BANNON LAKES Community Development District

November 14, 2022

AGENDA

Bannon Lakes

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092 Phone: 904-940-5850 - Fax: 904-940-5899

November 7, 2022

Board of Supervisors Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Board of Supervisors Regular Meeting is scheduled for **Monday**, **November 14, 2022, at 1:00 p.m.** at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092. Following is the advance agenda for this meeting:

- I. Call Order
- II. Public Comments
- III. Oath of Office for Newly Elected Supervisor (Landowners Meeting)
- IV. Consideration of Resolution 2023-01, Ratifying Actions of the Resetting of the Landowners' Meeting Date
- V. Consideration of Resolution 2023-02, Canvassing & Certifying Results of the Landowners' Election
- VI. Approval of Minutes A. August 3, 2022 Meeting
 - B. August 3, 2022 Audit Committee Meeting
- VII. Consideration of Resolution 2023-03, Ratifying Actions of the Resetting of the Public Hearing to Adopt Rules Regarding a Towing Policy to February 1, 2023
- VIII. Consideration of Resolution 2023-04, Amending the Fiscal Year 2022 Budget
 - IX. Consideration of Fifth Amendment to the Pond Maintenance Services Agreement with Lake Doctors, Inc.
 - X. Consideration of Proposals for Security Cameras
 - XI. Consideration of Proposals for Interior Painting

- XII. Ratification of Facility Management, Field Operations Maintenance Agreement with Riverside Management Services, Inc.
- XIII. Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for FY 22 Audit Services
- XIV. Discussion Regarding the CDD's Maintenance of Pond Banks that Adjoin a Resident's Lot
- XV. Reinstallation of FPL Infrastructure
- XVI. Other Business
- XVII. Staff Reports A. Attorney
 - B. Engineer1. Ratification of Series 2021 Requisitions No. 41
 - 2. Presentation of the Annual Engineers' Report
 - C. District Manager
 - D. General Manager Report
- XVIII. Audience Comments
 - XIX. Supervisor's Requests

XX. Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2022

- B. Assessment Receipt Schedules
- C. Approval of Check Register
- XXI. Next Scheduled Meeting February 1, 2023 @ 1:00 p.m. at The World Golf Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092.
- XXII. Adjournment

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE LANDOWNER'S MEETING; AMENDING RESOLUTION 2022-08 TO RESET THE LANDOWNERS' MEETING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on May 4, 2022, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2022-08, setting the landowners' meeting for the election of supervisors to the District Board on November 2, 2022, at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092; and

WHEREAS, due to the lack of available meeting space, the District Manager rescheduled the date of the landowners' meeting to November 9, 2022, at the same time and location as set forth in Resolution 2022-08, and the District Manager has caused the notice of the landowners' meeting with the new date and time to be published consistent with the requirements of Chapter 190, Florida Statutes; and

WHEREAS, the Board desires to ratify the District Manager's action in re-setting the landowners' meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF LANDOWNERS' MEETING DATE RESET. The actions of the District manager in resetting the landowners' meeting and the District Secretary in publishing the notice are hereby ratified. Resolution 2022-08 is hereby amended to reflect that the landowners' meeting as declared in Resolution 2022-08 is re-set to November 9, 2022, at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.

SECTION 2. RESOLUTION 2022-08 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-08 continue in full force and effect. **SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 9th day of November, 2022.

ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chair/Vice Chair, Board of Supervisors

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on November 9, 2022, and at which the below recited person was duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Seat 2 Votes _____

SECTION 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

4 year term

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

PASSED AND ADOPTED this 14th day of November, 2022.

ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIXTH ORDER OF BUSINESS

A.

MINUTES OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Wednesday, **August 3**, **2022** at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Art Lancaster John Dodson Chris d'Aquin Chris Hill Chairman Vice Chairman Supervisor Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Denise Powers	Amenity Manager
Sheila Papelbon	BNY Mellon
Luis Escobar	BNY Mellon
George Katsaras by Zoom	District Engineer

FIRST ORDER OF BUSINESS

Mr. Oliver called the meeting to order at 1:00 p.m. Four members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Mr. Oliver noted there were three opportunities for public comment. A resident wanted to make sure that item nine is discussed and that there are clear communications. There being no other public comments, the next item followed.

Public Comment

Roll Call

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated that the public hearing has been advertised in the local paper as required by Florida statute. The notice was published twice on July 6th and July 13th. Because there is not an increase in the per unit assessments, there was no requirement for a mailed notice.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. May 4, 2022 Meeting

B. May 4, 2022 Audit Committee Meeting

Mr. Oliver presented the meeting minutes from the regular May 4, 2022 Board of Supervisor's meeting and the May 4, 2022 Audit Committee meeting and asked for any comments or corrections from the Board. There being none, he asked for a motion of approval.

On MOTION by Mr. Lancaster, seconded by Mr. d'Aquin, with all in favor, the Minutes of the May 4, 2022 Board of Supervisor's Meeting and the May 4, 2022 Meeting of the Audit Committee, were approved.

FIFTH ORDER OF BUSINESS

Overview of Approved Fiscal Year 2023 Budget

Mr. Oliver gave a quick overview of the presented budget which was provided in the agenda package. The largest item in the general fund, which is the operating fund for the District, is the assessments to the tax roll. That has grown from \$444,000 to \$573,000. The growth is due to the number of platted lots. The total revenues went from \$610,00 to \$676,000 which mirrors what the projected increase in expenditures will be. There are some line-item descriptions that will need to be corrected based on the decision of the audit committee as well as janitorial changes. There is no increase in the assessments and the Board can amend the budget after it is approved.

SIXTH ORDER OF BUSINESS Public Hearing

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, Opening the Public Hearing, was approved.

There being no public comments, Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2022-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023

Mr. Haber noted that there are three separate documents under the consideration of the budget and they are looking for three separate motions to be approved. Over 60 days ago there was a resolution approving the budget and it was provided to St. Johns County for their review. This resolution formally adopts the budget and appropriates the funds as allocated. The adoption of the resolution formalizes the adoption of the budget, and the assessment amount will then be certified to the county for collection.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, Resolution 2022-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023, was approved.

B. Consideration of Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Haber explained that this resolution serves two functions, certifies for collection both the O&M and debt assessments. It also levies and imposes the O&M assessments because they get reimposed year after year.

On MOTION by Mr. Dodson, seconded by Mr. d'Aquin, with all in favor, Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

C. Consideration of Developer Funding Agreement for Fiscal Year 2023

Mr. Haber noted that in the adopted budget there were two revenue sources, one being the assessments and the other was developer funding. This obligates the developer to make the funding only if it becomes necessary. It gives the District the ability to collect a shortfall if there happens to be one for any costs that are budgeted if the assessments do not cover the costs. This is in substantial form and staff will bring the final form of agreement for the Chair to sign.

On MOTION by Mr. Hill, seconded by Mr. d'Aquin, with all in favor, the Developer Funding Agreement for Fiscal Year 2023, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Landscape and Irrigation Maintenance Services with Landcare Group, Inc.

Mr. Haber noted that a form of the agreement was provided in the agenda packet along with the proposal that was provided by Landcare Group, Inc. The annual fee is \$139,218.13. The most notable change in the contract is the exclusion of mulch services due to fluctuating costs and mulch will be billed separately.

On MOTION by Mr. d'Aquin, seconded by Mr. Hill, with all in favor, the Agreement for Landscape and Irrigation Maintenance Services with Landcare Croup, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Renewal Proposal with Riverside Management Services, Inc for Amenity Management, Operations Management, and Pool Maintenance Services

Mr. Oliver noted that the proposed fees are in the adopted budget and this is the form of agreement for FY23 services. The question was asked if the Board had ever considered other management companies and there was a consensus that Riverside has done a wonderful job and they are happy with their services.

On MOTION by Mr. d'Aquin, seconded by Mr. Hill, with all in favor, the Renewal Proposal with Riverside Management Services, Inc for Amenity Management, Operations Management, and Pool Maintenance Services, was approved.

NINTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property by the Bannon Lakes CDD

Mr. Haber stated that this document is similar to one that has already been approved and has been recorded in the public records of St. Johns County. This document specifies what the

project is for the District that has been taken from the engineer's report and goes into detail about bond issuances. It provides updates for each bond issuance and provides information about the Board and provides information about the District manager detailing Operation and Maintenance and debt service are paid for with assessments. It does note that this is a snapshot of the District at the time and is subject to changes over the course of the District's life. A resident had questions about maintenance responsibilities between his property and the lake. They decided to take that conversation offline, and GMS will follow up with the resident about the property in question.

> On MOTION by Mr. Lancaster, seconded by Mr. Hill with all in favor, Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property by the Bannon Lakes CDD, was approved.

TENTH ORDER OF BUSINESS

Discussion for the Implementation of a Towing Policy for the Amenity Center Parking Lot

A. Consideration of Resolution 2022-11, Designating the Date, Time, and Place of Public Hearing to Adopt Rules Relating to Overnight Parking and Traffic Enforcement; Adopting the Proposed Rule as Temporary Policy; and Providing an Effective Date Mr. Oliver led the Board in discussion regarding towing policies for the amenity center.

Ms. Powers noted that generally the residents are good at communicating extended parking circumstances but there have been times where there was an issue, and she would like the authority if the situation was appropriate to have a towing company remove a car if necessary. A towing agreement will give her that authority and the towing company that is chosen will add signs to the areas about the agreed upon parking rules. As long as they are following the state laws that concern towing, the Board is in favor of new towing policies. Mr. Haber would like to amend the policies to state, "with exception of vehicles that have been granted permission by designated District representatives, overnight parking is prohibited." The language will be adjusted to amend the parking policies and add the towing policy. This document sets a public hearing for this to be put in place at the next regularly scheduled Board meeting. Approving the resolution will allow staff to make the appropriate changes discussed and they will be brought back for adoption. The public hearing to adopt the new parking policies will be held November 2, 2022 at 1:00 p.m.

On MOTION by Mr. d'Aquin, seconded by Mr. Hill, with all in favor, Resolution 2022-11 Designating the Date, Time, and Place of Public Hearing to Adopt Rules Related to Overnight Parking and Traffic Enforcement; Adopting the Proposed Rules as Temporary Policy; and Providing an Effective Date, was approved.

ELEVENTH ORDER OF BUSINESS Ratification of Janitorial Services Agreement Jani-King, Inc.

Mr. Oliver noted that this was discussed at the last meeting and resulted in a lower fee and better services. He is just looking for a motion of ratification.

On MOTION by Mr. Lancaster, seconded by Mr. d'Aquin, with all in favor, Janitorial Services Agreement with Jani-King, Inc., was ratified.

TWELFTH ORDER OF BUSINESS

Update on Changes to Amenity Facility Policies

A. Presentation of Redline Changes to Amenity Facility Policies

Ms. Powers presented the changes and stated that the biggest change was discussed at the last meeting with the fitness center changes that included creating a minimum age restriction of 12-years-old to access the gym. The other significant change would allow residents to bring a bounce house and put it in the grass area by the playground. The resident would provide the liability insurance but would allow them to use the area for a rental that they provide. Mr. Haber added that these changes can be made without the holding of a public hearing.

B. Acceptance of Updated Amenity Facility Policies

The Board agreed with the changes and had no further questions.

On MOTION by Mr. d'Aquin, seconded by Mr. Lancaster, with all in favor, Acceptance of Updated Amenity Facility Policies, was approved.

THIRTEENTH ORDER OF BUSINESS

Committee Acceptance of Audit Recommendations

Mr. Oliver noted that the audit committee met prior to the Board meeting and ranked the received proposals. Staff will move forward with an engagement letter for Berger Toombs and bring it back to the Board for approval.

> On MOTION by Mr. Lancaster, seconded by Mr. d'Aquin, with all in favor, Accepting the Audit Committee Recommendations with Berger Toombs Ranked #1, was approved.

FOURTEENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

A. Attorney

Mr. Haber didn't have anything else to report to the Board and offered to answer any questions.

