

**ST JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

JULY 23, 2020

AGENDA PACKAGE

**TELECONFERENCE INFO:
800-747-5150 Access Code:3098533#**

St. Johns Forest Community Development District

Inframark, Infrastructure Management Services

210 N. University Drive, Suite 702 • Coral Springs, Florida 33071 • Tel: (954) 603-0033 • Fax: (954) 345-1292

July 16, 2020

Board of Supervisors
St. Johns Forest Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the St. Johns Forest Community Development District will be held on Thursday July 23, 2020 at 10:00 AM. The meeting will be conducted by telephone conference call, pursuant to Executive Orders 20-52, 20-69, 20-139 and 20-150 and any extensions or supplements thereof issued by Florida Governor Ron DeSantis due to the current COVID-19 public health emergency. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically by calling **800-747-5150** and entering Access Code **3098533#**.

Additionally, participants are encouraged to submit questions and comments to the District Manager by Tuesday July 21, 2020 at 5:00 p.m. in advance of the meeting by email to janice.davis@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "Written Comments: St. Johns Forest, July 23, 2020" and the email must provide your name, address and email address. Meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website www.stjohnsforestcdd.com for current information. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the May 21, 2020 Meeting – page# 5**
- 4. Public Hearing to Adopt the Fiscal Year 2021 Budget - page# 16**
 - A. Consideration of Resolution 2020-06 Annual Appropriations and Adopting the Budget – page# 36
 - B. Consideration of Resolution 2020-07 Levying Non-Ad Valorem Assessment – page# 40
- 5. District Manager's Report**
 - A. Approval of the Arbitrage Rebate Report by AMTEC – page# 45
 - B. Consideration of FY2021 Meeting Schedule – page# 54
 - C. Discussion of Amendments to Website Requirements – page# 56

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D. Discussion of Pond Issues - *page# 61*

E. Discussion of SJRWMD Compliance Assistance Offer – *page# 68*

F. Discussion of Irrigation Services

6. Engineer's Report

A. Pond 9 Inspection Report – *page# 72*

B. Consideration of Easement Encroachment Request – 276 St. Johns Forest Boulevard –
page# 75

7. Attorney's Report

8. Supervisor Requests

9. Acceptance of the June 2020 Financial Statements and Approval of the Check

Register and Invoices for May through June 2020 – *page# 81*

10. Adjournment

This agenda is being distributed to you electronically only. Should you require a printed stapled copy, please contact me at 904-940-6044 extension 40592 by Tuesday July 21, 2020. Additional items for your consideration may be distributed under separate cover. We look forward to speaking with you at the meeting. If you have any questions in the meantime, please let me know.

Sincerely,

Janice Eggleton Davis

Janice Eggleton Davis

District Manager

JED/ab

cc: Michael Eckert, Esq. Michael Yuro, P.E. Carl Eldred, Esq.

Third Order of Business

MINUTES OF MEETING ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the St. Johns Forest Community Development District was held on Thursday, May 21, 2020 at 10:00 a.m. The meeting was held via telephone 800-747-5150, with Access Code 3098533# pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Ron DeSantis

Present and constituting a quorum were:

Michael Morgenstern, D.O.	Chairman
Philip Messana	Vice Chairman
Elaine Johnson	Assistant Secretary
Charles Kuehne	Assistant Secretary
Carly Weddle	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Carl Eldred, Esq.	District Attorney
Michael Yuro, P.E.	District Engineer
Dr. Erick Aguilar	
Mr. Stephen Jorgensen	

The following is a summary of the discussions and actions taken during the May 21, 2020 St. Johns Forest Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

- Ms. Davis called the meeting to order reviewed, the special telephone meeting protocol; and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

- Dr. Erick Aguilar noted he is running for Congress. He congratulated students graduating the Class of 2020. He wished everyone a Happy Memorial Day.
- Mr. Stephen Jorgensen commented on the virtual meeting being published other than on the website.

THIRD ORDER OF BUSINESS

Approval of the Minutes of January 16, 2020 Meeting

- Ms. Davis asked if there were any corrections, deletions or additions to the minutes.

On MOTION by Dr. Morgenstern seconded by Ms. Johnson with all in favor, the minutes of the January 16, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS**District Manager's Report****A. Consideration of Resolution 2020-03 Confirming the District's Use of St. Johns County Supervisor of Elections**

- Ms. Davis noted we have two seats up for election in November. The District uses the St. Johns County Supervisor of Elections to hold its election which coincides with the General Election for the country.
- This resolution acknowledges we have two seats we are asking the Supervisor of Elections to include on the ballot. We also are publishing a notice in the newspaper.

On MOTION by Dr. Morgenstern seconded by Mr. Kuehne with all in favor Resolution 2020-03, a resolution of the Board of Supervisors of the St. Johns Forest Community Development District implementing Section 190.006(3), Florida Statutes, and requesting that the St. Johns County Supervisor of Elections conduct the District's General Elections; providing for compensation; setting forth the terms of office; authorizing notice of the qualifying period, was adopted.

B. Candidate Qualifying Information

- Ms. Davis noted interested parties can go to the Supervisor of Elections office. Qualifying dates are from noon June 8, 2020 to noon on June 12, 2020. They have to file an Oath, fill a financial disclosure Form 1, pay a \$25 qualifying fee or file a certification of 25 signatures. The deadline to submit petitions to the Supervisor of Elections was noon May 11, 2020.
- The annual notice of the number of registered voters within the District was sent to us from St. Johns County Supervisor of Elections. Currently, there are 1,119 registered voters compared to 1,112 last year.

C. Acceptance of the FY 2019 Financial Audit Report prepared by Berger, Toombs, Elam, Gaines & Frank

- Ms. Davis reviewed the Audit Report for Fiscal Year 2019 with the Board.
- She confirmed it was a clean audit.

On MOTION by Dr. Morgenstern seconded by Ms. Johnson with all in favor the Audit Report for Fiscal Year 2019 prepared by Berger, Toombs, Elam, Gaines & Frank was accepted.

D. Martex Services Additional Invoice

- Ms. Davis noted we had extensive irrigation repair work done due to a break in the line at the front of the community before the guardhouse in the median area back in October. The break was discovered due to a rippling or erosion of the road base. We ended up having to dig up the road. We paid a company about \$8,000 for repairs and we paid \$3,033 to Martex Service for irrigation repairs.
- In January, shortly after our meeting, we received an invoice from Martex indicating they failed to bill for labor during the period of October 4, 2019 through October 8, 2019. She is presenting it for Board approval.
- Mr. Messana noted the procedure this went through was not typical. In the future, we need to make decisions before we get a large bill, then another bill and then another bill. There should be other options in the future.
- Ms. Johnson noted this is unusual and it was handled poorly. However, Yellowstone would like to be doing our irrigation instead of Martex. Martex is willing to do that. We have had too many people involved and a lot of mistakes were made. Yellowstone had to fix some of the problems. Anytime you have so many different people working on the same problem it only causes more problems.
- Ms. Johnson noted it would be easier if Yellowstone did it. That is what Yellowstone would like to do and Martex would like Yellowstone to take over the irrigation part of the contract.

On MOTION by Ms. Johnson seconded by Mr. Messana with all in favor the Martex Services Invoice in the amount of \$1,393.75 was approved.

- Ms. Davis noted it would take an agreement with Martex on revising their contract and on the dollar amount that would change in the contract. Their contract was itemized. The irrigation repairs were on a time and materials basis. We would need

an amendment to their contract to remove that and then we can engage in a contract with Yellowstone.

- Mr. Eldred noted before we make any changes or draft an addendum, it would be useful to get a proposal from Yellowstone. Then we can be prepared to get them under contract while at the same time drafting and preparing an amendment to the existing landscaper contract to remove the irrigation inspection and repair services.
- Ms. Davis noted in order not to wait until the July meeting to resolve this, the irrigation inspection is a minor portion of their contract. The dollar amount is small for the monthly inspection. It is just the unit price for time and materials that may vary.
- Ms. Davis suggested authorizing Ms. Johnson, who has been your landscaping liaison up to this point, and designating her to work with Mr. Eldred and herself, to contact Yellowstone for a proposal and an amendment with Martex.
- Mr. Morganstern wanted to make sure before any contract is finally signed that Yellowstone make an appropriate inspection so they can lay out what they find or what is missing or needs to be done so we do not get caught with any request for repairs.
- Ms. Johnson noted Yellowstone has taken care of most of it. They already have a schedule of the controllers we have out there.
- Mr. Morganstern noted Martex came out of nowhere with a bunch of other repairs. He wanted it in writing from Yellowstone that they feel the system requires certain things; otherwise, they would be under routine maintenance and inspection.
- Ms. Johnson noted the leak under the road was the cause for most of the expense. Digging under the road was an extreme expense.
- Dr. Morgenstern noted we received several other bills in the recent past, for sprinkler heads and other items which suddenly required changes and repairs. He questioned why that was not reviewed and stated on the onset of the contract.
- Ms. Davis noted that is why you have in your contract unit pricing for those things that normally wear out as the system ages. Do we have a consensus on allowing staff to work with Ms. Johnson and the two vendors to proceed prior to your next

meeting or would you rather wait until your next meeting when we get a proposal and a contract amendment?

On MOTION by Mr. Messana seconded by Dr. Morgenstern with all in favor to allow staff and Ms. Johnson to work with the two vendors to proceed with getting a proposal and a contract amendment.

E. American Electrical Invoices

- Ms. Davis noted we received two invoices from American Electrical for work authorized by POA to repair some lights. They were having problems with their landscape lights and authorized American Electrical to work on it. They worked on it on December 20th, January 8th, January 10th and January 21st.
- Ms. Davis noted on January 21st she received an email from Heather at the Amenity Center stating they believed this work was because of irrigation repairs done in October and it is the responsibility of the CDD to pay for this.
- Ms. Davis asked that the Board designate a liaison to resolve this issue. She was not told until January that the damage was related to the irrigation repair, and only after the work is completed.
- She would like the Board to allow her to work with Mr. Eldred and with the POA and the liaison.
- Mr. Kuehne understands this is an emergency repair and they are claiming the company we hired damaged their lines.
- Ms. Davis noted Watercare entered into an agreement with the CDD. We paid them directly. There was work done there by Martex, as well as work done by Yellowstone. The individual with American Electrical said he is assuming this is all CDD because it was outside the gate. The property line is not a straight outside the gate. We need to work with the POA to confirm where exactly the repairs were done.
- Dr. Morgenstern wants it on the record that he does not approve of us paying this bill since it is obviously the fault of a third party. We are now getting hit with expenses that are coming in after the fact.

