Account Statement

St Johns Forest CDD

Bank Account No.	1244		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101003 Balance	189,442.55	**Statement Balance**	190,145.69
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	190,145.69
Subtotal	189,442.55	**Outstanding Checks**	-703.14
Negative Adjustments	0.00		
		Ending Balance	189,442.55
Ending G/L Balance	189,442.55		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/30/2026	Payment	300004	JEA-ACH	Inv: 061526-7564			-703.14
Total Outstanding Checks							-703.14

ST. JOHNS FOREST
Community Development District

Check Register
6/01/2026 - 6/30/2026

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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 # 100147							
001	06/02/26	RICK ARSENAULT CERTIFIED POOL CONSULTANT, INC	SJFCDD526	May 2026 Fountain Maintenance	R&M-Fountain	546032-53901	$247.25
						Check Total	*$247.25*
CHECK # 100148							
001	06/04/26	THE GREENERY INC	811655	June 2026 Landscape Maintenance	R&M-Other Landscape	546036-53901	$4,009.00
						Check Total	*$4,009.00*
CHECK # 100149							
001	06/04/26	FLORIDA WATERWAYS, INC	204542	June 2026 Aquatic and Weed Control	Contracts-Lake and Wetland	534021-53901	$1,015.00
						Check Total	*$1,015.00*
CHECK # 100150							
001	06/08/26	INFRAMARK LLC	180944	June 2026 Management	ProfServ-Mgmt Consulting	531027-51301	$5,088.17
001	06/08/26	INFRAMARK LLC	180944	June 2026 Management	ProfServ-Field Management	531016-53901	$666.67
001	06/08/26	INFRAMARK LLC	180944	June 2026 Management	Misc-Web Hosting	549915-51301	$100.00
						Check Total	*$5,854.84*
CHECK # 100151							
001	06/18/26	YURO & ASSOCIATES LLC	4102	May 2026 Engineering General Business	ProfServ-Engineering	531013-51501	$370.00
						Check Total	*$370.00*
CHECK # 100152							
001	06/18/26	KUTAK ROCK LLP	3760551	March/April 2026 General Counsel	ProfServ-Legal Services	531023-51401	$2,958.50
						Check Total	*$2,958.50*
CHECK # 300003							
001	06/01/26	JEA-ACH	051426-7564-ACH	BILL PRD 4/15-5/15/26	Electricity - General	543006-53901	$684.14
						Check Total	*$684.14*
CHECK # 300004							
001	06/30/26	JEA-ACH	061526-7564	SVC FROM 05/14/26-06/15/26	Electricity - General	543006-53901	$703.14
						Check Total	*$703.14*
						Fund Total	**$15,841.87**

Total Checks Paid	**$15,841.87**

ST JOHNS FOREST
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
June 30,2026

- **Current Cash Balances:**
    - Valley National Bank Operating: $189,443.
    - BankUnited MM: $394,189. (minimum to keep account open is $2,500)
- **Assessment collections:**
    - We are 99% fully collected on the tax roll
- **Prepaid Items:**
    - Trustee fees for October 2026 to March 2027.
- **Accrued expenses:**
    - JEA accrued utility electricity for current month.
- **Expenses:**
    - Current expenses make up 76.79% of the annual budget through the end of June 2026, Total expenses for the first 9 months are approximately $215,525.

St Johns Forest CDD

Cash Flow Projection
5/31/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	202,571.00	3.56%
Less: Current Outstanding AP	(4,841.00)	
Estimated Cash Available Today	197,730.00	
Outstanding FY26 Tax Roll	8,378.00	*last distribution received on 4/23/26*
Estimated Total Cash Available with Tax Roll	206,108.00	
Projections:		
Monthly Average Spend - 4 months June-Sept	*23,387.75*	
Total Monthly Average Spend	23,387.75	
Average budgeted Spend to YE (4 months June -September)	(93,551.00)	
Expected Cash Flow at YE (9/30/26)	**112,557.00**	
Average budgeted Spend 1st QTR FY27 (3 mos avg spend)	71,832.63	
Expected Need through 1st QTR FY27	**40,724.37**	