B. Engineer

1. Ratification of Series 2021 Requisitions No. 34 – 40

Mr. Katsaras presented the requisitions for ratification. Staff had some discussion with the engineer about the finishing of current projects and requested Mr. Katsaras come to the next Board meeting with signoff packages.

> On MOTION by Mr. d'Aquin, seconded by Mr. Lancaster, with all in favor, Series 2021 Requisitions No. 34 - 40, were ratified.

2. Presentation of the Stormwater Needs Analysis Report

Mr. Oliver presented the stormwater needs analysis report and noted that it can be found in the agenda package. It was submitted to St. Johns County by the June 30th deadline. Mr. d'Aquin stated that he believes the map included with the report is out-of-date and staff will look into it and follow up to be sure the county has the most up to date version.

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Staff Reports

On MOTION by Mr. Lancaster, seconded by Mr. Hill, with all in favor, the Stormwater Needs Analysis Report, was approved.

C. District Manager – Consideration of Proposed FY23 Meeting Schedule

Mr. Oliver presented the meeting schedule for Fiscal Year 2023 with meetings on November 2, February 1, May 3, and August 2, 2023.

On MOTION by Mr. d'Aquin, seconded by Mr. Dodson, with all in favor, the Proposed FY2023 Meeting Schedule, was approved.

D. General Manager – Report

Ms. Powers presented the general manager's report and highlighted a couple items for the Board. The report can be found in the agenda package. She wanted to publicly thank Pulte. She explained how well they have worked with new residents, and she is very appreciative of them. She offered to answer any questions the Board may have, and there being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Audience Comments

A resident asked a question about lake maintenance and if the Board had allocated anything in the budget to stock something that will control weed and algae growth. The Board did note that it should be taken care of by the pond maintenance crew. A resident asked about standing water and believes there might be a drainage problem. They will have the site contractor take a look at the area in question. The resident asked about the consideration of installing some bike safety racks. Ms. Powers did have some information to present and will continue to research the best options for bike racks around the community.

Another resident asked a question about the CDD fees and asked if they would consider lowering the fees. Operationally, there should not be an increase, but they do not typically go down either. There was a question about the HOA firm and Mr. Lancaster explained the Master Homeowners Association and how it will work before it gets turned over to residents. This particular resident will talk with Mr. Lancaster offline to try and get some clarity about the HOA issue he is having. Another resident asked how the landowner's election works and Mr. Oliver explained that process to him. Mr. Oliver will post the information of the election onto the website later in the week.

SEVENTEENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2022

Mr. Oliver presented the financial reports and had no unusual variances to report.

B. Assessment Receipt Schedule

Mr. Oliver reviewed the assessment receipt schedule and noted that the District is fully collected.

C. Approval of Check Register

Mr. Oliver noted that the check register required Board approval. There was question about some damage done and staff reported they will look into submitting a reimbursement request to the county.

On MOTION by Mr. d'Aquin, seconded by Mr. Dodson, with all in favor, the Check Register, was approved.

NINETEENTH ORDER OF BUSINESS Organizational Matters

A. Acceptance of Supervisor Linda Scandurra's Resignation

Mr. Oliver asked the Board to accept the resignation of Linda Scandurra.

On MOTION by Mr. Lancaster, seconded by Mr. Hill with all in favor, Accepting Supervisor Linda Scandurra's Resignation, was approved.

Mr. Lancaster suggested that they move Mr. Dodson over to Ms. Scandurra's seat because his seat will expire and be filled in the upcoming landowner's election allowing him to stay on August 3, 2022

until 2024. Mr. Dodson resigned from his seat and Mr. Oliver asked for a motion to fill the vacant seat with Mr. Dodson which is seat number three. He will be sworn in before the next Board meeting.

On MOTION by Mr. Hill, seconded by Mr. Lancaster with all in favor, Accepting Supervisor John Dodson's Resignation from Seat 2, was approved.

On MOTION by Mr. Hill, seconded by Mr. d'Aquin, with all in favor, Appointing John Dodson to Seat 3, was approved.

TWENTIETH ORDER OF BUSINESS

Next Scheduled Meeting – November 2, 2022 @ 1:00 p.m. at the World Golf Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092

Mr. Oliver stated the next scheduled regular meeting date would be November 2, 2022 at

1:00 p.m. at the World Golf Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092.

TWENTY FIRST ORDER OF BUSINESS Adjournment

The meeting was adjourned.

On MOTION by Mr. d'Aquin, seconded by Mr. Lancaster, with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

B.

MINUTES OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Bannon Lakes Community Development District was held on Wednesday, **August 3, 2022** at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present were:

Chairman
Vice Chairman
Supervisor
Supervisor
District Manager
District Counsel
Riverside

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m. Four members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Review and Ranking of Audit Proposals

Mr. Oliver noted that as a unit of government, the District is required to have an annual audit performed each year by an independent CPA firm which is chosen by the audit committee through the RFP process as required by Florida statutes. At the last meeting, the Board approved the evaluation criteria with which to rank the proposals from the CPA firms. Two proposals were received from Grau & Associates and Berger Toombs. The five evaluation criteria are equally weighted at 20 points each which are ability of personal, proposer's experience, understanding of scope of work, ability to furnish the required services, and price. After reviewing the five-year pricing from both firms, Grau & Associates came in at \$28,500 and Berger Toombs cost was \$19,355. In the category of cost, Berger Toombs is awarded the full 20 points while Grau & Associates is awarded 13.6 points. Mr. Oliver then reviews how he awarded the points to each firm for the rest of the categories which equaled 99 points for Berger Toombs and 93.6 points for Grau & Associates. He then asked for a motion from the Board to accept the rankings.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, Reviewing and Ranking of Audit Proposals with Berger Toombs #1, was approved.

THIRD ORDER OF BUSINESS

Mr. Oliver noted that he will now direct staff to get an engagement letter from Berger Toombs to bring back to the next meeting.

FOURTH ORDER OF BUSINESS

The meeting was adjourned.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Other Business

Adjournment

SEVENTH ORDER OF BUSINESS

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RESETTING AND NOTICING THE PUBLIC HEARING TO ADOPT RULES RELATING TO OVERNIGHT PARKING AND TRAFFIC ENFORCEMENT; AMENDING RESOLUTION 2022-11 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bannon Lakes Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2022-11 setting the public hearing to adopt rules related to overnight parking and traffic enforcement for November 2, 2022 at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092; and

WHEREAS, as a result of the meeting space being unavailable on the originally scheduled date, the District Manager reset the date of the public hearing to February 1, 2023 at the same time and location as set forth in Resolution 2022-11, and has caused published notice to be provided in accordance with Section 120.54, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager's actions in resetting and noticing the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the public hearing and providing notice are hereby ratified. Resolution 2022-11 is hereby amended to reflect that the public hearing is reset to February 1, 2023 at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.

SECTION 2. RESOLUTION 2022-11 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-11 continue in full force and effect.

SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 14th day of November, 2022.

ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EIGHTH ORDER OF BUSINESS

RESOLUTION 2023-04

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Bannon Lakes Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for fiscal year 2022, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

- 1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.
- 2. This resolution shall become effective this 14th day of November, 2022 and be reflected in the monthly and fiscal Year End 9/30/22 Financial Statements and Audit Report of the District

Bannon Lakes

Community Development District

by:

Chairman

Attest:

by:

Secretary

BANNON LAKES CDD RESOLUTION 2023-04

EXHIBIT A

Bannon Lakes

<u>Community Development District</u> CAPITAL RESERVE FUND Budget Amendment For the Period ending September 30, 2022

	Adopted Budget	Increase (Decrease)	Amended Budget	Projected 9/30/22
Revenues:				
General Fund Transfer In POA Contribution	\$3,084 \$0	\$0 \$175,000	\$3,084 \$175,000	\$3,084 \$175,000
Total Revenues	\$3,084	\$175,000	\$178,084	\$178,084
Expenditures				
Capital Outlay Repair and Maintenance Other Current Charges	\$15,000 \$0 \$420	(\$15,000) \$40,153 (\$190)	\$0 \$40,153 \$230	\$0 \$40,153 \$230
Total Expenditures	\$15,420	\$24,963	\$40,383	\$40,383
Excess Revenues (Expenditures)	(\$12,336)	\$150,037	\$137,701	\$137,701
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	(\$12,336)	\$150,037	\$137,701	\$137,701
Fund Balance - Beginning	\$31,713	(\$150,037)	(\$118,324)	\$33,767
Fund Balance - Ending	\$19,377	\$0	\$19,377	\$171,468

NINTH ORDER OF BUSINESS

FIFTH AMENDMENT TO THE AGREEMENT FOR POND MANAGEMENT SERVICES BY AND BETWEEN BANNON LAKES COMMUNITY <u>DEVELOPMENT DISTRICT AND LAKE DOCTORS, INC</u>.

This Fifth Amendment ("Fifth Amendment") is made and entered into this _____ day of October, 2022, by and between:

Bannon Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (the "District"), and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 ("Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, on July 19, 2017, the District and the Contractor entered into an agreement for pond maintenance services (the "Original Agreement"), which was subsequently amended on January 16, 2018 (the "First Amendment"), August 21, 2019 (the "Second Amendment"), and November 4, 2020 (the "Third Amendment"), and November 30, 2021 (the "Fourth Amendment" together with the Original Agreement, First Amendment, Second Amendment, and Third Amendment, the "Agreement"); and

WHEREAS, pursuant to Section 18 of the Original Agreement, the parties desire to amend the Agreement as set forth in more detail below and in Contractor's proposal attached hereto as **Exhibit A**; and

WHEREAS, each of the parties hereto has the authority to execute this Fifth Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Fifth Amendment so that this Fifth Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Agreement is hereby affirmed, and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Fifth Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

- **A.** The term of the Agreement is hereby renewed such that the term of the Agreement shall expire on November 30, 2023, unless terminated earlier in accordance with Section 11 of the Original Agreement.
- **B.** The Agreement is hereby amended to reflect the updated scope of services pursuant to Contractor's proposal for services for an additional pond, which proposal is attached here to as **Exhibit A**.
- C. Compensation for the services shall be amended in accordance with Exhibit A. Such payment shall be due and payable in accordance with the terms of the Agreement.

SECTION 3. To the extent that the terms of the Proposal conflict with the terms set forth in the Agreement or this Fifth Amendment, the terms of the Agreement and Fifth Amendment shall control.

SECTION 4. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this Fifth Amendment to the Agreement on the day and year first written above.

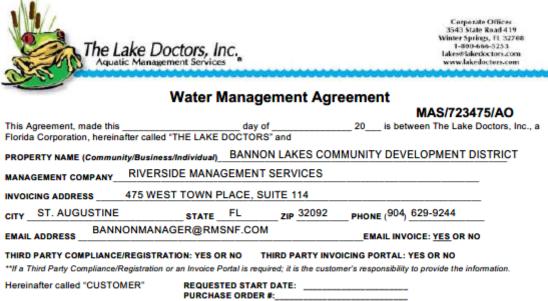
ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary	Chairperson, Board of Supervisors		
	THE LAKE DOCTORS, INC., a Florida corporation		
	By:		
By:	Its:		
Exhibit A: Proposal			

2

Exhibit	A
---------	---



The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Six (6) lakes associated with Bannon Lakes CDD for FY23 St. Augustine, Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Your current Agreement will remain in effect until a signed renewal Agreement is received.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 788.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Free Callback Service	\$ INCLUDED
4.	Monthly Written Service Reports	\$ INCLUDED
5.	Additional Treatments, if required	\$ INCLUDED
6.	Water guality testing and analysis as needed.	\$ INCLUDED
	Total of Services Accepted	\$ 788.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in monthly installments of \$788.00 including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

CUSTOMER

- D. THE LAKE DOCTORS agrees to commence treatment within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before November 10, 2022.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

Name

THE LAKE DOCTORS, INC.

Ua. Signed

MARK A. SEYMOUR, SALES MANAGER

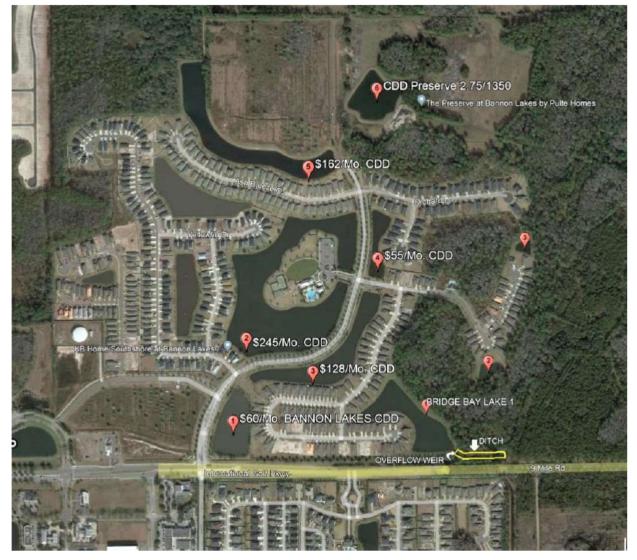
Signed _____ Dated _

® THE LAKE DOCTORS, INC.

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable
 - Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial a) vegetation may be required in a body of water to maintain a balanced aquatic ecological system. Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional
 - b) routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program. Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE
 - C) DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake f prior to treatment
 - CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates d) equal to or lower than maximum label recommendations. Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - e) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - g)
 - When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various b) reasons, help to maintain ecological balance.
- Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, 2) cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- Federal and State regulations regulate that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify 51 CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations
- THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) **6**) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of insurance naming CUSTOMER as "Additional insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS
- CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS hamless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not 9) reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- THE LAKE DOCTORS THE LAKE DOCTORS to CUSTOMER 30 days at MICUSTOMER is u THE LAKE DOCTORS
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

BANNON LAKE CDD 6 LAKE MAP. 10-2022



ELEVENTH ORDER OF BUSINESS



"Leave it to COLOR WAVE for High Quality Work"

ESTIMATE

SINCE 1996

Color Wave Painting and Décor Inc. 3751 Sanctuary Way N. Jacksonville Beach, FL. 32250 P: 904-242-0111/F: 904-242-0113 <u>colorwaveinc@aol.com</u>

ESTIMATE#: 4428

DATE:	August 23, 2022
SCOPE:	INTERIOR PAINTING

TO: BANNON LAKES AMENITY 435 BANNON LAKES BLVD. ST. AUGUSTINE, FL. 32095 904-907-1100 bannon manager@rmsnf.com

ESTIMATOR	ESTIMATE	PAYMENT METHOD	
JOHN RIOS	\$10,281.00	PROGRESS PAYMENTS	

LINE ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
	INTERIOR PAINTING FOR AMENITY & FITNESS:		
#1	WALLS (LATEX & EPOXY BATHROOMS)		
#2	DOORS, WINDOWS CASINGS & DOOR CASINGS		
#3	WOOD BASE		
	EXCLUSIONS		
	INTERIOR CEILINGS AND SOFFITS (IN GOOD CONDITIONS)		
(MEMO)		SUBTOTAL	\$10,281.00
INCLUDES, LABOR, MATERIALS AND EQUIPMENT		TAXES	INCLUDED
		PAYMENT DUE	\$10,281.00

BETTER BUSINESS BUREAU A+ ACCREDITED BUSINESS



Ibis Painting Proposal

Attn: Denise Powers - Bannon Lakes

Date: 8/15/22

Address: 435 Bannon Lakes Blvd - St. Augustine, FL - 32095

Phone: 904-907-1100

Email: bannonmanager@rmsnf.com

Interior Scope of Work: Repaint all Interior walls, crown moldings, doors, door frames, baseboards, and window trims in the following areas – Social Hall, Kitchen, Office, Bathrooms, Fitness Center, and Fitness Center Bathrooms. 3 Exterior Doors are Included (Brown office and bathroom doors). 1 Interior Door in Women's Bathroom is included.

Excluded Areas: Ceilings and closets.

Preparation and Maintenance: Caulking and spackle wall repairs are included. Drop cloths, plastic, and paper will be used to protect flooring and furniture. Remove and return all outlet plates and panels. Prime 3 Exterior Doors with 2 coats.

Paint Application: Walls will receive 2 coats of Sherwin-Williams Interior Duration Matte Finish Paint. Baseboards, moldings, doors, frames, and window trims will be coated with 1

coat of Sherwin-Williams Duration Semi-Gloss Paint. Exterior Doors will be coated with Sherwin-Williams Industrial Multi Surface Acrylic Paint.

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family-owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

A. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

B. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

C. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

D. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

E. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Interior Surface Preparation

- 1. Any permanent flooring will be covered with interior drop cloths or contractor grade track paper and 3M Blue Tape
- 2. In areas applicable, switch & electrical outlet plates will be removed.
- 3. Valances & Curtains etc. against walls to be painted will be removed prior to painting.
- 4. As a standard preparation task, we will patch, sand, and retexture parts of drywall to blend over unsightly areas. The owner/representative agrees that in this standard preparation process, Ibis Painting will handle this preparation to the extent of their professional discretion. (If the owner/representative desires to eliminate imperfections in the drywall over and/or above our standard preparation, is recommended to hire a Drywall Contractor to skim coat/sand the walls to a "Level 5" finish prior to painting."
- 5. Flaking paint on surfaces to be painted will be scraped away and sanded prior to painting.
- 6. Any surrounding substrates not to receive paint coatings will be covered by drop cloths or plastic, fully protected, and will remain free from any paint residue.
- 7. Window and door glass will be covered and protected.
- 8. As a standard preparation task for wood work, nail holes will be puttied to fill, open seams will be caulked along to seal (using a Siliconized Acrylic Caulking/Elastomeric Sealant), and basic sanding (using fine grit sand paper) will be performed to eliminate any protruding material on the surfaces to be painted. If additional custom wood refinishing work is to be performed (such as repairing previously existing damage and imperfections in the wood work), this will require assessment and written notice for this additional custom work over and above the standard preparation tasks, for approval. Ibis Painting will not caulk any open gaps between baseboards and floors as this is not standard preparation, unless added into the agreement. If the homeowner wishes for this task to be performed, it will be added into the agreement prior to commencement of the projected job.
- 9. Any remaining dust will be removed by vacuuming from areas to be painted and surrounding areas.
- 10. Stains deterrent to a new finish will be coated with a Zinsser Oil Based Primer.
- 11. All newly patched areas will be primed with Sherwin Williams or agreed paint wall primer prior to top coating.

Interior Finishing System

- 1. Colors will be as specified by the owner/representative. Walls will be painted a flat/matte or low sheen finish. If a higher sheen is requested it will need to be reassessed and agreed upon in writing, prior to commencement of the work outlined. The standard interior project consists up to 3 different wall colors, semi-gloss white for all wood work specified, and flat white on ceilings specified. If additional colors, accent walls or any changes to these standards are requested, the owner/representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project.
- 2. Sherwin Williams or agreed paint, will be applied to all walls to be painted. The number of coats to be applied to adequately cover the surfaces, will be assessed and agreed upon in writing.
- 3. Wood work specified will be painted using Sherwin Williams or agreed paint enamel.
- 4. Ceilings will be painted with Sherwin Williams or agreed ceiling paint.
- 5. All areas to be painted will be rolled, brushed, and/or sprayed.
- 6. All walls will be rolled in a uniform and consistent manner.
- 7. All areas to be brushed are to be applied properly, tipped out and will flow out evenly.
- 8. All cut lines to ceilings, baseboards, door frames, etc. will be completed in the most meticulous, straight, and even fashion.
- 9. Areas requiring a fine finish will be sprayed using a spray gun with a fine finishing tip to achieve a smooth surface.
- 10. All paint will be applied in accordance with the correct amount and procedure for coverage recommended in the paint manufactures label directions.
- 11. Surrounding areas not to be painted will be free of paint residue.
- 12. Any hardware, electrical outlet plates, valances, etc will be put back in original order.
- 13. All trash will be removed, and work areas will be left clean.
- 14. Touch up paint will be left on the job for the owner after job is completed.
- 15. Before completion of a job, a final walk through and punch out list will be performed to owner/representative satisfaction.

X	
Ibis Representative Signature	Date
X	
Customer Signature	Date

Total Cost Including Labor and Materials - \$5,170

Price included all Paint and Materials



Investment Painting Of North Florida

Denise Powers 435 Bannon Lakes Boulevard St. Augustine, FL 32095

【 (904) 907-1100
Stanson and a standard and and a standard and a stand

ESTIMATE ESTIMATE DATE SCHEDULED DATE

#12930 Aug 22, 2022 Thu Aug 18, 2022 8:30am

TOTAL

\$4,260.00

CONTACT US

229 S Torwood Drive Saint Johns, FL 32259

(904) 307-6649
 Investmentpaintingfl@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Commercial Quote - Interior painting quote For interior of the Amenity Center and doors inside/outside	1.0	\$4,260.00	\$4,260.00
Prep and Paint (3) Exterior doors doors back building with S-W Duration Paint			

Paint Inside of (office

Walls baseboards trim and door one door with S-W Duration Paint for walls and pro classic trim and enamel paint for trim and doors

Repaint Mens pool bathroom inside and outside of door. Walls only with sherwin Williams pro industrial multi surface acrylic paint

Paint Womens bathroom walls, trim and doors with sherwin William pro industrial multi surface acrylic paint 4 windows and casings 2 doors

Repaint Gym one door exterior and interior Outside of maint room door in gym Interior gym gym walls and window returns with Benjamin Moore scuff x paint which is dirt and mildew resistant and resists scuffing~Very Durable

Gym bathrooms walls 2 doors same colors durable paint

Social hall 9 doors and 2 sliding doors. Repaint Walls and baseboards, caulk gaps in crown molding and trim where needed and paint 8 window seals

Notable Commercial Jobs Completed in Area:

*Durbin crossing exterior amenity center, statues and monuments

*Rivertowns gym ceiling, pergola over pool, monuments, pirate ship on the schedule with other monuments

*John's Glen - Interior of gym and Exterior Doors

* Samara lakes - Kids water park feature

*Bartram Springs- Painting water slide, gym, exterior pergolas, pool retaining wall, stucco repair

Bartram creek -Painted Kids water feature

Price includes all labor materials and taxes

- We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!
- To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.
- Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.
- Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
- Thank you for your Business!

TWELFTH ORDER OF BUSINESS

AGREEMENT BETWEEN BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT AND RIVERSIDE MANAGEMENT SERVICES, INC FOR FACILITY MANAGEMENT, FIELD OPERATIONS, POOL MAINTENANCE, FACILITY AND GROUND MAINTENACE, AND ATTENDANTS

This Agreement is made and entered into this 3rd day of August, 2022 by and between:

Bannon Lakes Community Development District, a local unit of specialpurpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida (hereinafter "District"), and

Riverside Management Services, Inc., a Florida corporation, having offices at 9655 Florida Mining Blvd., Suite 305, Jacksonville, Florida 32257 (hereinafter "Manager").

RECITALS

WHEREAS, the District is desirous of maintaining a high level of competent and economically feasible services for facility manager, field operations, pool maintenance, facility and ground maintenance, and facility attendant services (the "Services"); and

WHEREAS, the District seeks to have the Services provided by Manager; and

WHEREAS, Manager has a background in providing the desired Services and is willing to provide such Services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Manager by entering into this Agreement with Manager to provide Services as described in this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and Manager agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in the Scope of Services set forth in Exhibit A, which is attached hereto, and made a part hereof, by this reference. To the extent that any provision of Exhibit A conflicts with any provision contained herein, the express terms of this Agreement shall control.

3. COMPENSATION. Manager shall be compensated for providing the Services contemplated by this Agreement as follows:

Amenity Manager:	\$61,890 per year
Facility Management/Admin:	\$21,122 per year
Pool Maintenance:	\$12,600 per year
Facility Maintenance:	\$20,000 per year

Grounds Maintenance	\$9,000 per year
Facility Attendant	\$3,600 per year

Manager shall provide the District with a detailed monthly invoice showing the amounts due and, for work performed on an hourly basis, the number of hours worked. Manager shall keep detailed time records of all personnel and time sheets for all personnel shall be submitted to the District each month. Invoices shall be paid by the District within 60 days of receipt.