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- Ms. Davis noted she is asking for authorization for her to work with the attorney and the POA. We were not informed about the work until after the fact. Certainly, for something at this dollar amount, we would have obtained more than one quote.
- She contacted Martex after she received the invoice in February. They indicated they did their due diligence. Any place they dug was not a place that was marked by a utility locate sign.
- Mr. Kuehne noted we have a third party, the subcontractor, who may or may not have damaged these lines.

On MOTION by Mr. Kuehne seconded by Ms. Johnson with all in favor to have Ms. Davis work with the District Attorney, the POA and a liaison to resolve this issue with American Electrical was authorized.

F. Workhorse Projects Proposal

- Ms. Davis noted this is a proposal from Workhorse Projects to do repairs that are needed on the property. There is a column base that is loose near the Primrose School. We have had them do work on different columns before.
- You may have seen on the main sign on CR-210, the hanging beam between the two sides of the fountain needs refurbishing and needs to be rehung.

On MOTION by Mr. Kuehne seconded by Dr. Morgenstern with all in favor the proposal from Workhorse Projects in the amount of \$2,670 was approved.

FIFTH ORDER OF BUSINESS

**Presentation of the Fiscal Year 2021
Proposed Budget**

A. Consideration of Resolution 2020-04 Approving the Budget and Setting the Public Hearing

- Ms. Davis noted this year we have a proposed budget that leaves assessments flat. Our projection is you will end the year with about \$351,000 as your ending fund balance and that includes your Reserves. Exhibit A shows your beginning Fund Balance is \$351,000, we would use \$58,263, and we will add another \$30,000 to your Reserves. At the bottom of that page, you can see how those funds would be allocated.

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- You would set aside \$58,000 for three months of operating expenses. This allows you to have funds on hand for expenses before assessments come in. They start to come in before the end of November from the Tax Collector.
- This leaves you with total unassigned cash balance of \$40,600.
- Resolution 2020-04 approves the proposed budget and sets the public hearing for July 23, 2020 at 10:00 a.m. It is currently planned to be held at First Florida Credit Union, however, in the event the Governor's executive orders are extended, it could be conducted by communication media technology.
- This Resolution also authorizes us to transmit the budget to St. Johns County.
- This budget sets the high-water mark for your assessments. It will not require mailed notices to homeowners, only a notice in the newspaper of the public hearing.

On MOTION by Dr. Morgenstern seconded by Ms. Weddle with all in favor Resolution 2020-04, a resolution of the Board of Supervisors of the St. Johns Community Development District approving proposed budgets for Fiscal Year 2020/2021 and setting a public hearing thereon pursuant to Florida Law; addressing transmittal, posting and publication requirements; addressing severability; and providing an effective date, was adopted.

- Ms. Davis noted we had a request from a resident, Mr. Gonzalez, regarding Pond 9. He asked the Board to consider having the District Engineer look at the south bank of the pond. He believes there is an issue with erosion.
- Mr. Yuro looked at this pond before and determined there is no issue and the pond was functioning as designed. The aesthetics are not perfect, but the pond is functioning as designed.
- Ms. Davis was at the pond Monday and noted the pond is very low. Mr. Gonzalez asked her to bring this before the Board.
- She asked whether the Board wanted to engage Mr. Yuro to investigate the issue again.

Mr. Kuehne MOVED to authorize Mr. Yuro to inspect Pond 9 again for an erosion issue and Dr. Morgenstern seconded the motion.

- Ms. Johnson asked how many times has Mr. Yuro inspected that pond so far?

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- Mr. Yuro responded he does not recall the exact number, but he has been out to that pond maybe between 4 to 8 times over the last few years for either erosion or concerns about homeowners' grass being damaged by spraying of chemicals.
- Ms. Davis asked for a vote. Ms. Johnson asked to abstain, however, Mr. Eldred noted unless there is a conflict of interest, Ms. Johnson is required to vote.

On VOICE vote with Dr. Morgenstern, Mr. Kuehne, Mr. Messana, Ms. Weddle voting aye and Ms. Johnson voting nay, the prior motion passed, 4-1.

SIXTH ORDER OF BUSINESS

Engineer's Report

- Mr. Yuro noted he will inspect the pond as soon as possible and then provide a written recommendation to share with the Board.
- Mr. Kuehne asked should we invite the Water Management District to look at this.
- Mr. Yuro noted he would not recommend that at this point. He will investigate this first.

SEVENTH ORDER OF BUSINESS

Attorney's Report

A. Consideration of Resolution 2020-05 Adopting an Internal Controls Policy

- Mr. Eldred noted he updated the Board previously that there have been a few legislative changes and one was to introduce a requirement for units of local governments, like the CDD, to have policies to have internal controls to prevent and detect financial fraud waste and abuse.
- Consistent with that new statutory requirement, we have in coordination with the District Auditor and District Manager developed this Internal Controls Policy. It outlines the requirements and policies for District Manager and Auditor to follow when either preparing or auditing the District's financial accounting and reporting.

On MOTION by Dr. Morgenstern seconded by Mr. Kuehne with all in favor Resolution 2020-05, a resolution by the Board of Supervisors of the St. Johns Forest Community Development District adopting an Internal Controls Policy consistent with Section 218.33, Florida Statutes; providing an effective date, was adopted.

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- Ms. Davis noted regarding the issue of repairing damage done by the pond contractor, at the last meeting we were going to get consent from all effected parties that they agreed with us accessing their properties and doing repairs.
- A request was sent out and she did not get agreement from all three parties until mid-March which was when we had shelter-in-place and social distancing order to stop the spread of COVID-19. It was not addressed in March or April. Two of the parties asked for a meeting instead of just giving consent that we go ahead and do the repairs.
- We had a meeting with them on Monday and came to an agreement. The meeting included her and Josh Landy from Aquagenix. They agreed on putting down sod, tacking it in place with the owner accepting responsibility for the irrigation until the sod became established; the owners also agreed to the path that the workers would need to use which is between the two houses of the two parties who requested the meeting. She received consent from them both to proceed with the repair. The vendor is ready to do the repairs.
- Ms. Davis noted she has another item regarding midge flies on Pond 9. She got a proposal in case there are recurrences of midge flies. We did not experience any midge flies when they were out there on Monday. She received a proposal from Aquagenix of \$400. They also provided a proposal for a certain kind of fish for \$1,650.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- There being none, the next item followed.

NINTH ORDER OF BUSINESS

Acceptance of the April 2020 Financial Statements and Approval of the Check Register and Invoices for January through April 2020

On MOTION by Dr. Morgenstern seconded by Mr. Kuehne with all in favor the Financial Statements for April were accepted and the Check register and invoices for January through April 2020 were approved.

TENTH ORDER OF BUSINESS

Adjournment

- There being no further business,

On MOTION by Ms. Johnson seconded by Mr. Kuehne with all in favor the meeting was adjourned at 11:08 a.m.

Janice Eggleton Davis, Secretary

Dr. Michael Morgenstern. Chairman

Fourth Order of Business

ST. JOHNS FOREST
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Modified Approved Tentative Budget:
(Meeting on July 23 , 2020)

Prepared by:



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St. Johns Forest
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Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 4,287	\$ 8,673	\$ 2,500	\$ 3,406	\$ 1,362	\$ 4,768	\$ 2,500
Interest - Tax Collector	348	1,109	-	708	50	758	-
Special Assmnts- Tax Collector	213,523	213,523	213,523	211,966	1,557	213,523	213,523
Special Assmnts- Discounts	(8,084)	(8,092)	(8,541)	(8,182)	-	(8,182)	(8,541)
Settlements	-	1,200	-	600	-	600	-
Other Miscellaneous Revenues	-	67	-	-	-	-	-
TOTAL REVENUES	210,074	216,480	207,482	208,498	2,969	211,467	207,482

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,200	5,600	6,000	2,800	2,000	4,800	6,000
FICA Taxes	398	428	459	214	153	367	459
ProfServ-Arbitrage Rebate	600	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	3,570	1,835	4,000	2,521	1,479	4,000	4,000
ProfServ-Legal Services	8,502	8,965	15,000	11,693	3,307	15,000	15,000
ProfServ-Mgmt Consulting Serv	48,360	49,811	51,300	38,475	12,825	51,300	52,839
ProfServ-Special Assessment	5,000	5,200	5,350	5,350	-	5,350	5,511
ProfServ-Trustee Fees	3,971	3,771	4,400	3,771	-	3,771	4,400
Auditing Services	3,800	3,800	4,000	3,800	-	3,800	4,000
Postage and Freight	437	549	500	336	164	500	500
Insurance - General Liability	7,250	7,115	7,825	7,165	-	7,165	7,882
Printing and Binding	808	799	1,400	558	842	1,400	1,400
Legal Advertising	574	507	750	884	300	1,184	750
Miscellaneous Services	562	2,448	5,000	2,016	2,984	5,000	5,000
Misc-Assessmnt Collection Cost	2,279	2,236	4,270	1,486	2,784	4,270	4,270