**tax roll revenue for the new FY is received in December*

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

St. John's Forest
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

July 23, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

St. Johns Forest
Community Development District

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St. John's Forest

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$10,000.00	$15,390.00	$7,822.19	$23,212.19	132%	$15,450.00
Special Assmnts- Tax Collector	$281,930.00	$277,783.00	$4,147.00	$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 Collector	$0.00	$1,642.00	$834.57	$2,476.57	0%	$1,200.00
TOTAL REVENUES	**$280,653.00**	**$284,256.00**	**$12,803.76**	**$297,059.76**	**6%**	**$287,330.50**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$6,000.00	$3,200.00	$2,800.00	$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	$1,000.00	$0.00	$1,000.00	67%	$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	$2,880.00	$1,463.80	$4,343.80	-38%	$7,000.00
ProfServ-Legal Services	$10,500.00	$4,995.00	$2,538.78	$7,533.78	-28%	$10,500.00
ProfServ-Mgmt Consulting	$61,058.00	$40,705.00	$20,353.00	$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	$4,148.00	$0.00	$4,148.00	4%	$4,000.00
Auditing Services	$4,000.00	$3,900.00	$100.00	$4,000.00	0%	$4,000.00
Postage and Freight	$600.00	$827.00	$420.33	$1,247.33	108%	$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	$221.00	$112.33	$333.33	-72%	$1,050.00
Miscellaneous Services	$2,000.00	$557.00	$1,443.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$5,638.00	$5,344.00	$294.00	$5,638.00	0%	$5,639.18
Website Compliance	$1,200.00	$1,553.00	$0.00	$1,553.00	29%	$1,613.00
Misc-Web Hosting	$2,500.00	$800.00	$1,700.00	$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**	**$85,821.00**	**$33,562.24**	**$119,383.24**	**-4%**	**$125,930.50**
Field						
ProfServ-Field Management	$8,000.00	$5,333.00	$2,667.00	$8,000.00	0%	$8,400.00
Contracts-Lake and Wetland	$13,000.00	$8,120.00	$4,127.11	$12,247.11	-6%	$13,000.00
Contracts-Landscape	$55,000.00	$32,072.00	$16,301.06	$48,373.06	-12%	$55,000.00
Electricity - General	$7,000.00	$5,467.00	$2,778.68	$8,245.68	18%	$8,500.00
R&M-General	$10,000.00	$12,716.00	$6,463.09	$19,179.09	92%	$15,000.00
R&M-Fountain	$6,000.00	$2,833.00	$1,439.91	$4,272.91	-29%	$4,500.00
R&M-Other Landscape	$14,000.00	$36,953.00	$0.00	$36,953.00	164%	$14,000.00
R&M-Irrigation	$7,500.00	$966.00	$490.98	$1,456.98	-81%	$5,000.00
R&M-Streetlights	$3,000.00	$12,980.00	$6,597.27	$19,577.27	553%	$5,000.00

St. Johns Forest
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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**	**$117,440.00**	**$43,865.11**	**$161,305.11**	**28%**	**$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**	**$203,261.00**	**$107,427.35**	**$310,688.35**	**11%**	**$287,330.50**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$80,995.00	-$94,623.59	-$13,628.59	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		$80,995.00	-$94,623.59	-$13,628.59	0%	$0.00
FUND BALANCE, BEGINNING	$512,444.00	$512,444.00	$0.00	$512,444.00	0%	$498,815.41
FUND BALANCE, ENDING	**$512,444.00**	**$593,439.00**	**-$94,623.59**	**$498,815.41**	-3%	**$498,815.41**

St. Johns Forest
Community Development District

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)			$498,815.41
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

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.

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.

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

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

St. Johns Forest
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$200.00	$7,470.00	$0.00	$7,470.00	3635%	$200.00
Special Assmnts- Tax Collector	$288,628.00	$283,415.00	$5,213.00	$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**	**$280,112.00**	**$5,213.00**	**$285,325.00**	**3%**	**$277,282.75**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$5,773.00	$5,453.00	$320.00	$5,773.00	0%	$5,772.56
Total Administrative	**$5,773.00**	**$5,453.00**	**$320.00**	**$5,773.00**	**0%**	**$5,772.56**
Debt Service						
Principal Debt Retirement	$200,000.00	$200,000.00	$0.00	$200,000.00	0%	$205,000.00
Interest Expense	$73,480.00	$72,610.00	$870.00	$73,480.00	0%	$68,260.00
Total Debt Service	**$273,480.00**	**$272,610.00**	**$870.00**	**$273,480.00**	**0%**	**$273,260.00**
TOTAL EXPENDITURES	**$279,253.00**	**$278,063.00**	**$1,190.00**	**$279,253.00**		**$279,032.56**
Excess (deficiency) of revenues Over (under) expenditures	-$1,970.00	$2,049.00	$4,023.00	$6,072.00	-408%	-$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		$2,049.00	$4,023.00	$6,072.00	0%	-$1,749.81
FUND BALANCE, BEGINNING	$242,204.00	$242,204.00	$0.00	$242,204.00	0%	$248,276.00
FUND BALANCE, ENDING	**$242,204.00**	**$244,253.00**	**$4,023.00**	**$248,276.00**	3%	**$246,526.19**

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

ST. JOHNS FOREST
Community Development District

All Funds

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

	General Fund *			Debt Service			Total Assessments per Unit			
Platted	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	Units
Phase I										
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
Phase II										
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
Phase III										
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
Phase IV										
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 adminstrative 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 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the St. Johns Forest Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

RESOLUTION 2026-07
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Johns Forest Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** 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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_______________________________

Its:_______________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

RESOLUTION 2026-08

A RESOLUTION OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the St. Johns Forest Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:	**ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson /Vice Chairperson

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

All meetings will be held on the fourth Thursday of every other month at 10:00 a.m. at the First Florida Credit Union Community Room, 1950 CR 210 West, St. Johns, FL, as follows except as noted below:

November 19, 2026 (Third Thursday due to holiday)
January 28, 2027
March 25, 2027
May 27, 2027 **Budget Approval**
July 29,2027 (Fifth Thursday) **Budget Adoption**
September 23, 2027

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Johns Forest Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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

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

PASSED AND ADOPTED this 30th day of July 2026.

ATTEST:

ST. JOHNS FOREST CDD
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: July 30, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

St. Johns Forest Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: ________________________________
St. Johns Forest Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: ________________________________
St. Johns Forest Community Development District

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME, AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the St. Johns Forest Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on Thursday, September 24, 2026, at 10:00 a.m., at First Florida Credit Union Community Room, 1950 CR 210 West, St. Johns, Florida.

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

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

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:	**ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors