

**ST. JOHNS FOREST**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2016**

Version 1 - Approved Tentative Budget:  
(Approved on 5/21/15)

Prepared by:



# ST. JOHNS FOREST

Community Development District

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**St. Johns Forest**  
Community Development District

**Operating Budget**  
Fiscal Year 2016

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<b>REVENUES</b>								
Interest - Investments	\$ 872	\$ 837	\$ 1,055	\$ 480	\$ 474	\$ 326	\$ 800	\$ 500
Interest - Tax Collector	40	21	9	-	29	-	29	-
Special Assmnts- Tax Collector	213,523	213,523	213,523	213,523	209,546	3,977	213,523	213,523
Special Assmnts- Discounts	(6,660)	(6,766)	(7,646)	(8,541)	(7,938)	-	(7,938)	(8,541)
Settlements	-	-	-	-	1,118	656	1,774	-
Other Miscellaneous Revenues	30,514	550	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>238,289</b>	<b>208,165</b>	<b>206,941</b>	<b>205,462</b>	<b>203,229</b>	<b>4,959</b>	<b>208,188</b>	<b>205,482</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
P/R-Board of Supervisors	1,200	4,000	3,800	6,000	3,800	3,000	6,800	6,000
FICA Taxes	92	306	291	459	291	230	521	459
ProfServ-Engineering	3,420	2,650	3,113	4,000	3,386	2,614	6,000	4,000
ProfServ-Legal Services	20,988	23,188	23,086	20,000	10,963	9,037	20,000	20,000
ProfServ-Mgmt Consulting Serv	43,000	44,500	44,500	45,400	26,483	18,917	45,400	46,500
Auditing Services	4,900	3,625	3,625	3,625	3,800	-	3,800	3,800
Communication - Telephone	84	34	2	-	-	-	-	-
Postage and Freight	279	382	495	400	248	152	400	400
Insurance - General Liability	5,545	6,658	6,974	7,657	7,176	-	7,176	7,894
Printing and Binding	841	1,647	1,733	900	811	889	1,700	1,800
Legal Advertising	861	1,104	1,070	1,000	171	829	1,000	1,000
Miscellaneous Services	551	512	534	600	268	332	600	600
Misc-Assessmnt Collection Cost	2,206	2,289	2,438	4,270	3,997	80	4,077	4,270
Misc-Web Hosting	-	-	-	-	-	1,750	1,750	1,000
Office Supplies	7	44	-	-	-	-	-	-
Annual District Filing Fee	175	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>84,149</b>	<b>91,114</b>	<b>91,836</b>	<b>94,486</b>	<b>61,569</b>	<b>37,829</b>	<b>99,398</b>	<b>97,898</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2016 Approved Tentative Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ACTUAL FY 2012</b>	<b>ACTUAL FY 2013</b>	<b>ACTUAL FY 2014</b>	<b>ADOPTED BUDGET FY 2015</b>	<b>ACTUAL THRU APR-2015</b>	<b>PROJECTED MAY- SEP-2015</b>	<b>TOTAL PROJECTED FY 2015</b>	<b>ANNUAL BUDGET FY 2016</b>
<i>Field</i>								
Contracts-Lake and Wetland	10,380	10,380	10,380	13,000	6,055	4,325	10,380	13,000
Contracts-Landscape	49,641	53,867	49,431	65,000	23,909	41,091	65,000	55,000
Electricity - General	-	635	9,394	11,000	5,162	4,338	9,500	11,000
R&M-General	1,195	2,220	2,022	4,000	2,090	1,910	4,000	4,000
R&M-Fountain	5,337	2,414	2,897	6,000	1,577	4,423	6,000	6,000
R&M-Other Landscape	-	-	4,953	10,000	1,966	8,034	10,000	10,000
R&M-Streetlights	8,213	1,381	4,108	7,501	1,727	5,774	7,501	7,500
Capital Outlay	-	-	2,400	3,000	-	3,000	3,000	2,250
<b>Total Field</b>	<b>74,766</b>	<b>70,897</b>	<b>85,585</b>	<b>119,501</b>	<b>42,486</b>	<b>72,895</b>	<b>115,381</b>	<b>108,750</b>
<i>Reserves</i>								
Reserve -Entrance Signs/Columns	-	-	-	8,081	-	-	-	12,987
Reserve - Entry Fountain	-	-	-	1,755	-	-	-	2,821
Reserve - Streetlights	-	-	-	2,164	-	-	-	3,478
Reserve - Stormwater	-	-	-	-	-	-	-	10,714
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>158,915</b>	<b>162,011</b>	<b>177,421</b>	<b>225,987</b>	<b>104,055</b>	<b>110,724</b>	<b>214,779</b>	<b>236,648</b>
Excess (deficiency) of revenues Over (under) expenditures	79,374	46,154	29,520	(20,525)	99,174	(105,765)	(6,591)	(31,166)