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Misc-Web Hosting	1,000	1,827	1,000	167	833	1,000	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	93,486	96,666	113,029	82,011	28,671	110,682	114,785
Field							
ProfServ-Field Management	6,000	6,500	7,000	5,250	1,750	7,000	7,210
Contracts-Lake and Wetland	10,588	10,588	13,000	9,000	4,000	13,000	13,000
Contracts-Landscape	34,480	54,746	55,000	32,594	22,406	55,000	55,000
Electricity - General	7,567	5,873	8,000	4,595	2,905	7,500	8,000
R&M-General	3,555	1,616	6,500	5,697	803	6,500	6,500
R&M-Fountain	3,001	2,092	6,000	2,989	3,011	6,000	6,000
R&M-Other Landscape	7,862	7,862	9,000	7,862	1,138	9,000	9,000
R&M-Irrigation	-	-	-	14,201	1,202	15,403	10,000
R&M-Streetlights	4,706	900	4,000	1,185	2,815	4,000	4,000
Capital Outlay	-	-	2,250	-	2,700	2,700	2,250
Total Field	77,759	90,177	110,750	83,373	42,730	126,103	120,960
TOTAL EXPENDITURES	171,245	186,843	223,779	165,384	71,401	236,785	235,745
Reserves							
Reserve -Entrance Signs/Columns	-	-	12,987	-	-	-	12,987
Reserve - Entry Fountain	-	-	2,821	-	-	-	2,821
Reserves-Stormwater&Roads	-	-	10,714	3,114	-	3,114	10,714
Reserve - Streetlights	14,700	-	3,478	-	-	-	3,478
Total Reserves	14,700	-	30,000	3,114	-	3,114	30,000
TOTAL EXPENDITURES & RESERVES	185,945	186,843	253,779	168,498	71,401	239,899	265,745

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Excess (deficiency) of revenues							
Over (under) expenditures	24,129	29,637	(46,297)	40,000	(68,432)	(28,432)	(58,263)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(46,297)	-	-	-	(58,263)
TOTAL OTHER SOURCES (USES)	-	-	(46,297)	-	-	-	(58,263)
Net change in fund balance	24,129	29,637	(46,297)	40,000	(68,432)	(28,432)	(58,263)
FUND BALANCE, BEGINNING	325,874	350,003	379,640	379,640	-	379,640	351,208
FUND BALANCE, ENDING	\$ 350,003	\$ 379,640	\$ 333,343	\$ 419,640	\$ (68,432)	\$ 351,208	\$ 292,945

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 351,208
Net Change in Fund Balance - Fiscal Year 2021	(58,263)
Reserves - Fiscal Year 2021	30,000
Total Funds Available (Estimated) - 9/30/2021	322,945

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - Operating Capital		58,936 ⁽¹⁾
Reserves - Entrance Signs & Columns (Prior Years)	100,434	
Reserves - Entrance Signs & Columns (Fiscal Year 2021)	<u>12,987</u>	113,421
Reserves - Entry Fountain (Prior Years)	21,814	
Reserves - Entry Fountain (Fiscal Year 2021)	<u>2,821</u>	24,635
Reserves - Stormwater & Roads (Prior Years)	59,028	
Reserves - Stormwater & Roads (FY2020 expended)	(3,114)	
Reserves - Stormwater & Roads (Fiscal Year 2021)	<u>10,714</u>	66,628
Reserves - Streetlights (Prior Years)	12,196	
Reserves - Streetlights (Fiscal Year 2021)	<u>3,478</u>	15,674
Total Allocation of Available Funds		279,294

Total Unassigned (undesignated) Cash	\$ 43,651
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2021

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.

Budget Narrative
Fiscal Year 2021**Expenditures - Administrative (continued)****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, Hopping, Green & Sams, 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.

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.

Budget Narrative
Fiscal Year 2021

Expenditures - Administrative (continued)

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. This account also includes the fees for the services of Campus Suite to maintain ADA compliance of the District's website.

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.

Misc-Web Hosting

Per Chapter 189, Florida Statutes, the District is required to have and maintain a website as well as Board email accounts. Charges for the website domain, five email accounts and email archiving are budgeted here. 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.

Budget Narrative
Fiscal Year 2021**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. Aquagenix currently maintains the 11 ponds for a monthly fee of \$1,014.65

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 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

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.

Budget Narrative
Fiscal Year 2021

Expenditures – Reserves

Reserves – Entrance Signs & Columns

This contributes to the reserve for repair and replacement of the District's entrance signs and columns.

Reserves – Entry Fountain

This contributes to the reserve for repair and replacement of the District's entry fountain.

Reserves – Stormwater and Roads

This contributes to the reserve for repair of the District's stormwater system and roads.

Reserves - Streetlights

This contributes to the reserve for replacement of the District's street lights and landscape lights.

St. Johns Forest

Community Development District

Debt Service Budgets

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 468	\$ 746	\$ 200	\$ 1,150	\$ 460	\$ 1,610	\$ 200
Special Assmnts- Tax Collector	290,260	290,260	290,260	288,144	2,116	290,260	290,260
Special Assmnts- Discounts	(10,989)	(11,000)	(11,610)	(11,123)	-	(11,123)	(11,610)
TOTAL REVENUES	279,739	280,006	278,850	278,171	2,576	280,747	278,850
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,098	2,999	5,805	8,122	150	8,272	5,805
Total Administrative	3,098	2,999	5,805	8,122	150	8,272	5,805
<i>Debt Service</i>							
Principal Debt Retirement	165,000	170,000	170,000	170,000	-	170,000	175,000
Principal Prepayments	-	-	-	5,000	-	5,000	-
Interest Expense	105,705	102,405	99,005	98,910	95	99,005	95,415
Total Debt Service	270,705	272,405	269,005	273,910	95	274,005	270,415
TOTAL EXPENDITURES	273,803	275,404	274,810	282,032	245	282,277	276,220

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-2020	PROJECTED JULY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Excess (deficiency) of revenues							
Over (under) expenditures	5,936	4,602	4,040	(3,861)	2,331	(1,530)	2,630
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	4,040	-	-	-	2,630
TOTAL OTHER SOURCES (USES)	-	-	4,040	-	-	-	2,630
Net change in fund balance	5,936	4,602	4,040	(3,861)	2,331	(1,530)	2,630
FUND BALANCE, BEGINNING	194,700	200,636	205,238	209,278	-	209,278	207,748
FUND BALANCE, ENDING	\$ 200,636	\$ 205,238	\$ 209,278	\$ 205,417	\$ 2,331	\$ 207,748	\$ 210,378

AMORTIZATION SCHEDULE
Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	special call	Coupon Rate	Interest	Debt Service
11/1/2020	\$2,985,000			2.000%	\$47,708	
5/1/2021	\$2,985,000	\$175,000		2.000%	\$47,708	\$270,415
11/1/2021	\$2,810,000			2.000%	\$45,958	
5/1/2022	\$2,810,000	\$180,000		2.000%	\$45,958	\$271,915
11/1/2022	\$2,630,000			2.000%	\$44,158	
5/1/2023	\$2,630,000	\$185,000		2.300%	\$44,158	\$273,315
11/1/2023	\$2,445,000			2.300%	\$42,030	
5/1/2024	\$2,445,000	\$190,000		2.600%	\$42,030	\$274,060
11/1/2024	\$2,255,000			2.600%	\$39,560	
5/1/2025	\$2,255,000	\$195,000		2.800%	\$39,560	\$274,120
11/1/2025	\$2,060,000			2.800%	\$36,830	
5/1/2026	\$2,060,000	\$200,000		3.000%	\$36,830	\$273,660
11/1/2026	\$1,860,000			3.000%	\$33,830	
5/1/2027	\$1,860,000	\$205,000		3.200%	\$33,830	\$272,660
11/1/2027	\$1,655,000			3.200%	\$30,550	
5/1/2028	\$1,655,000	\$210,000		3.600%	\$30,550	\$271,100
11/1/2028	\$1,445,000			3.600%	\$26,770	
5/1/2029	\$1,445,000	\$220,000		3.600%	\$26,770	\$273,540
11/1/2029	\$1,225,000			3.600%	\$22,810	
5/1/2030	\$1,225,000	\$230,000		3.600%	\$22,810	\$275,620
11/1/2030	\$995,000			3.600%	\$18,670	
5/1/2031	\$995,000	\$235,000		3.600%	\$18,670	\$272,340
11/1/2031	\$760,000			3.600%	\$14,440	
5/1/2032	\$760,000	\$245,000		3.800%	\$14,440	\$273,880
11/1/2032	\$515,000			3.800%	\$9,785	
5/1/2033	\$515,000	\$255,000		3.800%	\$9,785	\$274,570
11/1/2033	\$260,000			3.800%	\$4,940	
5/1/2034	\$260,000	\$260,000		3.800%	\$4,940	\$269,880
Total		\$2,985,000			\$836,075	\$3,821,075

ST. JOHNS FOREST

Community Development District

*Series 2016 Debt Service Fund***Budget Narrative**
Fiscal Year 2021**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. Johns Forest

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

Comparison of Non-Ad Valorem Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Platted	General Fund *			Debt Service			Total Assessments per Unit			Units
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	
<u>Phase I</u>										
SF 60'	\$384.77	\$384.77	0.0%	\$705.79	\$705.79	0.0%	\$1,090.56	\$1,090.56	0.0%	34
SF 70'	\$384.77	\$384.77	0.0%	\$772.88	\$772.88	0.0%	\$1,157.65	\$1,157.65	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$981.75	\$981.75	0.0%	\$1,366.52	\$1,366.52	0.0%	62
Commercial	\$8,825.48	\$8,825.47	0.0%	\$0.00	\$0.00	n/a	\$8,825.48	\$8,825.47	0.0%	22.937
SF 80'	\$384.77	\$384.77	0.0%	\$1,128.78	\$1,128.78	0.0%	\$1,513.55	\$1,513.55	0.0%	37
<u>Phase III</u>										
SF 70'	\$384.77	\$384.77	0.0%	\$926.75	\$926.75	0.0%	\$1,311.52	\$1,311.52	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$1,320.50	\$1,320.50	0.0%	\$1,705.27	\$1,705.27	0.0%	56
<u>Phase IV</u>										
SF 60'	\$384.77	\$384.77	0.0%	\$948.27	\$948.27	0.0%	\$1,333.04	\$1,333.04	0.0%	87
SF 70'	\$384.77	\$384.77	0.0%	\$1,038.52	\$1,038.52	0.0%	\$1,423.29	\$1,423.29	0.0%	62
										554.937

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

4A

RESOLUTION 2020-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the St. Johns Forest Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 Statutes*; 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 governing authorities 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 July 23, 2020, as the date for a public hearing thereon 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 at least two days before the public hearing; 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the 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 Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. 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.
- c. 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, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and 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 in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2016	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2020.

ATTEST:

**ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

4B

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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; and

WHEREAS, the District is 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, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the St. Johns Forest Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that 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, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special 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.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** 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 taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. 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. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

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

PASSED AND ADOPTED this 23rd day of July, 2020.

ATTEST:

**ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Fifth Order of Business

5A

REBATE REPORT
St. Johns Forest Community
Development District
\$3,685,000
(St. Johns County, Florida)
Capital Improvement Revenue
Refunding Bonds, Series 2016

Dated: March 11, 2016
Delivered: March 11, 2016

Rebate Report to the Computation Date
March 11, 2021
Reflecting Activity To
February 29, 2020



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AMTEC

American Municipal Tax-Exempt Compliance

Agenda Page 47

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 24, 2020

Mr. Alan J. Baldwin
Accounting Manager
Inframark
210 North University Drive, Suite 702
Coral Springs, FL 33071

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

Dear Mr. Baldwin:

AMTEC has prepared certain computations relating to the above captioned bond issue (the “Bonds”) at the request of St. Johns Forest Community Development District (the “District”).

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of March 11, 2021, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 11, 2021 Computation Date
Reflecting Activity from March 11, 2016 through February 29, 2020

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.000000%	0.00	(10,614.61)
Debt Service Reserve Fund	0.365282%	1,981.83	(17,259.52)
Costs of Issuance Account	0.097315%	1.36	(49.55)
Capitalized Interest Fund	0.101844%	24.80	(891.95)
Totals	0.236745%	\$2,007.99	\$(28,815.63)
Bond Yield	3.271072%		
Rebate Computation Credits			(5,621.22)
Net Rebatable Arbitrage			\$(34,436.85)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from March 11, 2016, the date of the closing, to February 29, 2020, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 11, 2021.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 11, 2016 and February 29, 2020, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as bona fide debt service funds and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 11, 2021.

7. Computation Period

The period beginning on March 11, 2016, the date of the closing, and ending on February 29, 2020.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District, and US Bank, Trustee, as follows:

Account Name	Account Number
Escrow	235480000
Revenue	262530000
Interest	262530001
Prepayment	262530002
Sinking	262530003
Debt Service Reserve	262530004
Cost of Issuance	262530005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage as of February 29, 2020, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 11, 2021. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 11, 2021, is the Rebatable Arbitrage.

St. Johns Forest Community Development District
\$3,685,000
(St. Johns County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2016
Delivered: March 11, 2016

Sources of Funds

Par Amount	\$3,685,000.00
Original Issue Premium	7,265.40
Monies from Prior 2003 Bonds	473,766.54
Total	\$4,166,031.94

Uses of Funds

Escrow Fund – Bond Proceeds	\$3,342,364.02
Escrow Fund – Prior Monies	473,766.54
Debt Service Reserve Fund	137,255.00
Costs of Issuance Account	165,525.13
Capitalized Interest Fund	47,121.25
Total	\$4,166,031.94

5B

**NOTICE OF MEETINGS
ST. JOHNS FOREST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the St. Johns Forest Community Development District will hold its meetings for Fiscal Year 2021 at 10:00 a.m. at the **First Florida Credit Union Community Room, 1950 CR 210 West, St. Johns, FL** on the third Thursday of every other month, as follows:

November 19, 2020
January 21, 2021
March 18, 2021
May 20, 2021
July 22, 2021 (4th Thursday)
September 16, 2021

There may be occasions when one or more Supervisors will participate by telephone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Janice Eggleton Davis
District Manager

5C

**MEMORANDUM**

TO: District Manager
FROM: HGS Attorney
DATE: July 1, 2020
RE: Amendments to Section 189.069(2)(a), *Florida Statutes*

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.

Please do not hesitate to contact your HGS attorney at (850) 222-7500 if you have any questions or concerns.

CHAPTER 2020-77

Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. ~~The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

5D

Special Service Agreement

St. Johns Forest CDD
 210 North University Drive
 Suite 702
 Coral Springs, FL 33071
 Contact: Janice Davis Phone: (904) 940-6044

Proposal ID	Date	Terms
118427	6/26/2020	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

This is for the supply, delivery and installation of one OWS AerMaster Pro 14 Aeration Unit. This unit includes a ProGaurd aluminum cabinet with two 1/2HP motors, 2 cooling fans, 115V GFCI, 6 port manifold with 6 adjustable valves, 18" high temp tubing, PRV and pressure gauge. Sound kit includes powder coated aluminum fan cover with sound deadening acoustical foam inside of the aluminum cabinet. Also included is 2500 feet of weighted airline with 6 self-sinking single diffuser plates.

Quote includes trenching from Aeration cabinets down to the waterline.

Customer is responsible for supplying a reliable 115V GFCI power source for Aeration unit. This quote includes trenching and installing protective conduit from the main unit down to the water line up to 20ft. If additional trenching/conduit are required a separate quote will be supplied for the additional cost.

Quantity	Description	Taxable	Unit Price	Extended Price
1	OWS AerMaster Pro 14 Aeration Unit	Yes	\$7,617.50	\$7,617.50
1	Installation Labor	No	\$1,300.00	\$1,300.00
1	Shipping and Delivery	No	\$525.00	\$525.00
SubTotal				\$9,442.50
Tax				\$533.23
Grand Total				\$9,975.73

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

Chad Eddy

AQUAGENIX

Chad Eddy

PRINT NAME

6/26/2020

DATE

CUSTOMER

PRINT NAME

DATE



AerMaster Elite™ Electric Aerators

Technical Specifications

Compressor

- Outdoor Water Solutions Quantum™ compressors manufactured by GAST
- Oil-less piston and cylinder with permanently lubricated bearings
- Hard coated aluminum cylinder for wear resistance
- Balanced for low vibration operation
- Available in both 110v and 220v models

Aeration Cabinet

- Powder coated aluminum cabinet with secure locking mechanism
- Cabinet includes 2 high efficiency AC fans with safety guards
- Mounting feet and a optional mounting pad
- Class "A" GFCI included with all 115v systems
- Choice of Desert Sand or Cardinal Beige cabinet colors
- New double cabinets with Pro Guard™ Protective Coating

Accessories

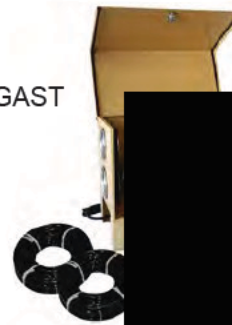
- Heavy duty weighted airline. 3/8" ID Standard, 1/2" and 5/8" ID airline is available in 100' and 500' rolls
- OWS Optimal Air™ Diffusers with self-weighted base. Easier to install vs. other bases. No need to add sand or rock.
- Self-cleaning, low maintenance rubber membrane diffusers
- Optional sound kit with cabinet insulation, air filter & fan suppressor included on single cabinets

Warranty

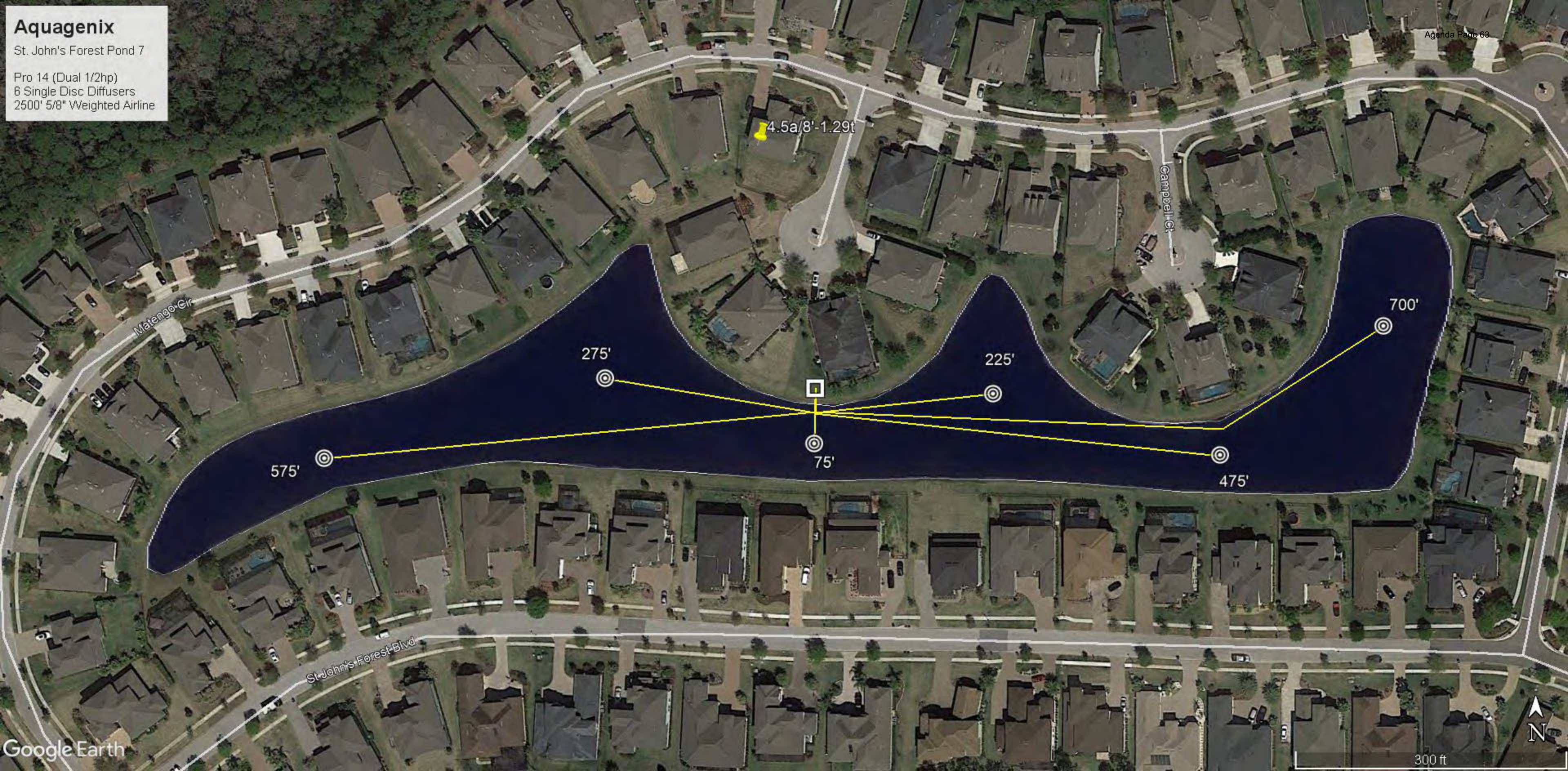
- 4 Year Warranty on all OWS compressors. Covers all pistons, bearings, and major components
- Warranty does not include wear items (piston cup, valves, etc.)
- Air filters must be cleaned or replaced a minimum of every 6 months
- 5 Year Warranty on all Diffusers and Bases
- Lifetime Warranty against rust on all OWS aluminum cabinets