4. PURCHASES. Any repair, replacement, or other purchase or expense incurred by Manager in excess of five hundred dollars (\$500.00) on behalf of the District must be approved in advance by the District Board of Supervisors (the "Board"). Emergency repairs involving manifest danger to persons or property, or immediately necessary for the preservation or safety of the property, may be made by the Manager without prior District authorization. Notwithstanding this authority as to emergency repairs, it is understood that Manager will, if at all possible, confer immediately with the District representative regarding such emergency expenditures, but in any event as soon as possible after such work begins.

5. GENERAL PROVISIONS. The following general provisions shall apply to all services provided for under this Agreement:

- **a.** Notwithstanding anything else in this Agreement, Manager shall be accountable at all times to the Board for all services provided under this Agreement.
- b. Manager shall employ adequate personnel to discharge its obligations under this Agreement. Manager shall be the employer of such personnel; shall be responsible for all record keeping, salaries, fringe benefits, insurance and other employment-related costs; and shall supervise all such personnel in such manner as Manager deems necessary.
- **c.** Manager hereby agrees to cooperate with the District Manager and his or her staff with respect to all business with the District.

6. TERMINATION. Manager may terminate this Agreement only with cause and by giving the District sixty (60) days written notice specifically alleging the manner in which the District failed to perform its obligations in accordance with the terms of this Agreement. The District may terminate this Agreement, in whole or in part, for cause without any prior notice to Manager. If the District terminates this Agreement for cause, Manager shall immediately, upon notice of termination, remove its personnel and property. The District may terminate this Agreement, in whole or in part, for any reason and without cause by providing thirty (30) days written notice to Manager. Upon any termination of this Agreement, Manager shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Manager.

- 7. INSURANCE.
 - **A.** Manager shall maintain throughout the term of this Agreement the following insurance:
 - (i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- (iii) Employers Liability Insurance with limits of \$250,000.

B. The Bannon Lakes Community Development District and its staff, consultants, and supervisors shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

8. INDEMNIFICATION.

Manager agrees to defend, indemnify, and hold harmless the District and A. its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Manager further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

9. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

10. ENFORCEMENT OF AGREEMENT. In the event that either the District or Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing

party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and Manager relating to the subject matter of this Agreement.

12. INDEPENDENT CONTRACTOR. Manager and District agree that Manager is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Manager shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to the services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Manager.

14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Manager, both the District and Manager have complied with all the requirements of law, and both the District and Manager have full power and authority to comply with the terms and provisions of this Agreement.

15. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

A.	If to Manager:	Riverside Management Services, Inc. 9655 Florida Mining Boulevard West Building 300, Suite 305 Jacksonville, FL Florida 32257 Attn: Jerry Lambert
B.	If to District:	Bannon Lakes Community Development District 475 West Town Place, Suite 114. St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-

business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Manager may deliver Notice on behalf of the District and Manager. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Manager and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the District and Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Manager and their respective representatives, successors, and assigns.

17. ASSIGNMENT. Neither the District nor Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignments attempted to be made by Manager without the prior written approval of the District are void.

18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue shall be in St. Johns County, Florida.

19. EFFECTIVE DATE. This Agreement shall become effective on October 1, 2022 and shall remain in effect for a period of twelve (12) months; the Agreement may be renewed annually subject to terms agreeable to both parties.

PUBLIC RECORDS. Manager understands and agrees that all documents of any 20. kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

24. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

25. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement, including, but not limited to, the indemnification provisions set forth in Section 7 above, shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year shown below.

Attest:

DocuSigned by:

Jim Uiver

Secretary/Assistant Secretary

DEVELOPMENT DISTRICT

BANNON LAKES COMMUNITY

DocuSigned by:

Art Lancaster

Chairperson/Vice-Chairperson, Board of Supervisors

Date:_^{8/10/2022}

RIVERSIDE MANAGEMENT SERVICES, INC.

By: Jurry Lambert Print: Jerry Lambert	
Print: Jerry Lambert Its: Managing Director	
Date: ^{8/15/2022}	

Witness

Jerry Lambert

Jerry Lambert

Print Name of Witness

Exhibit A: Scope of Services

Exhibit A - Scope of Services

RIVERSIDE MANAGEMENT SERVICES, INC.

9655 Florida Mining Boulevard West - Building 300 - Suite 305 - Jacksonville, Florida - 32257

July 19, 2022

Jim Oliver Bannon Lakes Community Development District 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092

Re: Facility Manager, Field Management/Admin, Pool Maintenance, Facility Maintenance, Grounds Maintenance and Facility Attendant

Dear Jim:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Bannon Lakes Community Development District.

Services	FY2022 Actual Fee	Proposed Fee FY 2023
Facility Manager	\$61,800	\$64,890
Field Management/Admin	\$20,116	\$21,122
Pool Maintenance	\$10,926	\$12,600
Facility Maintenance	\$7,500	\$20,000
Grounds Maintenance	\$5,000	\$9,000
Facility Attendant		\$3,600

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in cost to operate in these unprecedented times. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

Jerry Lambert Vice President THIRTEENTH ORDER OF BUSINESS



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

August 8, 2022

Bannon Lakes Community Development District Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Bannon Lakes Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, 2023, 2024, 2025, and 2026 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022, with optional renewals for the years ending September 30, 2022, with optional renewals for the years ending September 30, 2022, with optional renewals for the years ending September 30, 2022, 2023, 2024, 2025, and 2026.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but Is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

 Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart



Berger, Toombs, Elam, Gaines & Frank Geothed Public Accountants FL

Bannon Lakes Community Development District August 8, 2022 Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Bannon Lakes Community Development District August 8, 2022 Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

- 1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
- 2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
- 3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

- To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
- 2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
- 3. To provide us with:
 - Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Berger, Toombs, Elam, Gaines & Frank Centred Public Accountants 71

Bannon Lakes Community Development District August 8, 2022 Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Bannon Lakes Community Development District's financial statements. Our report will be addressed to the Board of Bannon Lakes Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Bannon Lakes Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Oliver. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Berger, Toombs, Elam, Gaines & Frank

Bannon Lakes Community Development District August 8, 2022 Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,725, unless the scope of the engagement is changed, the assistance which of Bannon Lakes Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the year ending September 30, 2023 will not exceed \$3,725, the fee for the year ending September 30, 2024 will not exceed \$3,875, and the fee for the years ending September 30, 2025 and 2026 will not exceed \$4,015.

In the event we are requested or authorized by of Bannon Lakes Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Bannon Lakes Community Development District, of Bannon Lakes Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Berger, Toombs, Elam, Gaines & Frank Control Public Accountants PL

Bannon Lakes Community Development District August 8, 2022 Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Bannon Lakes Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Bannon Lakes Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Bannon Lakes Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Bannon Lakes Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Bannon Lakes Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Bannon Lakes Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Bannon Lakes Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

> Bannon Lakes Community Development District August 8, 2022 Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

Birger Joonibo Glam Daines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK J. W. Gaines, CPA

Confirmed on behalf of the addressee:

decreta



Judson B. Baggett MBA, CPA, CVA, Partner Marci Reutimann CPA, Partner 6815 Dairy Road
 Zephyrhills, FL 33542
 (813) 788-2155

CPA, Partner | 島 (813) 782-8606

Report on the Firm's System of Quality Control

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

To the Partners

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutinnan & apociates, CPAs PA BAGGETT, REUTIMANN& ASSOCIATES, CPAs, PA Igned Remember by Report R

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA) National Association of Certified Valuation Analysts (NACVA)

Hyper-representation

ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT (DATED AUGUST 8, 2022)

<u>Public Records</u>. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

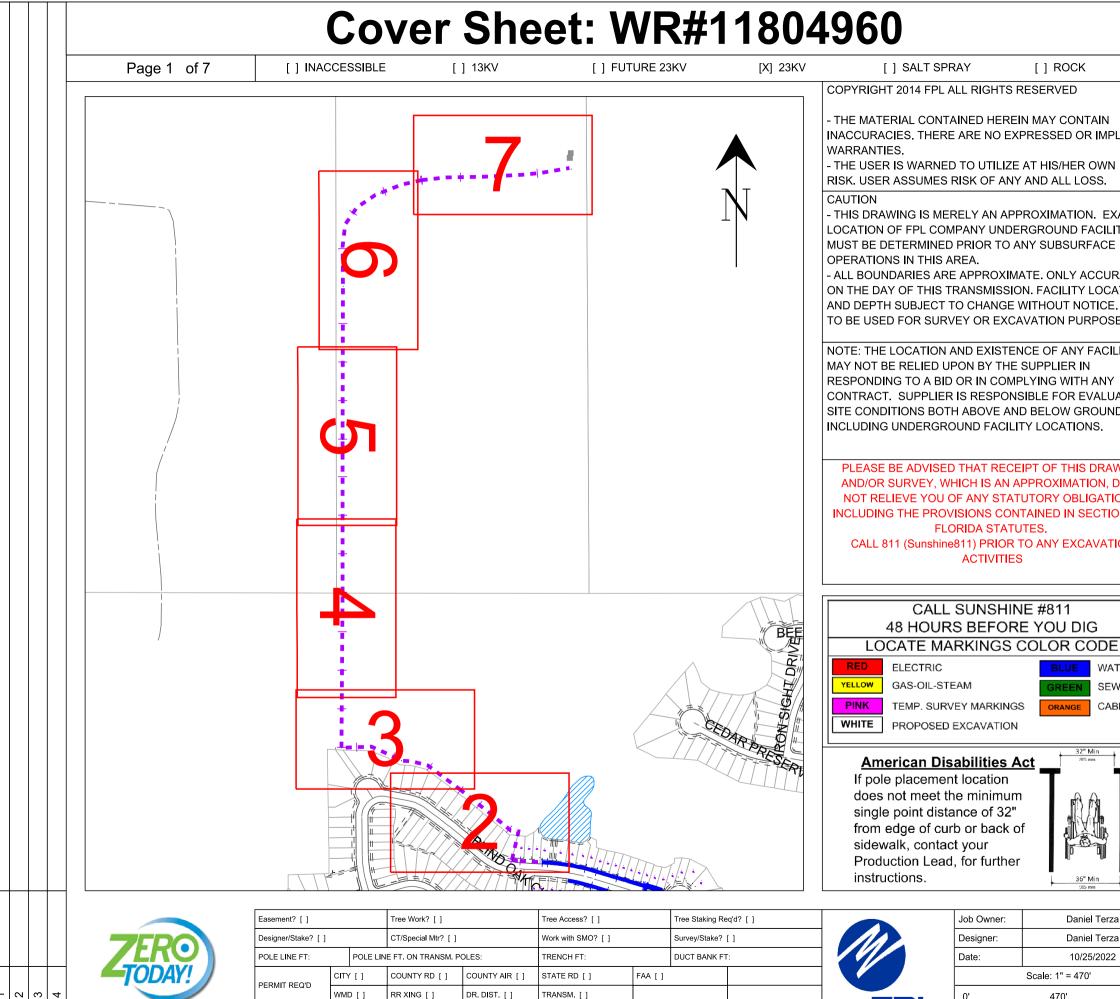
Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes. IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-NF, LLC 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850

Auditor: J.W. Gaines	District: Bannon Lakes CDD
By:	By: July
Title: Director	Title: Leally
Date: August 8, 2022	Date: 11 8 2020