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<b>OTHER FINANCING SOURCES (USES)</b>								
Sale of General Capital Assets	36,450	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	(20,525)	-	-	-	(31,166)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>36,450</b>	<b>-</b>	<b>-</b>	<b>(20,525)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(31,166)</b>
Net change in fund balance	115,824	46,154	29,520	(20,525)	99,174	(105,765)	(6,591)	(31,166)
<b>FUND BALANCE, BEGINNING</b>	<b>108,939</b>	<b>224,763</b>	<b>270,917</b>	<b>300,437</b>	<b>300,437</b>	<b>-</b>	<b>300,437</b>	<b>293,846</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 224,763</b>	<b>\$ 270,917</b>	<b>\$ 300,437</b>	<b>\$ 279,912</b>	<b>\$ 399,611</b>	<b>\$ (105,765)</b>	<b>\$ 293,846</b>	<b>\$ 262,680</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 293,846
Net Change in Fund Balance - Fiscal Year 2016	(31,166)
Reserves - Fiscal Year 2016 Additions	30,000
<b>Total Funds Available (Estimated) - 9/30/2016</b>	<b>292,680</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		59,162 <sup>(1)</sup>
Reserves - Entrance Signs & Columns (Prior Years)	48,486	
Reserves - Entrance Signs & Columns (Fiscal Year 2016)	<u>12,987</u>	61,473
Reserves - Entry Fountain (Prior Years)	10,530	
Reserves - Entry Fountain (Fiscal Year 2016)	<u>2,821</u>	13,351
Reserves - Streetlights (Prior Years)	12,984	
Reserves - Streetlights (Fiscal Year 2016)	<u>3,478</u>	16,462
Reserves - Stormwater & Roads (Prior Year)	40,000	
Reserves - Stormwater & Roads (Fiscal Year 2016)	<u>10,714</u>	50,714
	Subtotal	<u>201,162</u>

<b>Total Allocation of Available Funds</b>	<b>201,162</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 91,518</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2016

**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.

**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 of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.



**Budget Narrative**  
Fiscal Year 2016**Expenditures - Administrative (continued)****Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for 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 Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services - Trustee**

The District issued this Series of 2003 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 budgeted amount for the fiscal year is based on contracted fees of the selected audit firm.

**Postage and Freight**

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

**Insurance-General Liability**

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

**Printing and Binding**

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

**Legal Advertising**

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

**Miscellaneous Services**

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

**Budget Narrative**  
Fiscal Year 2016**Expenditures - Administrative (continued)****Miscellaneous-Assessment Collection Costs**

The District reimburses the St. Johns County Tax Collector 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.

**Annual District Filing Fee**

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

**Expenditures - Field****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 – Ponds maintenance monthly fee \$865 for 11 ponds.

**Contracts-Landscape**

The District currently has an RFP for landscape services to maintain the landscaping and irrigation system of the common areas within the District. The contract includes landscape maintenance, irrigation system inspection, pest control and fertilization services, seasonal color program and mulching program.

**Electricity – General**

The District may incur electrical usage of streetlights and entry fountain.

**R&M-General**

The District will incur repair and maintenance costs of the District's property. (Pressure wash monument signs, etc.)

**Budget Narrative**  
Fiscal Year 2016**Expenditures – Field (continued)****R&M-Fountain**

The District currently has a contract with Rick Arsenault to maintain the fountains at the entrance. Their monthly fee is approximately \$160 for fountain maintenance. There are additional charges for supplies such as shock, foam fighter, chlorine and acid and additional repairs to the equipment.

**R&M-Streetlights**

The District will incur repair, maintenance and new rewire of the District's street lights and landscape lights.

**R&M-Other Landscape**

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

**Capital Outlay**

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

**Expenditures – Reserves****Reserves - Streetlights**

This contributes to the reserve for replacement of the District's street lights and landscape lights based on a Reserve Study.

**Reserves – Entry Fountain**

This contributes to the reserve for replacement of the District's entry fountain based on a Reserve Study.

**Reserves – Entrance Signs & Columns**

This contributes to the reserve for replacement of the District's entrance signs and columns based on a Reserve Study.