Models Available:

System Components - AerMaster Electric Aerators	Pro 0	Pro 2	Pro 3	Pro 4	Pro 5	Pro 6	Pro 7	Pro 8	Pro 9	Pro 10	Pro 11	Pro 12	Pro 13	Pro 14	Pro 15
Item #	EAU0200	EAU0186	EAU0187	EAU0188	EAU0189	EAU0190	EAU0191	EAU0192	EAU0193	EAU0485	EAU0493	EAU0490	EAU0492	EAU0639	EAU0640
Recommended Pond Size	Up to 1.5A	Up to 1.5A	Up to 1.5A	Up to 2.5A	Up to 2A	Up to 2.5A	Up to 4A	Up to 2.5A	Up to 4A	Up to 4A	Up to 6A	Up to 10A	Up to 10A	Up to 6A	Up to 6A
Compressor Size	1/4	1/4	1/4	1/2	1/2	1/2	3/4	3/4	3/4	3/4	(2) x 3/4	(2) x 3/4	(2) x 3/4	(2) x 1/2	(2) x 1/2
Rated Airflow @ 5 psi	2.2 CFM	2.2 CFM	2.2 CFM	4.3 CFM	4.3 CFM	4.3 CFM	6.0 CFM	6.0 CFM	6.0 CFM	6.0 CFM	12 CFM	12 CFM	12 CFM	8.6 CFM	8.6 CFM
Powder Coated Alum. Cabinet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooling Fans with Guards	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
# of Valves & 14" Airline	Custom	1	2	Custom	2	3	Custom	2	3	3	6	8	Custom	Custom	6
Pressure Relief Valve	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Liquid Filled Pressure Gauge	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
Rolls of 100' - 3/8" Wtd Airline	0	1	2	0	2	3	0	3	0	0	0	0	0	0	0
Single Disc Diffusers	0	0	2	0	2	3	0	0	0	0	0	0	0	0	0
Double Disc Diffusers	0	1	0	0	0	0	0	2	3	0	6	8	0	0	6
Four Disc Diffuser	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0
Rolls of 500' - 1/2" Wtd Airline	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0



Aquagenix
St. John's Forest Pond 7
Pro 14 (Dual 1/2hp)
8 Single Disc Diffusers
2500' 5/8" Weighted Airline



Special Service Agreement

St. Johns Forest CDD
 210 North University Drive
 Suite 702
 Coral Springs, FL 33071
 Contact: Janice Davis Phone: (904) 940-6044

Proposal ID	Date	Terms
118437	6/28/2020	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

POND #2 AERATION UNIT - ST. JOHNS FOREST

This is for the supply, delivery and installation of one OWS AerMaster Pro 4 Aeration Unit. This unit includes a ProGaurd aluminum cabinet with a 1/2HP motor, 2 cooling fans, 115V GFCI, 3 port manifold with 3 adjustable valves, 18" high temp tubing, PRV and pressure gauge. Sound kit includes powder coated aluminum fan cover with sound deadening acoustical foam inside of the aluminum cabinet. Also included is 500 feet of weighted airline with 3 self-sinking single diffuser plates.

Quote includes trenching from Aeration cabinets down to the waterline.

Customer is responsible for supplying a reliable 115V GFCI power source for Aeration unit. This quote includes trenching and installing protective conduit from the main unit down to the water line up to 20ft. If additional trenching/conduit are required a separate quote will be supplied for the additional cost.

Quantity	Description	Taxable	Unit Price	Extended Price
1	OWS AerMaster Pro 4 Aeration Unit	Yes	\$2,838.00	\$2,838.00
1	Installation Labor	No	\$900.00	\$900.00
1	Shipping and Delivery	No	\$375.00	\$375.00
SubTotal				\$4,113.00
Tax				\$0.00
Grand Total				\$4,113.00

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

Chad Eddy

AQUAGENIX

Chad Eddy

PRINT NAME

7/1/2020

DATE

CUSTOMER

PRINT NAME

DATE

Special Service Agreement

St. Johns Forest CDD
 210 North University Drive
 Suite 702
 Coral Springs, FL 33071
 Contact: Janice Davis Phone: (904) 940-6044

Proposal ID	Date	Terms
118439	6/28/2020	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

POND #8 AERATION UNIT - ST. JOHNS FOREST

This is for the supply, delivery and installation of one OWS AerMaster Pro 4 Aeration Unit. This unit includes a ProGaurd aluminum cabinet with a 1/2HP motor, 2 cooling fans, 115V GFCI, 3 port manifold with 3 adjustable valves, 18" high temp tubing, PRV and pressure gauge. Sound kit includes powder coated aluminum fan cover with sound deadening acoustical foam inside of the aluminum cabinet. Also included is 500 feet of weighted airline with 3 self-sinking double diffuser plates.

Quote includes trenching from Aeration cabinets down to the waterline.

Customer is responsible for supplying a reliable 115V GFCI power source for Aeration unit. This quote includes trenching and installing protective conduit from the main unit down to the water line up to 20ft. If additional trenching/conduit are required a separate quote will be supplied for the additional cost.

Quantity	Description	Taxable	Unit Price	Extended Price
1	OWS AerMaster Pro 4 Aeration Unit	Yes	\$3,073.00	\$3,073.00
1	Installation Labor	No	\$900.00	\$900.00
1	Shipping and Delivery	No	\$375.00	\$375.00
SubTotal				\$4,348.00
Tax				\$215.11
Grand Total				\$4,563.11

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

Chad Eddy

AQUAGENIX

Chad Eddy

PRINT NAME

7/1/2020

DATE

CUSTOMER

PRINT NAME

DATE

St Johns Forest

Mule/ Jon Boat account.



5E



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500
On the internet at www.sjrwmd.com.

June 9, 2020

Robert Schiffner
St. Johns Forest Master Property Association, Inc.
C/O First Coast Property Management, LLC.
11555 Central Parkway Suite 801
Jacksonville, FL 32224

Janice Davis, District Manager
St. Johns Forest Community Development District

175 Hampton Point Drive, Suite 4
St. Augustine, FL 32092-3022
Sent via email: Janice.Davis@inframark.com

Re: **Compliance Assistance Offer** St. Johns Forest
Permit Number: 56490-13; Item Number: 1395335
(Please reference the permit & item number on all correspondence.)

Dear Mr. Schiffner:

The St. Johns River Water Management District (District) has been advised of a potential violation at the above referenced development. Specifically, the District has been informed:

- Unauthorized activity within a conservation easement located adjacent to 123, 137 and 200 St Johns Forest Blvd, recorded pursuant to section 704.06 Florida Statutes (F.S.)
- Change to the plans, specifications and performance criteria as approved by this permit. (Permit Condition 1)

The District would like to discuss this matter with you, schedule a possible site inspection and offer assistance to resolve any issues that may exist.

Please contact me at (386) 643-1933 or via e-mail at ERevuelta@sjrwmd.com, by **June 19, 2020**, to discuss this matter further.

GOVERNING BOARD

Douglas Burnett, CHAIRMAN
ST. AUGUSTINE

Ron Howse, TREASURER
COCOA

Douglas C. Bournique
VERO BEACH

Susan Dolan
SANFORD

St. Johns Forest
June 9, 2020

56490-13

We look forward to your cooperation with this matter.

Sincerely,



Erick Revuelta
Regulatory Scientist
Division of Regulatory Services

CC: Regulatory File

Cindy Munera
First Coast Property Management, LLC
11555 Central Parkway, Suite 801
Jacksonville, FL 32224

Sixth Order of Business

6A



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

To: St. Johns Forest CDD – Board of Supervisors

From: Michael J. Yuro, P.E.
CDD Engineer

RE: Pond 9 Inspection Report

Date: June 8, 2020

As requested by the Board, I conducted an inspection on Pond No. 9 which is in the back of the neighborhood at the northeast quadrant of N. Arabella Way and Cantina Place. I've reviewed the design plans for this pond and the recent email correspondence between residents, CDD staff and the SJRWMD, and I've also spoken with Stacey Leitheiser, the SJRWMD engineer who has been corresponding with residents and CDD staff regarding this issue. The inspection was completed on May 28, 2020 with the primary reason being to review the pond slopes and look for any erosion around the perimeter of the pond. During the inspection I also met with Mr. Gonzalez, who is one of the residents that lives on the pond and has raised concerns regarding the pond slope and erosion. I offer the following comments/observations based on my inspection and review of relevant material:

- The pond was designed to have a 4:1 slope from the top of bank to the Normal Water Level (NWL), and then a 2:1 slope below the NWL to the pond bottom.
- The NWL for this pond was designed to be elevation 27.0 (which is set by the PVC pipe at the outfall structure), and the Top of Bank elevation was designed to be 30.0.
- The current water level is considerably below the NWL (by approximately 2 to 3 feet) due to recent drought conditions.
- There is an adjacent borrow pit that has a water level approximately 2 to 3 feet below the current water level of pond no. 9. I believe the close proximity of the borrow pit may have a "draw down" effect on pond 9, keeping the water level lower than the designed NWL.
- Erosion repairs were made to Pond No. 9 back in 2017 after similar "low water" conditions caused erosion and pond slope failures. The contractor working on the adjacent roadway (who lowered the adjacent borrow pit with a de-watering operation) completed the repairs at no cost to the CDD. Those previous repairs appear to be holding up well based on my observations.
- I also noted what appear to be 3 newly installed drain pipes from a resident property at 258 N. Arabella Way into the pond. This area should be monitored as the trench for the pipe installation is still visible and should erosion occur in this area, then this pipe installation should be considered as a potential cause, in my opinion.