FIFTEENTH ORDER OF BUSINESS

PROPOSAL				
	ALLSTATE			
		CONTRACTORS, INC.		
		3OX 550617 ISBURY ROAD		
	JACKSONVI	LLE, FL 32255-0617		
PROPOSAL SUBMITTED TO	(904) 296-270	00 FAX (904) 296-9530 PHONE	EC113 DATE	
BANNON LAKES CDD		(904) 280-7100 JOB NAME	NOVEMBER 10, 2022	
700 PONTE VEDRA LAKES BLVD CITY, STATE, ZIP CODE		BANNON LAKES TEMP	RADIAL REAR OF LOTS	
PONTE VEDRA BEACH, FLORIDA		JOB LOCATION		
ARCHITECT	DATE OF PLANS		JOB PHONE	
We hereby submit specifications and estimates THE COMPLETE INSTALLATION OF THE THEIR DRAWING. INCLUDING THE FOLI	UNDERGROUND ELECTRICAL	L CONDUIT SYSTEM AS REQUIE	RED BY FLORIDA POWER AND LIGHT, AS PER	
A) INSTALL FPL FURNISHED 2", 6"PVC SO INSTALLED.	CHEDULE 40 CONDUIT FOR PR	IMARY, COVERED WITH YELL	OW CAUTION TAPE AND PULL STRING	
B) INSTALL FPL FURNISHED 2" PVC SCH	EDULE 40 CONDUIT FOR SECO	NDARY, COVERED WITH YELL	OW CAUTION TAPE.	
C) INSTALL FPL FURNISHED (1) PRE-CAS	T SINGLE PHASE TRANSFORM	IER PAD.		
D) INSTALL FPL FURNISHED (7) PRIMAR	Y PULL BOX.			
E) INSTALL FPL FURNISHED (2) PRE-CAS	T FEEDER PULL BOX.			
F) INSTALL FPL FURNISH ELECTRONIC N	ARKERS.			
G) FURNISH ALL DITCHING AND BACKF	ILL AS REQUIRED.			
NOTE: THIS INCLUDES FURNISH (1) SECO	ONDARY SERVICE WITH METE	ER CAN NEAR THE TRANSFORM	1ER PAD. <u>\$1645.00</u>	
NOTE: #1 ALLSTATE ELECTRIC ASSUME: #2 OUR PRICE DOES NOT INCLUDE SWALES. PROPERTY IS TO BE AT GRADE	E ANY SURVEYING, GRADING,	COMPACTION TESTING, DE-W	ATERING, OR GRADING OF EXISTING	
	naterial and labor – complete VEN THOUSAND FOUR	e in accordance with above sp HUNDRED TWENTY DOL	Decifications, for the sum of: LARS. (\$ 37,420.00)	
PAYMENT TO BE MADE AS FOLLOWS: DUE BY THE 10 TH OF FOLLOWI	NG AFTER BILLING			
All material is guaranteed to be as specified. All work to be co	mpleted in a workmanlike manner according	ROB	ERT M. MEDLEY II	
to standard practices. Any alteration or deviation from above executed only upon written orders, and will become an extra	e specifications involving extra cost will be ra charge over and above the estimate. All	Note: This proposal may	be withdrawn by us if not accepted within $30\ \mathrm{days}$	
agreements are contingent upon strikes, accidents, or delays tornado and other necessary insurance. Our workers are fu Insurance.				
		Signature:		
Acceptance of Proposal - The a conditions are satisfactory and are hereby accept	oted. You are authorized to do the			
work as specified. Payment will be made as out	lined above.	Signature:		
Date of acceptance:				
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Signature: <u>ROBERT M. MEDLEY II</u>				



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DR. DIST. []

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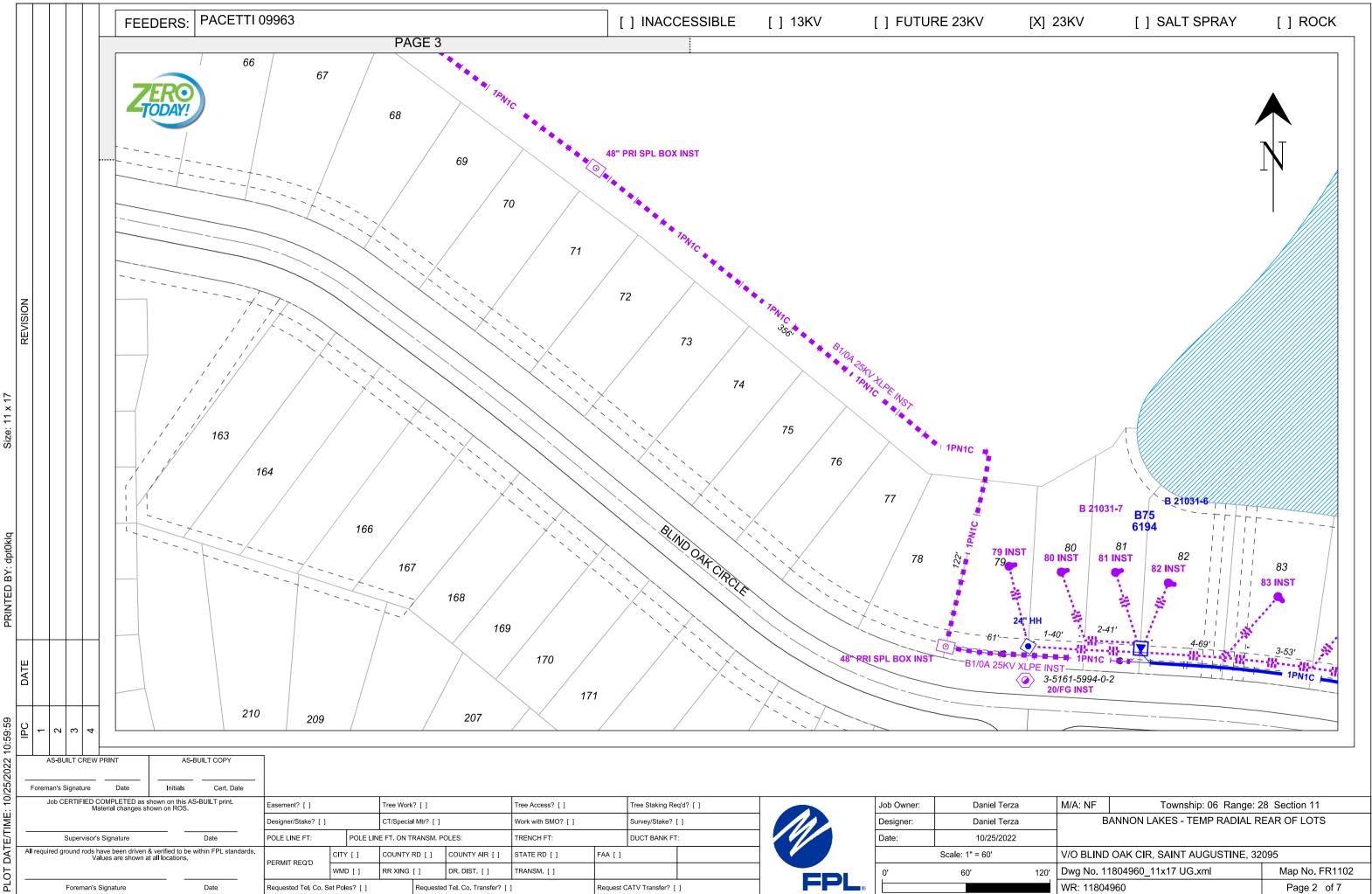
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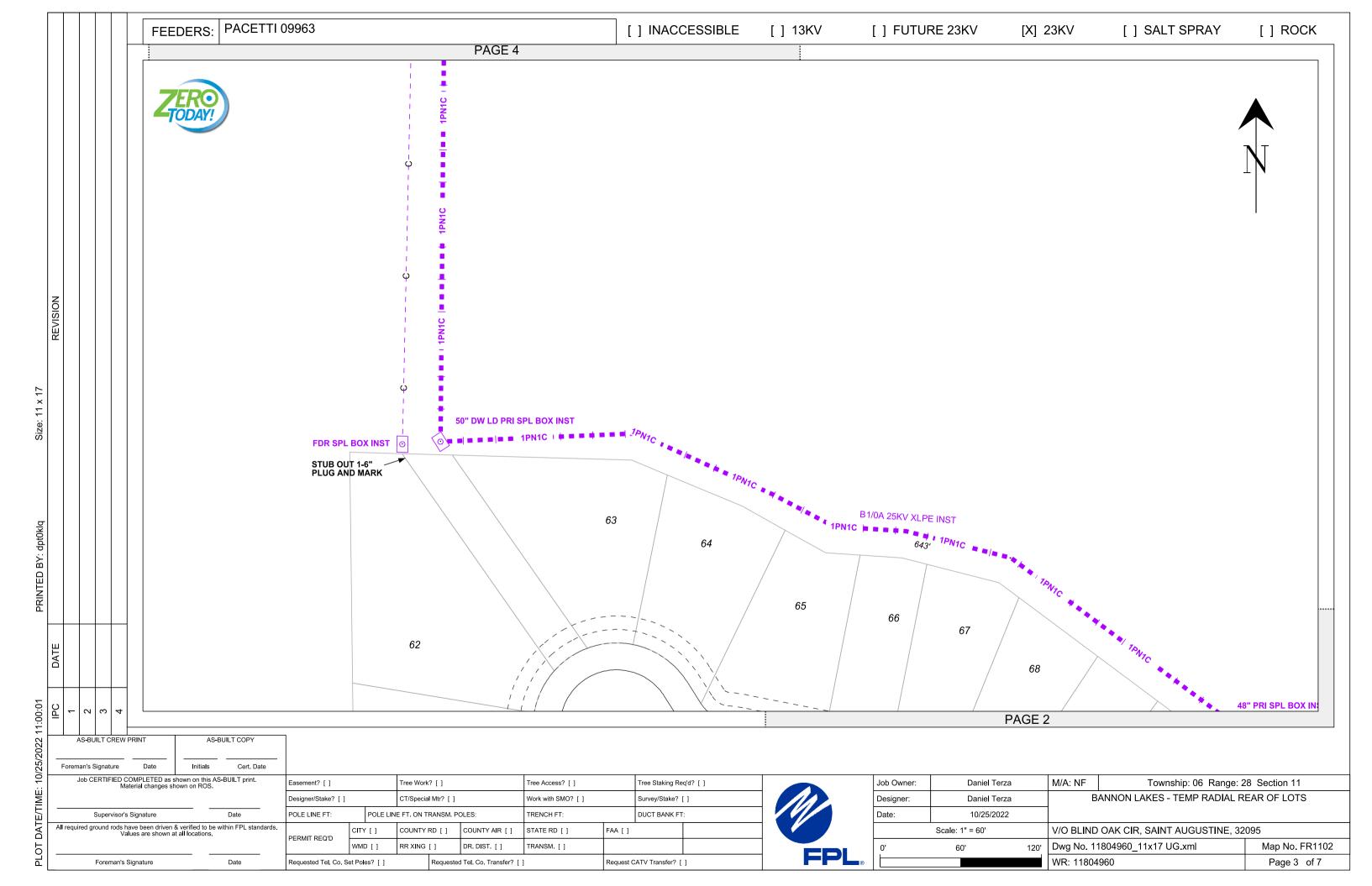
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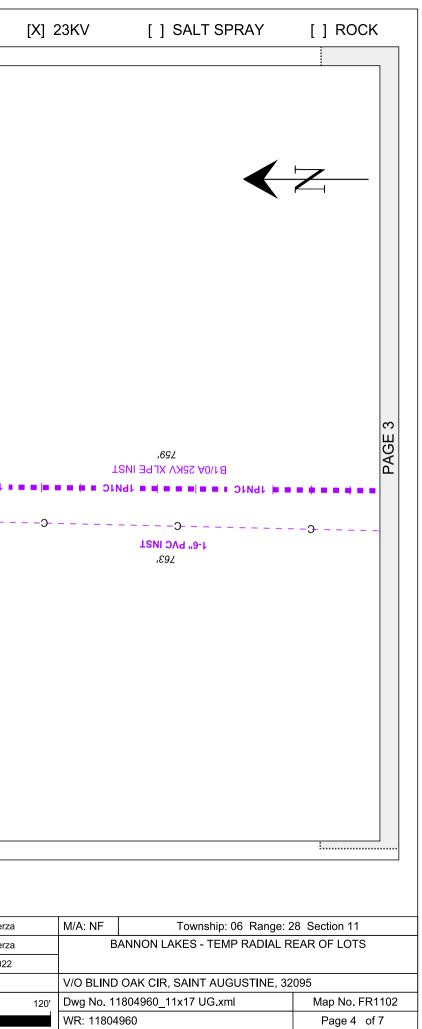
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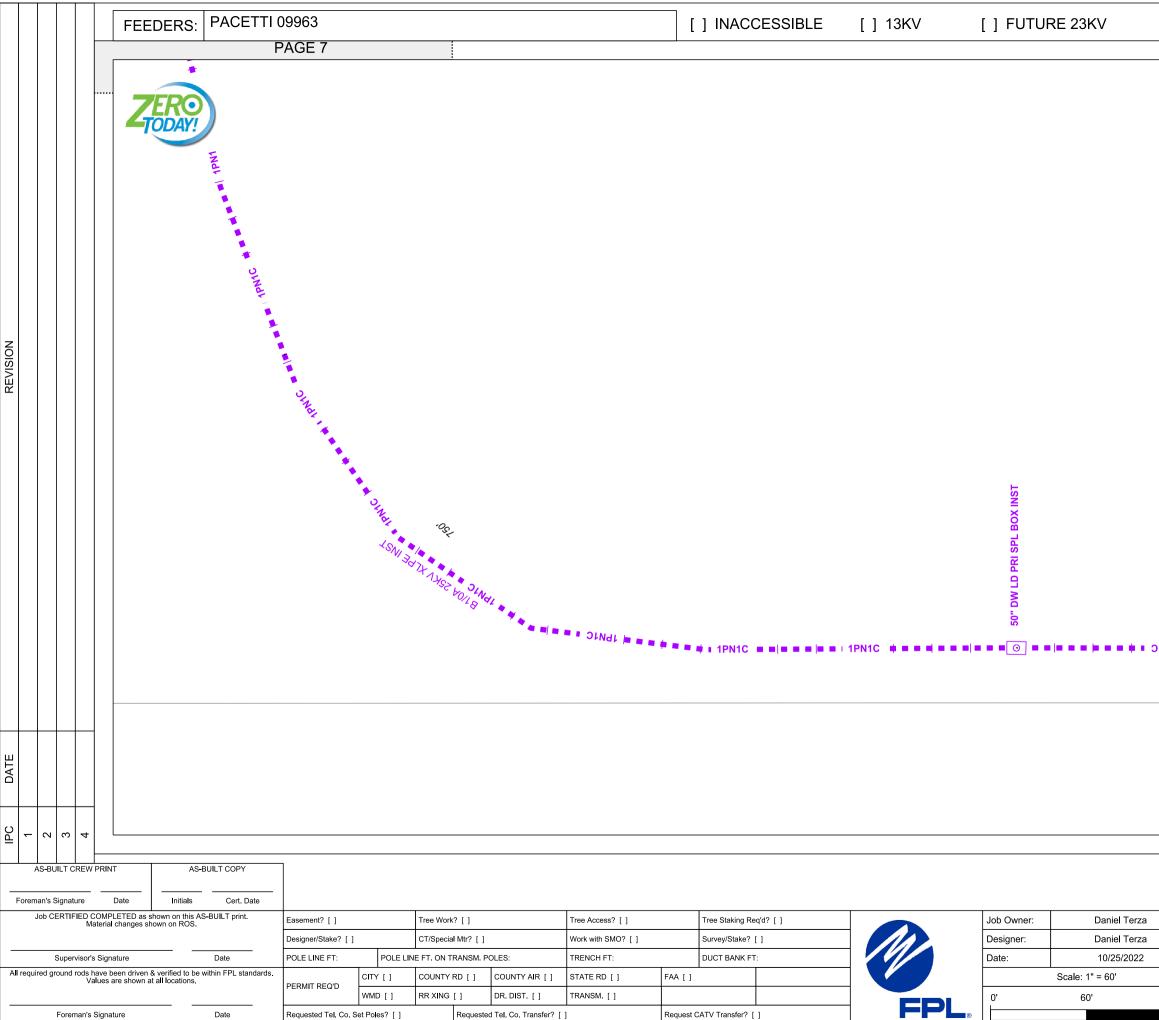


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john@eastlandpartners.net

November 9, 2022

Bannon Lakes CDD

Attn: John Dodson

Re: Nine Mile Hunt Camp St. Johns County, Florida

Dear Mr. Dodson:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

- 1. Prepare a <u>Map and Description</u> of 10' Temporary FPL Easement along the rear of proposed Bannon Lakes lots.
- 2. Locate trail road and prepare <u>Map and Description</u> of 10' FPL Easement from development to hunt camp.

Our fees to perform the above outlined scope of services will be a lump sum of \$1,850.00 (One Thousand Eight Hundred Fifty Dollars).

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial

Serving our clients since 1983 with honor, integrity and responsibility.

November 9, 2022 Page 2 Bannon Lakes CDD

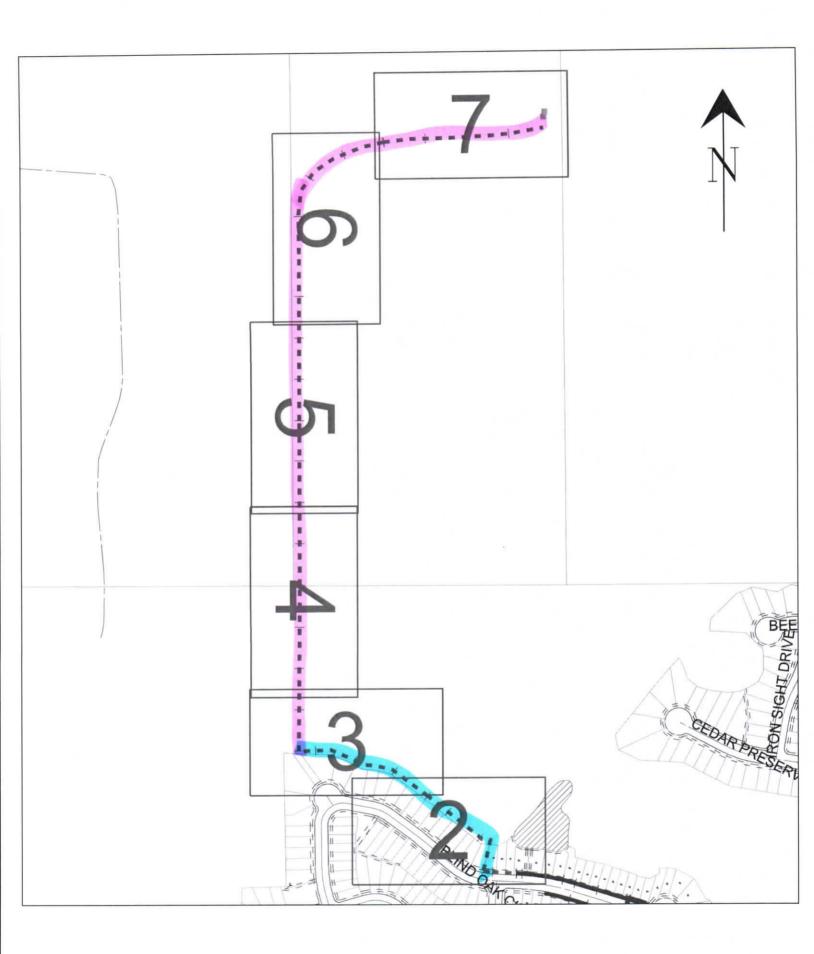
TERMS:

The CLIENT will be billed on a progress-completed basis, and the **<u>BILL WILL BE DUE UPON</u> <u>RECEIPT</u>**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 3 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,		
Clary & Associates, Inc.		
Professional Surveyors & Mappers Jeff Stainle President		
JS/bct		
Company (CLIENT) Name:		
Address:		· · · · · · · · · · · · · · · · · · ·
City:	State:	Zip:
Phone No:	Fax No:	
E-Mail Address:		
Name/Signature:		
Title:		



SEVENTEENTH ORDER OF BUSINESS

B.

1.

REQUISITION NO. 41 (2021 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA) \$7,415,000 Special Assessment Revenue Bonds, Series 2021

The undersigned, a Responsible Officer of Bannon Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of January 1, 2016 (the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 41
- (B) Name of Payee: ETM
- (C) Amount Payable: \$1,193.91

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. this requisition is for Costs of the 2021 Project payable from the 2021 Acquisition and Construction Account that have not previously been paid.
- 2. each disbursement set forth above is a proper charge against the 2021 Costs of Issuance Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated: July18, 2022

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Arthur E. Lancaster Chairperson, Board of Supervisors

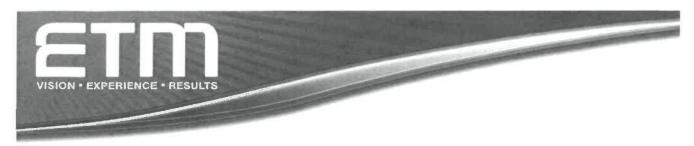
CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

ENGLAND, THIMS & MILLER, INC.

Shar V. Katsen District Enjineer By: ______ Title: ____

[Invoices to be Attached]



Art Lancaster				September 07, 2	022
Bannon Lakes, CDD				Project No:	13061.29000
c/o Governmental Management Ser	vices			Invoice No:	0204759 🔔
475 West Town Place				Appr	oval (to)
Suite 114					Y BLANNON COD
St. Augustine, FL 32092					unt Readisition
				Enter	red
Project 13061.29000	Bannon Lak	es Forcemain	-Construction	n Administrationw	
Professional Services rendered t	hrough August 2	<u>.7, 2022</u>		Note	
Professional Personnel					
		Hours	Rate	Amount	
CEI Project Manager					
Donchez, James	8/6/2022	1.00	165.00	165.00	
CEI Inspector					
Lanh, Pong	8/6/2022	6.50	120.00	780.00	
Senior Engineer					
Katsaras, George	8/6/2022	1.00	195.00	195.00	
Totals		8,50		1,140.00	
Total Labor					1,140.00
Expenses					
Mileage				46.88	
Total Expense	s		1.15 times	46.88	53.91
		Invo	ice Total thi	s Period	\$1,193.91
Outstanding Invoices					

Number	Date	Balance
0202430	4/12/2022	.01
0204183	8/8/2022	120.00
Total		120.01



England-Thims & Miller, Inc. ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 1476 Old St. Auguster Pland • Lacksonide, Panta 10220 • Ist SURVEY 2000 • Lat SURVE 2.



www.etminc.com tel 904-642-8990 • fax 904-646-9485 14775 Old St. Augustine Road • Jacksonville, Florida 32258

August 3, 2022

Bannon Lakes Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: Jim Oliver

RE: Consulting Engineer's Report Section 9.20 of the Master Trust Indenture Bannon Lakes Community Development District Special Assessment Bond Series 2016

Dear Mr. Oliver:

In accordance with Section 9.20 of the Master Trust Indenture, we have completed our annual review of the portions of the project within the Bannon Lakes Community Development District constructed to date. We hereby offer the following consulting engineer report.

We have inspected the recreational facilities and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

Additionally, we have inspected the entry features and have found them to be in good condition, well maintained and in good working order. This includes regular maintenance by the operator. It is not recommended that any additional maintenance or repair is necessary at this time.

We have inspected the landscaping within the common areas and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

The stormwater facilities (ponds and outfall structures) were inspected and were found to be generally in good condition and well maintained. Additional maintenance or repair is not necessary at this time.

If you have any additional questions or require additional information, please do not hesitate to call.

Sincerely, England-Thims & Miller 4nc No. 54679 Date (133301010101010 George V. Katsaras, P.E. **District Engineer** SIONAL England – Thims & Miller, Inc. 14775 Old St. Augustine Road, Jacksonville, FL 32258 Phone (904) 642-8990 CA No: 00002584

England-Thims & Miller, Inc.

D.



Manager Report Amenities & Operations

Date of report: 11/1/2022

Submitted by: Denise Powers

Club House Usage:

Reservations for the Club House continue. The club house continues to be reserved on weekends for parties and events, as well as during the week. We currently have 7 different club meetings/community activities throughout the month.