**St. Johns Forest**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2016

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<b>REVENUES</b>								
Interest - Investments	\$ 443	\$ 492	\$ 434	\$ 300	\$ 239	\$ 130	\$ 369	\$ 200
Special Assmnts- Tax Collector	544,038	508,171	438,474	405,177	379,101	7,194	386,295	373,280
Special Assmnts- Prepayment	466,015	695,361	558,720	-	204,563	-	204,563	-
Special Assmnts- Discounts	(16,969)	(16,103)	(15,701)	(16,207)	(14,360)	-	(14,360)	(14,931)
<b>TOTAL REVENUES</b>	<b>993,527</b>	<b>1,187,921</b>	<b>981,927</b>	<b>389,270</b>	<b>569,543</b>	<b>7,324</b>	<b>576,867</b>	<b>358,549</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
ProfServ-Arbitrage Rebate	600	600	600	600	-	600	600	600
ProfServ-Dissemination Agent	5,000	5,000	5,000	5,000	1,000	4,000	5,000	5,000
ProfServ-Trustee Fees	3,771	3,771	3,771	4,370	-	4,370	4,370	4,370
Misc-Assessmnt Collection Cost	5,622	5,448	5,007	8,104	7,232	144	7,376	7,466
<b>Total Administrative</b>	<b>14,993</b>	<b>14,819</b>	<b>14,378</b>	<b>18,074</b>	<b>8,232</b>	<b>9,114</b>	<b>17,346</b>	<b>17,436</b>
<i>Debt Service</i>								
Debt Retirement Series A	125,000	125,000	115,000	135,000	-	135,000	135,000	115,000
Prepayments Series A	420,000	560,000	735,000	-	250,000	195,000	445,000	-
Interest Expense Series A	384,497	353,872	305,025	265,518	132,759	125,103	257,862	229,994
<b>Total Debt Service</b>	<b>929,497</b>	<b>1,038,872</b>	<b>1,155,025</b>	<b>400,518</b>	<b>382,759</b>	<b>455,103</b>	<b>837,862</b>	<b>344,994</b>
<b>TOTAL EXPENDITURES</b>	<b>944,490</b>	<b>1,053,691</b>	<b>1,169,403</b>	<b>418,592</b>	<b>390,991</b>	<b>464,217</b>	<b>855,208</b>	<b>362,430</b>
Excess (deficiency) of revenues								
Over (under) expenditures	49,037	134,230	(187,476)	(29,322)	178,552	(456,893)	(278,341)	(3,881)

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2016 Approved Tentative Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ACTUAL FY 2012</b>	<b>ACTUAL FY 2013</b>	<b>ACTUAL FY 2014</b>	<b>ADOPTED BUDGET FY 2015</b>	<b>ACTUAL THRU APR-2015</b>	<b>PROJECTED MAY- SEP-2015</b>	<b>TOTAL PROJECTED FY 2015</b>	<b>ANNUAL BUDGET FY 2016</b>
<b>OTHER FINANCING SOURCES (USES)</b>								
Operating Transfers-Out	(31,660)	(33,870)	(93,300)	-	(6,813)	-	(6,813)	-
Contribution to (Use of) Fund Balance	-	-	-	(29,322)	-	-	-	(3,881)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(31,660)</b>	<b>(33,870)</b>	<b>(93,300)</b>	<b>(29,322)</b>	<b>(6,813)</b>	<b>-</b>	<b>(6,813)</b>	<b>(3,881)</b>
Net change in fund balance	17,377	100,360	(280,776)	(29,322)	171,739	(456,893)	(285,154)	(3,881)
<b>FUND BALANCE, BEGINNING</b>	963,644	981,021	1,081,381	800,605	800,605	-	800,605	515,451
<b>FUND BALANCE, ENDING</b>	<b>\$ 981,021</b>	<b>\$ 1,081,381</b>	<b>\$ 800,605</b>	<b>\$ 771,283</b>	<b>\$ 972,344</b>	<b>\$ (456,893)</b>	<b>\$ 515,451</b>	<b>\$ 511,570</b>

AMORTIZATION SCHEDULE  
Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	special call	Coupon Rate	Interest	Debt Service
11/1/2015	\$3,755,000			6.125%	\$114,997	\$375,100
5/1/2016	\$3,755,000	\$115,000		6.125%	\$114,997	
11/1/2016	\$3,640,000			6.125%	\$111,475	\$341,472
5/1/2017	\$3,640,000	\$120,000		6.125%	\$111,475	
11/1/2017	\$3,520,000			6.125%	\$107,800	\$339,275
5/1/2018	\$3,520,000	\$120,000		6.125%	\$107,800	
11/1/2018	\$3,400,000			6.125%	\$104,125	\$331,925
5/1/2019	\$3,400,000	\$125,000		6.125%	\$104,125	
11/1/2019	\$3,275,000			6.125%	\$100,297	\$329,422
5/1/2020	\$3,275,000	\$135,000		6.125%	\$100,297	
11/1/2020	\$3,140,000			6.125%	\$96,163	\$331,459
5/1/2021	\$3,140,000	\$145,000		6.125%	\$96,163	
11/1/2021	\$2,995,000			6.125%	\$91,722	\$332,884
5/1/2022	\$2,995,000	\$155,000		6.125%	\$91,722	
11/1/2022	\$2,840,000			6.125%	\$86,975	\$333,697
5/1/2023	\$2,840,000	\$165,000		6.125%	\$86,975	
11/1/2023	\$2,675,000			6.125%	\$81,922	\$333,897
5/1/2024	\$2,675,000	\$175,000		6.125%	\$81,922	
11/1/2024	\$2,500,000			6.125%	\$76,563	\$333,484
5/1/2025	\$2,500,000	\$190,000		6.125%	\$76,563	
11/1/2025	\$2,310,000			6.125%	\$70,744	\$337,306
5/1/2026	\$2,310,000	\$200,000		6.125%	\$70,744	