Generally speaking, the pond appears to be functioning as designed with regard to stormwater treatment and attenuation. I would recommend the outfall area be cleaned of any debris and the area immediately below the PVC pipe at the outfall be cleared to ensure continued, proper function of the orifice. In my conversation with the SJRWMD engineer, Stacey indicated that ensuring the pond slopes were consistent with the permitted plans was the main concern of the SJRWMD.



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

SJF – Pond Inspection

June 8, 2020

Page 2 of 2

Regarding the pond slopes, visual observations and using a “smart level” appear to indicate the pond slopes might be steeper than what was designed in some areas (I estimate closer to 3:1 above the NWL).

However, I would recommend a topographic survey be completed by a registered land surveyor to confirm the pond slopes as I would consider the results of a smart level on the slope to be “approximate”. There is also evidence of some erosion below the NWL line, which is a fairly common occurrence during dry periods when the bare soil is exposed. Mr. Gonzalez indicated to me that the area below the NWL was his biggest concern. If the survey confirms slopes steeper than the permitted design, then I would recommend a contractor be hired to re-shape the slopes to the permitted design. If a survey is completed, I would also recommend that the top of bank and 8’ easement area around the pond be located and marked with stakes so that if the slope above the NWL needs to be re-graded, the contractor would know the limits of where the work can occur.

Finally, due to the adjacent borrow pit that, in my opinion, appears to be having a “draw down” effect on the “Normal Water Level” of Pond No. 9, I would recommend consideration be given to adding littoral zone vegetation to this area (from the design NWL to approximately 2-3’ below the design NWL). I believe this would help mitigate future erosion as a result of the water levels consistently being lower than the design NWL due to the draw down effect of the adjacent borrow pit.

In summary, my recommendations are as follows:

1. Obtain a topographic survey of the pond perimeter to verify the side slopes
2. Stake the property line & easement limits as part of the topographic survey
3. If necessary, hire a contractor to re-grade the pond slopes back to what was on the permitted design
4. Install aquatic plants at the littoral zone to protect against future erosion below the normal water level.

Please let me know if there are any questions or if you need anything else from me at this time.

Sincerely,

Michael J. Yuro, P.E.

President

6B



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

July 15, 2020

Board of Supervisors
St. Johns Forest Community Development District

RE: 276 St. Johns Forest Blvd (Lot 42)
Drainage Easement Encroachment

Board Members,

I have been retained by Mr. Lindblom to evaluate proposed improvements to his back yard with relation to the existing drainage easement. The homeowner has requested to encroach into the existing 10' drainage easement on the rear of his corner lot in order to construct an in-ground pool with paver deck. He has requested as much encroachment as would be permitted for the proposed improvements.

I've reviewed the recorded plat, original engineering design plans, the paving and drainage as-built plans and I've visited the property to review the current conditions. In this location, there is a 20' wide unobstructed drainage and maintenance easement between lots 42 & 43, with 10' on lot 42 & 10' on lot 43 (see attached exhibit). An easement such as this generally has a storm pipe within it that carries stormwater from the road to the pond behind the homes. However, my review of the design plans and site inspection have confirmed that there is no drainage pipe within this easement. Additionally, there are at least 5 other "unobstructed drainage easements" to the pond behind this lot which can be used to gain access to the pond should any pond maintenance be required.

Since the only apparent function of the easement between lots 42 & 43 seems to be for access (it's labeled on the plat as a "20' unobstructed drainage and access easement"), and there are multiple other drainage easements connecting from the road to the pond, **it is my opinion that the 10' unobstructed drainage & access easement located within lot 42 (along the lot line between lots 42 & 43) can be eliminated altogether** without adversely impacting the CDD's ability to maintain the pond and associated stormwater system.

Please feel free to contact me if I can be of further assistance. I'm attaching some additional exhibits to help illustrate the proposed improvements and easement situation for your information.

Sincerely,

Michael J. Yuro, P.E.
St. Johns Forest CDD Engineer

Cc: Mr. Mike Lindblom

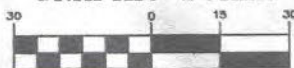


LOT 42 BLOCK AS SHOWN ON MAP OF
ST. JOHNS FOREST UNIT TWO

AS RECORDED IN MAP BOOK 55 PAGES 67-76 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

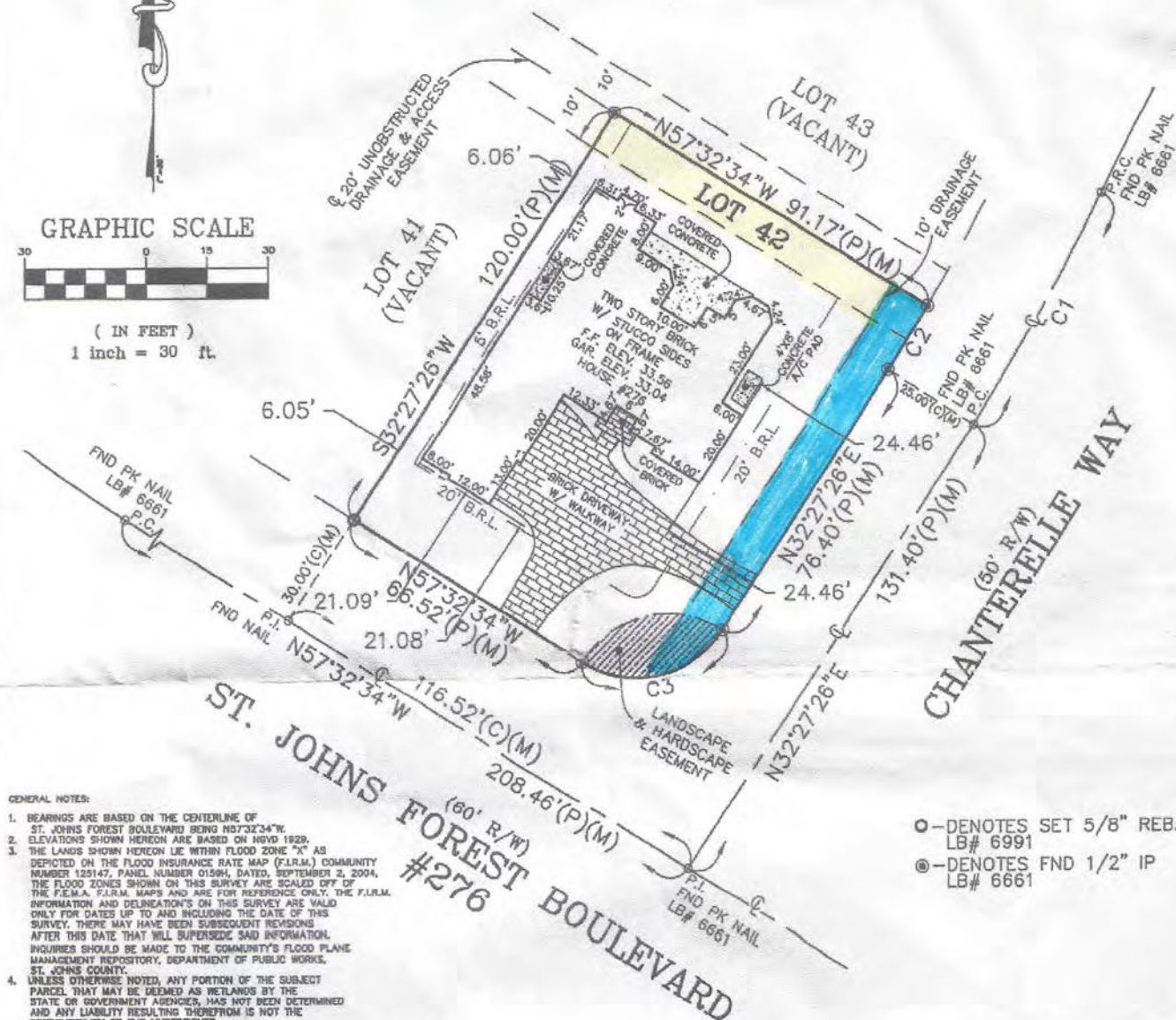


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

(*) = EXISTING DRAINAGE EASEMENT (TO BE VACATED)
 = EXISTING DRAINAGE EASEMENT (TO REMAIN)



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF
ST. JOHN'S FOREST BOULEVARD BEING N0732°34'W.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NOV82 1929.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS
DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY
NUMBER 155147, DATED JULY 28, 1989, AND SEPTEMBER 2, 2004.
THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SEALED OFF OF
THE F.I.R.M. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M.
INFORMATION AND DELINEATIONS OF THIS SURVEY ARE VALID
ONLY UP TO DATES UP TO AND INCLUDING THE DATE OF THIS
SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS
AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION.
INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE
MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS,
ST. JOHNS COUNTY.
4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT
PARCEL THAT MAY BE DEEMED AS WETLANDS BY THE
STATE OR GOVERNMENT OR AGENCIES, HAS NOT BEEN DETERMINED
AND ANY LIABILITY RESULTING THEREFROM IS NOT THE
RESPONSIBILITY OF THE UNDERSIGNED.
5. THERE MAY BE RESTRICTIONS OF EASEMENTS OF RECORD
EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN
SHOWN HEREON.
6. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS,
OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF
THIS SURVEY.
7. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
8. ADDITIONS OR DELETIONS TO THIS MAP AND/OR REPORT OTHER THAN
THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN
CONSENT OF THE SIGNING PARTY.
9. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING STRUCTURE
LIMITS MUST BE DISCOVERED & NOT DISREGARD.
10. THIS BOUNDARY SURVEY DOES NOT INCLUDE ANY FINISH IMPROVEMENTS.

○ - DENOTES SET 5/8" REBAR
LB# 6991

● - DENOTES FND 1/2" IP
LB# 6661

REVISION B: ADDED FINAL SITE IMPROVEMENTS (6/8/07) (DBG/DBG)
REVISION A: ADDED FOUNDATION LOCATION SURVEY (12/1/06) (ALJ/WEB)

PREPARED FOR: TOLL BROTHERS, INC.

CERTIFIED TO: MICHAEL & JENNIFER LINDBLOM
TBI MORTGAGE
WESTMINSTER TITLE AGENCY
CHICAGO TITLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
(P)HWC1	65.51	525.00	65.47	N28°32'50"E	7°00'57"
(P)HWC2	18.60	500.00	18.60	N31°23'29"E	2°07'34"
(P)HWC3	39.27	25.00	35.36	N77°27'26"E	90°00'00"

BARTRAM TRAIL SURVEYING, INC.