CLUBS ACTIVE AT BANNON LAKES

- Monday: Mahjong 1:00pm-5:00pm
- 1st Tuesday: Book Club 6:30pm-10:00pm
- Wednesday: Women's Card Club 1:00-5:00pm Men's Card Club 5:30-9:00pm
- Thursday: Games Club 1:00-5:00pm
- 3rd Friday: Bunco 5:00-10:00pm (adjusted as needed to accommodate resident reservations)
- Painting Club every other month on odd months only

*Review overall usage of facility and anticipated increase of usage over the next year.

Resident Requested Upgrades:

- Additional playground equipment
- Shade cover for playground
- FY23 use rubber mulch for playground
- Fencing around Basketball Court
- Benches along Bannon Lakes Blvd
- Review of fitness equipment to add additional pieces
- Signage at the roundabout in front of the clubhouse to properly direct vehicles

Completed Projects

- Annual Pressure Washing of Amenity Center and Parking Lot
- Bird deterrents are put around the Amenity Center to deter the geese and ducks from coming onto the main walkways, event field and basketball court
- New rules signs added in fitness center
- Information/Hours added to fitness center doors
- No trespassing signs added to the end of the berm on International Golf along property line
- Additional Anise plants removed from IGP Berm and replaced with Viburnum.
 - o Review scheduled for March 2023 to finish replacing the remaining struggling Anise plants

- Lock added to dumpster gates due to increased unauthorized use of dumpster
- Tennis Court net replaced
- Installation of new plants in the median at Bannon Lakes Blvd/Duran to lower-level plants to ensure residents and guests can safely turn left onto Bannon Lakes Blvd and left onto Duran.
- Pool lights completely fixed to include electrical/transformer issues and replacement of the zero entry led lights. All pool lights are fully operational for the first time in years.

Pending Projects

- Replacement fence caps/posts for playground fence
- Additional dog stations
- Pool Furniture review
 - o Umbrella replacement
 - Furniture repair/replacement
- Additional Bike Racks
- Fill in zero entry connection seam with pool putty RMS maintenance team will complete
- Replacement of Anise with Viburnum around the Amenity Center Parking lot (postponed until Spring)

What has Bannon Lakes been up to?

Food Trucks:

Food Trucks are scheduled weekly through December. Starting in January the schedule is being revised to the 1st and 3rd Thursday only. We will work to have a food and dessert truck as often as possible.

Mobile Barbershop – The King's Chair

The barbershop has asked to continue coming to Bannon Lakes as they have been received with a warm welcome from the community. Based upon current community participation the Barbershop is excited to continue to visit Bannon Lakes twice per month. (*Due to holidays Nov/Dec only once per month*)

Upcoming & Completed Events

Monday, October 31st – Halloween Trick or Treat Kick Off (photo booth, games, free pizza, movie on outdoor patio tv)

Saturday, November 12th – Fall Festival

Holiday Light Installation: Main entry scheduled for Sunday, November 20th by Anything under the Sun. Staff will have the Amenity Center Decorated the week of November 14th

Friday, December 9th – Winter Festival

- Event Sponsorship: Request to allow local businesses/residents to help sponsor events.
- Business Advertising in Newsletter/Weekly Emails: Allow local businesses to advertise

Community Communication

- Weekly update sent out on Mondays via Email and CDD Facebook Page
- Weekly Food Truck update sent out on Thursdays via Email and CDD Facebook Page
- Monthly Newsletter sent out on the 1st of each month via Email and CDD Facebook Page
- Additional Emails and Facebook posts sent out as needed throughout the month

2/month

<u>Thursdays</u>

TWENTIETH ORDER OF BUSINESS

A.

Bannon Lakes Community Development District

Unaudited Financial Reporting September 30, 2022



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4-5	Month to Month
6	Debt Service Fund Series 2016 Income Statement
7	Debt Service Fund Series 2021 Income Statement
8	Debt Service Fund Series 2022 Income Statement
0	
9	Capital Projects Income Statement
10	Capital Reserve Fund Income Statement
11	Long Term Debt Summary
12	Assessment Receipt Schedule

Community Development District

Combined Balance Sheet

September 30, 2022

	General	Debt Service	Capital Project	Capital Reserve	Totals Governmenta Funds
Assets:	General				
<u></u>					
Cash	\$95,151			\$171,468	\$266,61
SBA - GF	\$102,486				\$102,48
Investments:					
Series 2016					
Reserve		\$371,375			\$371,37
Revenue		\$502,144			\$502,14
Due From General Fund		\$1,554			\$1,55
Series 2021					
Reserve		\$207,150			\$207,15
Revenue		\$133,273			\$133,27
Interest		\$0			5
Prepayment		\$0			S
Due From General Fund		\$299			\$2
Construction		¢2))	\$38,957		\$38,9
Series 2022			<i><i><i>t t t t t t t t t t</i></i></i>		40 0,71
Reserve		\$260,900			\$260,90
Interest		\$525,251			\$525,2
Construction			\$1,137,980		\$1,137,9
COI			\$40,000		\$40,0
Prepaid Expenses	\$28,095		÷.0,000		\$28,0
Utilities Deposit	\$50				\$
Total Assets	\$225,783	\$2,001,947	\$1,216,937	\$171,468	\$3,616,13
	<i> </i>	<i>*=</i> ,**-,* .,	<i><i><i>v</i> - <i>y</i> = <i>v v y v v</i></i></i>	****	**;***;**
Liabilities:					
Accounts Payable	\$5,880				\$5,88
Accrued Expenses	\$1,631				\$1,63
Due to Debt 2016	\$1,554				\$1,5
Due to Debt 2021	\$299				\$29
Total Liabilities	\$9,364	\$0	\$0	\$0	\$9,30
Fund Balances:			¥*		
Restricted for Debt Service 2016		\$875,073			\$875,0
Restricted for Debt Service 2021		\$340,723			\$340,72
Restricted for Debt Service 2022		\$786,151			\$786,1
Restricted for Capital Projects 2021		¢700,151 	\$38,957		\$38,9
Restricted for Capital Projects 2022			\$1,177,980		\$1,177,9
Restricted for Capital Reserve			φ1,177,900 	\$171,468	\$171,4
Nonspendable	\$50			\$171, 4 00	\$171,4
Unassigned	\$216,369			 \$0	\$216,3
ondosigned	\$210,309			φU	\$210,50

Total Liabilities & Fund Equity

\$225,783 \$2,001,947

\$2,001,947 \$1,216,937

\$3,616,135

Community Development District

General Fund Statement of Revenues & Expenditures For the Períod ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$444,880	\$444,880	\$445,896	\$1,016
Assessment - Direct	\$59,873	\$59,873	\$59,873	\$0
Developer Contributions	\$105,308	\$105,308	\$0	(\$105,308)
Interest	\$150	\$150	\$865	\$715
Facility Revenue	\$300	\$300	\$400	\$100
Miscellaneous	\$0	\$0	\$96	\$96
Total Revenues	\$610,511	\$610,511	\$507,130	(\$103,381)
EXPENDITURES:				
Supervisors	\$1,200	\$1,200	\$1,000	\$200
FICA Expense	\$1,200	\$1,200	\$1,000	(\$77)
Engineering	\$4,000	\$4,000	\$2,912	\$1,088
Attorney Fees	\$12,000	\$12,000	\$10,066	\$1,934
Dissemination	\$7,500	\$7,500	\$7,950	(\$450)
Annual Audit	\$5,500	\$5,500	\$6,000	(\$500)
Arbitrage	\$1,200	\$1,200	\$1,200	(\$300) \$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0 \$0
Trustee Fees	\$8,000	\$8,000	\$8,000	(\$0)
Management Fees	\$46,800	\$46,800	\$44,567	\$2,233
Information Technology	\$1,800	\$1,800	\$1,800	\$0
Telephone	\$500	\$500	\$181	\$319
Postage	\$500	\$500	\$324	\$176
Insurance	\$6,641	\$6,641	\$6,248	\$393
Meeting Room Rental	\$2,000	\$2,000	\$2,188	(\$188)
Printing and Binding	\$1,600	\$1,600	\$1,491	\$109
Legal Advertising	\$2,000	\$2,000	\$798	\$1,202
Other Current Charges	\$500	\$500	\$151	\$349
Office Supplies	\$500	\$500	\$118	\$382
Website Services	\$1,200	\$1,200	\$1,200	\$0 \$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0 \$0
	\$175	φ175	φ175	40
Total Administrative	\$108,616	\$108,616	\$101,444	\$7,172
Amenity Center				
Insurance	\$17.009	\$17,009	\$16,002	\$1,007
Utilities	\$17,009	\$17,009	\$10,002	\$1,007
Phone/Internet/Cable	\$5,400	\$5,400	\$6,646	(\$1,246)
Electric	\$25,000	\$25,000	\$16,331	\$8,669
Water/Irrigation	\$15,000	\$15,000	\$10,648	\$4,353
Gas	\$13,000	\$200	\$10,048 \$0	\$200
Refuse	\$4,600	\$4,600	\$7,742	(\$3,142)
Security	фт,000	фт,000	Ψ1,172	(45,172)
Security Monitoring	\$600	\$600	\$0	\$600
Access Cards	\$2,500	\$2,500	\$735	\$1,765
Management Contracts	\$2,500	\$2,500	\$155	φ1,705
Facility Management	\$61,800	\$61,800	\$61,800	\$0
	\$01,800	\$01,000	\$01,000	φŪ

Community Development District

General Fund Statement of Revenues & Expenditures For the Períod ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Continued Management Contacts				
Continued Management Contacts Field Mgmt/ Admin	\$20,116	\$20,116	\$20,116	\$0
Pool Maintenance	\$20,118	\$20,110		
Pool Chemicals	. ,	. ,	\$10,932	\$1,068 \$4,096
Janitorial	\$10,000	\$10,000	\$5,904 \$0,244	
Janitorial Supplies	\$7,000 \$2,450	\$7,000 \$2,450	\$9,344 \$1,616	(\$2,344) \$1,834
	\$3,450 \$7,500	\$3,450		
Facility Maintenance	\$7,500 \$27,500	\$7,500 \$27,500	\$11,509 \$28,818	(\$4,009) (\$1,218)
Repairs & Maintenance			\$28,818	(\$1,318) (\$303)
Special Events	\$5,000	\$5,000	\$5,303 \$706	(\$303) \$794
Holiday Decorations Fitness Center Repairs/Supplies	\$1,500 \$900	\$1,500 \$900	\$6,152	(\$5,252)
Office Supplies			\$1,099	(\$5,252) \$401
ASCAP/BMI Licenses	\$1,500	\$1,500		\$401 \$500
Pest Control	\$500 \$2,100	\$500 \$2,100	\$0 \$4 070	
Pest Control	\$3,100	\$3,100	\$4,970	(\$1,870)
Amenity Center Expenditures	\$232,175	\$232,175	\$226,372	\$5,803
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$3,000	\$3,000	\$0	\$3,000
Landscape Maintenance	\$151,706	\$151,706	\$149,624	\$2,081
Landscape Contingency	\$20,000	\$20,000	\$25,536	(\$5,536)
Lake Maintenance	\$7,800	\$7,800	\$8,045	(\$245)
Ground Maintenance	\$5,000	\$5,000	\$5,136	(\$136)
Pump Repairs	\$2,000	\$2,000	\$5,011	(\$3,011)
Streetlights	\$9,630	\$9,630	\$9,106	\$524
Streetlight Repairs	\$5,000	\$5,000	\$0	\$5,000
Irrigation Repairs	\$7,500	\$7,500	\$15,704	(\$8,204)
Miscellaneous	\$5,000	\$5,000	\$0	\$5,000
Reclaim Water	\$50,000	\$50,000	\$35,037	\$14,963
Capital Reserve	\$3,084	\$3,084	\$3,084	\$0
Total Ground Maintenance Expenditures	\$269,720	\$269,720	\$256,281	\$13,438
TOTAL EXPENSES	\$610,511	\$610,511	\$584,097	\$26,414
EXCESS REVENUES (EXPENDITURES)	\$0		(\$76,967)	
FUND BALANCE - Beginning	\$0		\$293,386	
FUND BALANCE - Ending	\$0		\$216,419	
	\$U		\$210,119	