AMORTIZATION SCHEDULE  
Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	special call	Coupon Rate	Interest	Debt Service
continued						
11/1/2026	\$2,110,000			6.125%	\$64,619	\$335,363
5/1/2027	\$2,110,000	\$210,000		6.125%	\$64,619	
11/1/2027	\$1,900,000			6.125%	\$58,188	\$332,806
5/1/2028	\$1,900,000	\$225,000		6.125%	\$58,188	
11/1/2028	\$1,675,000			6.125%	\$51,297	\$334,484
5/1/2029	\$1,675,000	\$240,000		6.125%	\$51,297	
11/1/2029	\$1,435,000			6.125%	\$43,947	\$335,244
5/1/2030	\$1,435,000	\$255,000		6.125%	\$43,947	
11/1/2030	\$1,180,000			6.125%	\$36,138	\$335,084
5/1/2031	\$1,180,000	\$270,000		6.125%	\$36,138	
11/1/2031	\$910,000			6.125%	\$27,869	\$334,006
5/1/2032	\$910,000	\$285,000		6.125%	\$27,869	
11/1/2032	\$625,000			6.125%	\$19,141	\$332,009
5/1/2033	\$625,000	\$305,000		6.125%	\$19,141	
11/1/2033	\$320,000			6.125%	\$9,800	\$333,941
5/1/2034	\$320,000	\$320,000		6.125%	\$9,800	
5/2/2034	\$0					\$329,800
<b>Total</b>		<b>\$3,755,000</b>			<b>\$2,707,556</b>	<b>\$6,392,859</b>



**Budget Narrative**  
Fiscal Year 2016**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****Professional Services - Arbitrage Rebate Calculation**

The District has a proposal with a company who specializes in municipal and district arbitrage calculation to calculate the District's Arbitrage Rebate Liability on the Series 2003 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. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Miscellaneous-Assessment Collection Cost**

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

**Budget Narrative**

Fiscal Year 2016

Expenditures – Debt Service

**Principal Debt Retirement Series A**

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

**Interest Expense Series A**

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

**St. Johns Forest**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2016

**Comparison of Non-Ad Valorem Assessment Rates**  
Fiscal Year 2016 vs. Fiscal Year 2015

Platted	General Fund *			Debt Service			Total Assessments per Unit			Units
	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	
<i>Phase I</i>										
SF 60'	\$384.77	\$384.77	0.0%	\$873.00	\$873.00	0.0%	\$1,257.77	\$1,257.77	0.0%	34
SF 70'	\$384.77	\$384.77	0.0%	\$956.00	\$956.00	0.0%	\$1,340.77	\$1,340.77	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$1,215.00	\$1,215.00	0.0%	\$1,599.77	\$1,599.77	0.0%	62
Commercial	\$8,825.46	\$8,825.46	0.0%	\$0.00	\$0.00	n/a	\$8,825.46	\$8,825.46	0.0%	22.937
<i>Phase II</i>										
SF 60'	\$384.77	\$384.77	0.0%	\$978.00	\$978.00	0.0%	\$1,362.77	\$1,362.77	0.0%	65
SF 70'	\$384.77	\$384.77	0.0%	\$1,147.00	\$1,147.00	0.0%	\$1,531.77	\$1,531.77	0.0%	15
SF 80'	\$384.77	\$384.77	0.0%	\$1,397.00	\$1,397.00	0.0%	\$1,781.77	\$1,781.77	0.0%	37
<i>Phase III</i>										
SF 70'	\$384.77	\$384.77	0.0%	\$1,147.00	\$1,147.00	0.0%	\$1,531.77	\$1,531.77	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$1,634.00	\$1,634.00	0.0%	\$2,018.77	\$2,018.77	0.0%	56
<i>Phase IV</i>										
SF 60'	\$384.77	\$384.77	0.0%	\$1,173.00	\$1,173.00	0.0%	\$1,557.77	\$1,557.77	0.0%	87
SF 70'	\$384.77	\$384.77	0.0%	\$1,285.00	\$1,285.00	0.0%	\$1,669.77	\$1,669.77	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.