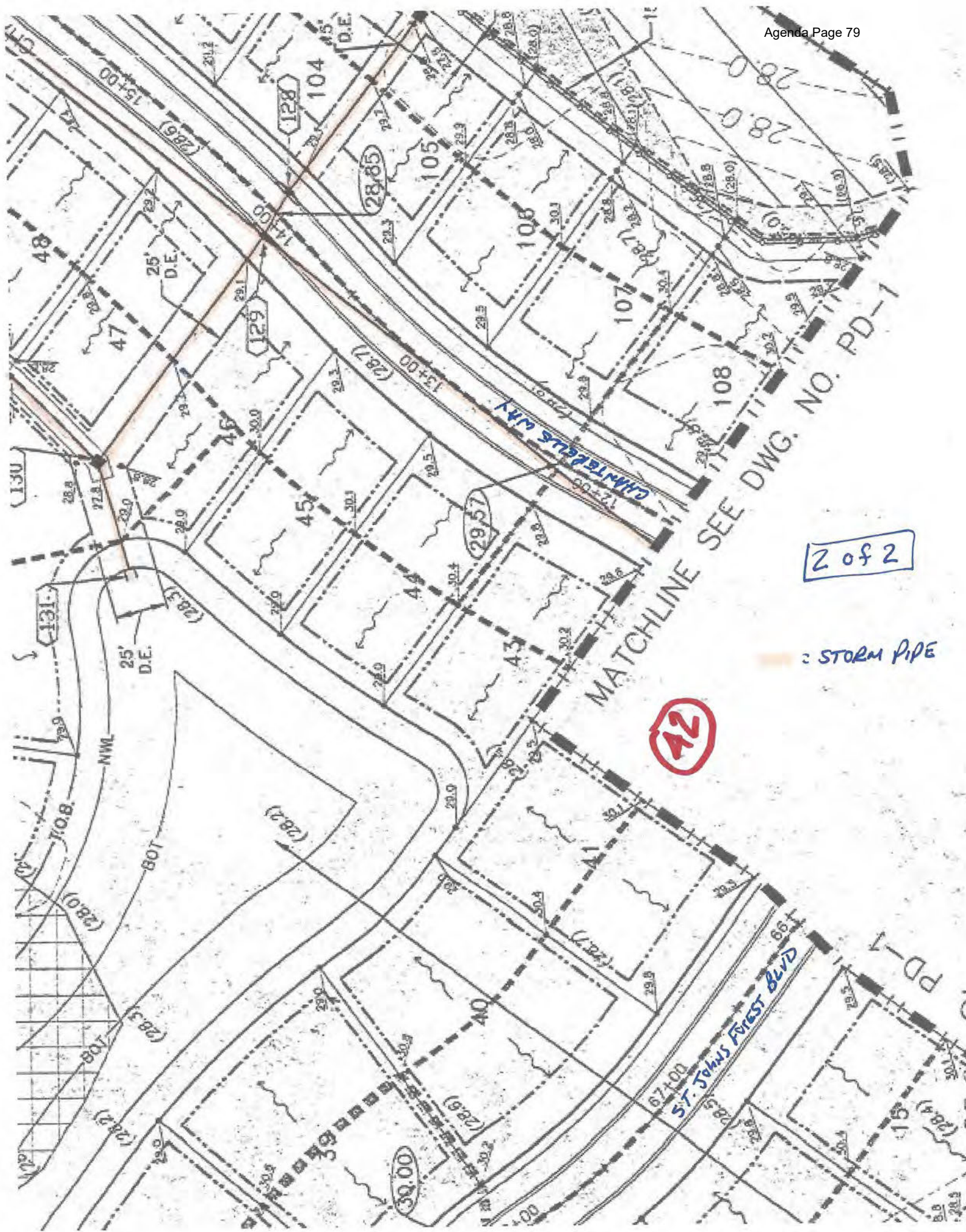
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
13 #0991



1 of 2

= STORMPIPE





2 of 2

STORM PIPE

42

ST. JOHN'S FOREST BLVD

MATCHLINE SEE DWG. NO. PD-1

Ninth Order of Business

MEMORANDUM

TO: Board of Supervisors, St Johns Forest CDD

FROM: Fernand Thomas, Accountant II

CC: Janice Eggleton Davis, District Manager, Alan Baldwin, Accounting Manager

DATE: July 16, 2020

SUBJECT: June Financial Report

Attached, please find the June 2020 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 Funds:

- Total revenues through the current month are 100% of the annual adopted budget. Annual Assessments via Tax Collector are approximately 99% collected.
- Total expenditures through the current month are 97% of the year-to-date budget and 66% of the annual adopted budget.

Debt Service Funds:

- Annual Assessments via Tax Collector are approximately 99% collected. Bi-annual interest and principal are made in November and May, paid in full.

ST. JOHNS FOREST
Community Development District

Financial Report

June 30, 2020

Prepared by:



ST. JOHNS FOREST
Community Development District

Financial Statements

(Unaudited)

June 30, 2020

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<u>FINANCIAL STATEMENTS</u>	Page
Balance Sheet - All Funds	1
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<u>SUPPORTING SCHEDULES</u>	
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Balance Sheet
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 70,840	\$ -	\$ 70,840
Due From Other Funds	-	1,210	1,210
Investments:			
Money Market Account	355,511	-	355,511
Prepayment Account	-	95	95
Reserve Fund	-	135,795	135,795
Revenue Fund	-	64,277	64,277
TOTAL ASSETS	\$ 426,351	\$ 201,377	\$ 627,728
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,358	\$ -	\$ 3,358
Accrued Expenses	2,143	-	2,143
Due To Other Funds	1,210	-	1,210
TOTAL LIABILITIES	6,711	-	6,711
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	201,377	201,377
Assigned to:			
Operating Reserves	55,945	-	55,945
Reserves-Entr. Signs/Columns	100,434	-	100,434
Reserves - Entry Fountain	21,814	-	21,814
Reserves-Stormwater&Roads	59,028	-	59,028
Reserves - Streetlights	12,196	-	12,196
Unassigned:	170,223	-	170,223
TOTAL FUND BALANCES	\$ 419,640	\$ 201,377	\$ 621,017
TOTAL LIABILITIES & FUND BALANCES	\$ 426,351	\$ 201,377	\$ 627,728

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,500	\$ 1,875	\$ 3,406	\$ 1,531
Interest - Tax Collector	-	-	708	708
Special Assmnts- Tax Collector	213,523	213,523	211,966	(1,557)
Special Assmnts- Discounts	(8,541)	(8,541)	(8,182)	359
Settlements	-	-	600	600
TOTAL REVENUES	207,482	206,857	208,498	1,641

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	4,000	2,800	1,200
FICA Taxes	459	306	214	92
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	4,000	2,999	2,521	478
ProfServ-Legal Services	15,000	11,250	11,693	(443)
ProfServ-Mgmt Consulting Serv	51,300	38,475	38,475	-
ProfServ-Special Assessment	5,350	5,350	5,350	-
ProfServ-Trustee Fees	4,400	4,400	3,771	629
Auditing Services	4,000	4,000	3,800	200
Postage and Freight	500	375	336	39
Insurance - General Liability	7,825	7,825	7,165	660
Printing and Binding	1,400	1,050	558	492
Legal Advertising	750	563	884	(321)
Miscellaneous Services	5,000	3,750	2,016	1,734
Misc-Assessmnt Collection Cost	4,270	4,270	1,486	2,784
Misc-Web Hosting	1,000	750	167	583
Annual District Filing Fee	175	175	175	-
Total Administration	113,029	91,138	82,011	9,127

Field

ProfServ-Field Management	7,000	5,250	5,250	-
Contracts-Lake and Wetland	13,000	9,750	9,000	750
Contracts-Landscape	55,000	41,250	32,594	8,656

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - General	8,000	6,000	4,595	1,405
R&M-General	6,500	4,875	5,697	(822)
R&M-Fountain	6,000	4,500	2,989	1,511
R&M-Other Landscape	9,000	6,750	7,862	(1,112)
R&M-Irrigation	-	-	14,201	(14,201)
R&M-Streetlights	4,000	3,000	1,185	1,815
Capital Outlay	2,250	1,688	-	1,688
Total Field	110,750	83,063	83,373	(310)
Reserves				
Reserve -Entrance Signs/Columns	12,987	-	-	-
Reserve - Entry Fountain	2,821	-	-	-
Reserves-Stormwater&Roads	10,714	-	3,114	(3,114)
Reserve - Streetlights	3,478	-	-	-
Total Reserves	30,000	-	3,114	(3,114)
TOTAL EXPENDITURES & RESERVES	253,779	174,201	168,498	5,703
Excess (deficiency) of revenues				
Over (under) expenditures	(46,297)	32,656	40,000	7,344
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(46,297)	-	-	-
TOTAL FINANCING SOURCES (USES)	(46,297)	-	-	-
Net change in fund balance	\$ (46,297)	\$ 32,656	\$ 40,000	\$ 7,344
FUND BALANCE, BEGINNING (OCT 1, 2019)	379,640	379,640	379,640	
FUND BALANCE, ENDING	\$ 333,343	\$ 412,296	\$ 419,640	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 200	\$ 150	\$ 1,150	\$ 1,000
Special Assmnts- Tax Collector	290,260	290,260	288,144	(2,116)
Special Assmnts- Discounts	(11,610)	(11,610)	(11,123)	487
TOTAL REVENUES	278,850	278,800	278,171	(629)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	5,805	5,805	8,122	(2,317)
Total Administration	5,805	5,805	8,122	(2,317)
Debt Service				
Principal Debt Retirement	170,000	170,000	170,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	99,005	99,005	98,910	95
Total Debt Service	269,005	269,005	273,910	(4,905)
TOTAL EXPENDITURES	274,810	274,810	282,032	(7,222)
Excess (deficiency) of revenues Over (under) expenditures	4,040	3,990	(3,861)	(7,851)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	4,040	-	-	-
TOTAL FINANCING SOURCES (USES)	4,040	-	-	-
Net change in fund balance	\$ 4,040	\$ 3,990	\$ (3,861)	\$ (7,851)
FUND BALANCE, BEGINNING (OCT 1, 2019)	205,238	205,238	205,238	
FUND BALANCE, ENDING	\$ 209,278	\$ 209,228	\$ 201,377	

ST. JOHNS FOREST
Community Development District

Supporting Schedules

June 30, 2020

Non-Ad Valorem Special Assessments - St Johns County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2020

						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 2020				\$ 503,783	\$ 213,523	\$ 290,260	
Allocation %				100%	42%	58%	
11/20/19	\$ 14,648	\$ 623	\$ 299	\$ 15,569	\$ 6,599	\$ 8,970	
11/26/19	\$ 362	\$ 15	\$ 7	\$ 385	\$ 163	\$ 222	
11/26/19	\$ 2,315	\$ 130	\$ 47	\$ 2,493	\$ 1,057	\$ 1,436	
11/26/19	\$ 23,662	\$ 1,006	\$ 483	\$ 25,151	\$ 10,660	\$ 14,491	
12/05/19	\$ 23,706	\$ 1,008	\$ 484	\$ 25,198	\$ 10,680	\$ 14,518	
12/20/19	\$ 33,966	\$ 1,436	\$ 685	\$ 36,087	\$ 15,295	\$ 20,792	
01/16/20	\$ 241,148	\$ 10,253	\$ 4,921	\$ 256,322	\$ 108,639	\$ 147,683	
01/29/20	\$ 113,582	\$ 4,730	\$ 2,318	\$ 120,631	\$ 51,128	\$ 69,503	
03/31/20	\$ 5,184	\$ 137	\$ 106	\$ 5,427	\$ 2,300	\$ 3,127	
05/07/20	\$ 10,522	\$ 30	\$ 215	\$ 10,767	\$ 4,563	\$ 6,203	
06/10/20	\$ 2,101	\$ (62)	\$ 43	\$ 2,081	\$ 882	\$ 1,199	
TOTAL	\$ 471,197	\$ 19,305	\$ 9,608	\$ 500,111	\$ 211,966	\$ 288,144	
% Collected				99%	99%	99%	
TOTAL OUTSTANDING				\$ 3,672	\$ 1,557	\$ 2,115	

Cash and Investment Report

June 30, 2020

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	SunTrust	MuniNow	n/a	0.04%	\$70,840
Money Market Account	BankUnited	Money Market Account	n/a	0.25%	\$355,511
				Subtotal	\$426,351

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve Fund	US Bank	Open-Ended Commercial Paper	n/a	0.02%	\$135,795
Series 2016 Prepayment	US Bank	Open-Ended Commercial Paper	n/a	0.02%	\$95
Series 2016 Revenue Fund	US Bank	Open-Ended Commercial Paper	n/a	0.02%	\$64,277
				Subtotal	\$200,167
				Total	\$626,518

St. Johns Forest CDD

Bank Reconciliation

Bank Account No. 9197 SunTrust Bank N.A. GF
Statement No. 06-2020
Statement Date 6/30/2020

G/L Balance (LCY)	70,840.30	Statement Balance	81,357.98
G/L Balance	70,840.30	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	81,357.98
Subtotal	70,840.30	Outstanding Checks	10,517.68
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	70,840.30	Ending Balance	70,840.30
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/24/2020	Payment	002049	HOPPING GREEN & SAMS	1,174.50	0.00	1,174.50
6/24/2020	Payment	002050	INFRAMARK, LLC	4,870.93	0.00	4,870.93
6/24/2020	Payment	002051	MARTEX SERVICES, INC.	3,659.75	0.00	3,659.75
6/24/2020	Payment	002053	YURO & ASSOCIATES LLC	812.50	0.00	812.50
Total Outstanding Checks.....				10,517.68		10,517.68

ST. JOHNS FOREST
Community Development District

Check Register
5/01/2020 - 6/30/2020

ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 6/30/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / Gl. Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	002026	05/14/20	RICK ARSENAULT CERTIFIED	SJFDD0420	MAY 2020 FOUNTAIN MAINT	APRIL SERVICE SUPPLIES	546032-53901	\$28.08
001	002026	05/14/20	RICK ARSENAULT CERTIFIED	SJFDD0420	MAY 2020 FOUNTAIN MAINT	MAY MAINTENANCE	546032-53901	\$145.00
001	002027	05/20/20	RICK ARSENAULT CERTIFIED	SJFDDFTNMT	REPLACE FOUNTAIN RECIRCULATION PUMP	.75HP Motor 1 Year Warranty	546032-53901	\$461.00
001	002033	05/28/20	AQUAGENIX	4080095	AQUATIC MAINTENANCE MAY 2020	Contracts-Lake and Wetland	531023-51401	\$1,014.65
001	002034	05/28/20	HOPPING GREEN & SAMS	114597	GENERAL COUNSEL APRIL 2020	ProfServ-Legal Services	531023-51401	\$655.00
001	002035	05/28/20	INFRAMARK, LLC	51511	MANAGEMENT FEES MAY 2020	Reimb. Expense Apr 2020	541006-51301	\$4.00
001	002035	05/28/20	INFRAMARK, LLC	51511	MANAGEMENT FEES MAY 2020	Base Management Fee May 2020	531027-51201	\$4,275.00
001	002035	05/28/20	INFRAMARK, LLC	51511	MANAGEMENT FEES MAY 2020	Field Services Mgt May 2020	531016-53901	\$563.33
001	002036	05/28/20	MARTEX SERVICES, INC.	9403	10/2019 LABOR IN IRR REPAIR OF MAINLINE UNDER ENTR	Board approved at 05-21-2020 Meeting	546041-53901	\$1,393.75
001	002036	05/28/20	MARTEX SERVICES, INC.	10676	LANDSCAPE MAINTENANCE MAY 2020	Contracts-Landscape	534050-53901	\$3,614.00
001	002037	05/28/20	THE ST. AUGUSTINE RECORD DEPT 1261	0003280051-01	NOTICE OF REGULAR MEETING OF THE BOARD	Legal Advertising	548002-51301	\$161.55
001	002043	06/11/20	FEDEX	7-027-03644	ST. JOHNS FOREST FY21 APP	Postage and Freight	541006-51301	\$14.09
001	002044	06/11/20	RICK ARSENAULT CERTIFIED	SJFDD0520	FOUNTAIN MAINTENANCE JUNE 2020	Jun Maint & May Supplies	546032-53901	\$198.08
001	002045	06/11/20	THE ST. AUGUSTINE RECORD DEPT 1261	0003280951-01	05/21/20 MTG NOTICE	Legal Advertising	548002-51301	\$76.29
001	002046	06/18/20	AMERICAN ELECTRICAL CONTRACTING INC.	W33390	SETTLEMENT-REPAIR DAMAGE TO POA LANDSCAPE LIGHTING	ETTLEMENT-REPAIR DAMAGE TO POA LANDSCAPE LIGHTING	546041-53901	\$736.00
001	002047	06/18/20	AQUAGENIX	4082529	AQUATIC MAINTENANCE JUNE 2020	Serviced 6/1 & 6/15	534021-53901	\$1,014.65
001	002048	06/18/20	US BANK	5720830	GENERAL COUNSEL MAY 2020	ST JOHNS FOREST CDD SERIES 2016	531045-51301	\$3,771.25
001	002049	06/24/20	HOPPING GREEN & SAMS	115260	MANAGEMENT FEES JUNE 2020	ProfServ-Legal Services	531023-51401	\$1,174.50
001	002050	06/24/20	INFRAMARK, LLC	52328	MANAGEMENT FEES JUNE 2020	ReimbExp-Postage May 2020	541006-51301	\$6.00
001	002050	06/24/20	INFRAMARK, LLC	52328	MANAGEMENT FEES JUNE 2020	Base Management Fee June 2020	531027-51201	\$4,275.00
001	002050	06/24/20	INFRAMARK, LLC	52328	MANAGEMENT FEES JUNE 2020	Field Services Mgt June 2020	531016-53901	\$563.33
001	002050	06/24/20	INFRAMARK, LLC	52328	MANAGEMENT FEES JUNE 2020	ReimbExp-Copies May 2020	547001-51301	\$6.60
001	002051	06/24/20	MARTEX SERVICES, INC.	10994	LANDSCAPE MAINTENANCE JUNE 2020	Contracts-Landscape	534050-53901	\$3,614.00
001	002051	06/24/20	MARTEX SERVICES, INC.	11118	Irrigation Repairs June 2020	R&M-Irrigation	546041-53901	\$46.75
001	002053	06/24/20	YURO & ASSOCIATES LLC	2682	ENGINEERING SVCS MAY 2020 - Meeting & Pond #9 Issu	5/21 BOS Mtg; Pond 9 Inspection & Ltr	531013-51501	\$812.50
001	DD143	05/04/20	JEA-ACH	041020-7564 ACH	03/12-4/10/20 ELEC ACH	Electricity - General	543006-53901	\$475.83
001	DD145	06/04/20	JEA-ACH	051320-7564 ACH	04/10-5/13/20 ELEC ACH	Electricity - General	543006-53901	\$374.57
001	002038	05/28/20	PHILIP D. MESSANA	PAYROLL	May 28, 2020 Payroll Posting			\$184.70
001	002039	05/28/20	NANCY C. WEDDLE	PAYROLL	May 28, 2020 Payroll Posting			\$184.70
001	002040	05/28/20	MICHAEL A. MORGENSEN	PAYROLL	May 28, 2020 Payroll Posting			\$184.70
001	002041	05/28/20	ELAINE F. JOHNSON	PAYROLL	May 28, 2020 Payroll Posting			\$184.70
001	002042	05/28/20	CHARLES KUEHNE	PAYROLL	May 28, 2020 Payroll Posting			\$184.70
Fund Total								\$30,437.30

SERIES 2016 DEBT SERVICE FUND - 202

202	002052	06/24/20	ST. JOHNS FOREST CDD	06092020	TRANSFER ASSESSMENT FY20 TO DEBT SERVICES	Due From Other Funds	131000	\$9,049.49
Fund Total								\$9,049.49
Total Checks Paid								\$39,486.79