Community Development District General Fund Month By Month

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>Revenues</u> :													
Assessments - Tax Roll	\$0	\$62,117	\$91,292	\$271,349	\$6,835	\$6,932	\$2,841	\$0	\$3,598	\$932	\$0	\$0	\$445,896
Assessments - Dírect	\$9,630	\$0	\$9,630	\$0	\$10,677	\$14,556	\$5,021	\$0	\$5,021	\$5,338	\$0	\$0	\$59,873
Developer Contributions - FR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$8	\$9	\$11	\$12	\$12	\$25	\$38	\$73	\$105	\$156	\$196	\$220	\$865
Facility Revenue	\$150	\$0	\$50	\$0	\$50	\$25	\$25	\$0	\$0	\$50	\$0	\$50	\$400
Miscelleaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65	\$31	\$96
Total Revenues	\$9,788	\$62,125	\$100,983	\$271,361	\$17,574	\$21,539	\$7,925	\$73	\$8,724	\$6,476	\$261	\$301	\$507,130
<u>Expenditures:</u>													
<u>Administrativ</u> e													
Supervisors	\$0	\$200	\$0	\$0	\$200	\$200	\$0	\$200	\$0	\$0	\$200	\$0	\$1,000
FICA Expense	\$0	\$15	\$0	\$0	\$15	\$15	\$0	\$15	\$0	\$0	\$15	\$0	\$77
Engineering	\$0	\$0	\$0	\$0	\$844	\$0	\$0	\$0	\$195	\$1,873	\$0	\$0	\$2,912
Attorney Fees	\$0	\$193	\$209	\$481	\$1,814	\$731	\$695	\$1,643	\$750	\$1,837	\$1,715	\$0	\$10,066
Dissemination	\$683	\$583	\$583	\$583	\$583	\$583	\$808	\$708	\$708	\$708	\$708	\$708	\$7,950
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$6,000
Arbitrage	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$1,333	\$0 \$0	\$0 \$0	\$6,667	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$8,000
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$1,667	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$44,567
Computer Time	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Telephone	\$150 \$0	\$150 \$0	\$150 \$0	\$150 \$0	\$150 \$0	\$30	\$41	\$150 \$0	\$52	\$150 \$6	\$150	\$51	\$1,800
2	\$16		\$138	\$0 \$6	\$10	\$18	\$8	\$0 \$27	\$32	\$11	\$0 \$7	\$29	\$324
Postage		\$15											
Insurance	\$6,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,248
Meeting Room Rental	\$0	\$313	\$0	\$0	\$563	\$563	\$0	\$375	\$0	\$0	\$375	\$0	\$2,188
Printing and Binding	\$6	\$3	\$169	\$7	\$56	\$474	\$2	\$57	\$432	\$21	\$110	\$155	\$1,491
Legal Advertising	\$157	\$0	\$0	\$81	\$10	\$76	\$86	\$77	\$92	\$218	\$0	\$0	\$798
Other Current Charges	\$28	\$33	\$28	\$10	\$0	\$0	\$0	\$17	\$21	\$13	\$0	\$0	\$151
Office Supplies	\$0	\$15	\$0	\$0	\$1	\$28	\$51	\$6	\$15	\$1	\$0	\$0	\$118
Website Services	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$17,797	\$5,521	\$5,277	\$13,185	\$8,245	\$4,635	\$5,843	\$13,277	\$6,454	\$8,837	\$7,281	\$5,093	\$101,444
<u>Ameníty Center</u>													
Insurance	\$16,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,002
Phone/Internet/Cable	\$432	\$432	\$432	\$432	\$213	\$649	\$665	\$685	\$685	\$685	\$687	\$650	\$6,646
Electric	\$1,155	\$955	\$1,108	\$1,274	\$1,320	\$1,321	\$1,457	\$1,500	\$1,411	\$1,525	\$1,658	\$1,648	\$16,331
Water/Irrigation	\$734	\$935	\$879	\$756	\$743	\$867	\$638	\$695	\$931	\$1,104	\$699	\$1,667	\$10,648
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$430	\$435	\$568	\$568	\$915	\$610	\$635	\$633	\$633	\$1,006	\$661	\$649	\$7,742
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735	\$0	\$0	\$0	\$0	\$735
Facility Management	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$61,800
Field Mgmt/ Admin	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$1,676	\$20,116
Pool Maintenance	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$911	\$10,932
Pool Chemicals	\$911	\$585	\$911	\$604	\$911	\$911	\$888	\$478	\$1,761	\$911	\$1,031	\$558	\$5,904
Janitorial	\$0 \$583	\$583 \$583	\$0 \$583	\$583	\$583	\$1,114	\$000 \$1,114	\$1,114	\$1,701	\$771	\$771	\$338 \$771	\$9,344
Janitorial Supplies	\$383 \$274	\$383 \$440	\$383 \$218	\$383 \$254	\$383 \$0	\$1,114 \$128	\$1,114 \$0	\$1,114	\$771	\$122	\$771	\$89	\$9,344 \$1,616
Janitoriai Supplies Facility Maintenance	\$2,136	\$440 \$0	\$218 \$0	\$254 \$1,913	\$0 \$0	\$128 \$1,662	\$0 \$968	\$35 \$1,046	\$0 \$1,277	\$122 \$761	\$57 \$1,045	\$89 \$700	\$1,616 \$11,509
<i>τ</i> ατιτις παιπιεπάπ <i>c</i> e	\$2,136	20	20	\$1,913	20	\$1,002	\$968	\$1,040	\$1,277	\$/61	\$1,045	\$700	\$11,509
<u>Ameníty Center Contínued</u>													
Repairs & Maintenance	\$1,613	\$3,578	\$2,737	\$597	_{\$4,554} 4	\$1,372	\$1,894	\$2,616	\$2,286	\$3,038	\$3,611	\$921	\$28,818

Community Development District General Fund Month By Month

	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
Special Events	\$0	\$0	\$1,413	\$0	\$75	\$0	\$1,342	\$612	\$0	\$1,445	\$200	\$217	\$5,303
Holiday Decorations	\$0	\$427	\$90	\$0	\$0	\$0	\$57	\$32	\$100	\$0	\$0	\$0	\$706
Fitness Center Repairs/Supplies	\$806	\$0	\$1,596	\$695	\$37	\$457	\$667	\$88	\$373	\$497	\$937	\$0	\$6,152
Office Supplies	\$0	\$231	\$99	\$25	\$92	\$0	\$220	\$48	\$299	\$33	\$37	\$15	\$1,099
ASCAP/BMI Lícenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$250	\$250	\$250	\$250	\$250	\$260	\$260	\$260	\$260	\$260	\$2,160	\$260	\$4,970
Total Amenity Center	\$32,152	\$16,588	\$17,709	\$15,687	\$16,519	\$16,177	\$18,542	\$18,313	\$18,524	\$18,984	\$21,292	\$15,884	\$226,372
<u>Ground Maintenance Expenditures</u>													
- Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$12,642	\$11,602	\$11,602	\$149,624
Landscape Contingency	\$550	\$1,835	\$17,520	\$550	\$0	\$0	\$0	\$0	\$3,537	\$1,084	\$460	\$0	\$25,536
Lake Maintenance	\$895	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$8,045
Ground Maintenance	\$0	\$0	\$149	\$946	\$988	\$712	\$364	\$448	\$397	\$346	\$448	\$336	\$5,136
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$113	\$0	\$0	\$4,898	\$0	\$0	\$0	\$5,011
Streetlights	\$735	\$728	\$728	\$771	\$771	\$771	\$771	\$771	\$747	\$771	\$771	\$771	\$9,106
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$1,610	\$2,344	\$837	\$473	\$511	\$459	\$2,711	\$1,202	\$3,757	\$765	\$673	\$363	\$15,704
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclaim Water	\$3,708	\$3,741	\$4,930	\$3,749	\$3,292	\$2,364	\$1,938	\$1,444	\$1,246	\$1,245	\$4,267	\$3,114	\$35,037
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,084	\$0	\$3,084
Total Ground Maintenance Expenditures	\$20,141	\$21,940	\$37,456	\$19,780	\$18,854	\$17,710	\$19,076	\$17,157	\$27,874	\$17,502	\$21,954	\$16,836	\$256,281
Total Expenditures	\$70,090	\$44,048	\$60,442	\$48,652	\$43,619	\$38,523	\$43,461	\$48,747	\$52,852	\$45,324	\$50,527	\$37,813	\$584,097
Excess Revenues (Expenditures)	(\$60,302)	\$18,077	\$40,541	\$222,710	(\$26,045)	(\$16,984)	(\$35,536)	(\$48,674)	(\$44,129)	(\$38,848)	(\$50,266)	(\$37,512)	(\$76,967)

Community Development District

Debt Servíce Fund - 2016

Statement of Revenues & Expenditures *For the Period ending September 30, 2022*

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Interest Income	\$150	\$150	\$3,136	\$2,986
Special Assessments	\$749,660	\$749,660	\$743,582	(\$6,078)
Prepayments	\$0	\$0	\$22,804	\$22,804
TOTAL REVENUES	\$749,810	\$749,810	\$769,522	\$19,712
EXPENDITURES:				
<u>Series 2016</u>				
Interest Expense - 11/01	\$274,100	\$274,100	\$274,100	\$0
Principal Expense - 11/01	\$195,000	\$195,000	\$195,000	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$25,000	(\$25,000)
Interest Expense - 05/01	\$269,713	\$269,713	\$269,100	\$613
Principal Expense - 05/01 (Prepayment)	\$0	\$0	\$25,000	(\$25,000)
TOTAL EXPENDITURES	\$738,813	\$738,813	\$788,200	(\$49,388)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$10,998		(\$18,678)	
FUND BALANCE - Beginning	\$491,642		\$893,750	
FUND BALANCE - Ending	\$502,639		\$875,073	

Community Development District

Debt Service Fund - 2021

Statement of Revenues & Expenditures

For the Períod ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Interest Income	\$100	\$100	\$1,023	\$923
Special Assessments	\$414,300	\$414,300	\$414,626	\$326
TOTAL REVENUES	\$414,400	\$414,400	\$415,650	\$1,250
EXPENDITURES:				
<u>Series 2021</u>				
Interest Expense - 11/01	\$132,088	\$132,088	\$132,088	\$0
Interest Expense - 05/01	\$132,088	\$132,088	\$132,088	\$0
Principal Expense - 05/01	\$150,000	\$150,000	\$150,000	\$0
TOTAL EXPENDITURES	\$414,175	\$414,175	\$414,175	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$225		\$1,475	
FUND BALANCE - Beginning	\$132,180		\$339,248	
FUND BALANCE - Ending	\$132,405		\$340,723	

Community Development District

Debt Servíce Fund - 2022

Statement of Revenues & Expenditures

For the Períod ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
Special Assessments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
<u>Series 2021</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$51,552	\$51,552	\$51,552	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$51,552	\$51,552	\$51,552	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bond Proceeds	\$837,704	\$837,704	\$837,704	\$0
TOTAL OTHER SOURCES AND USES	\$837,704	\$837,704	\$837,704	\$0
EXCESS REVENUES (EXPENDITURES)	\$786,151		\$786,151	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$786,151		\$786,151	

Community Development District Capital Projects Fund Statement of Revenues & Expenditures For the Period ending September 30, 2022

	Seríes	Seríes
	2021	2022
REVENUES:		
Interest Income	\$992	-
TOTAL REVENUES	\$992	-
EXPENDITURES:		
Capital Outlay	\$1,571,311	\$6,936,597
Cost of Issuance Expense	\$0	\$309,950
TOTAL EXPENDITURES	\$1,571,311	\$7,246,547
OTHER SOURCES/(USES)		
Interfund Transfer In/(Out)	\$0	\$0
Bonds Proceeds	\$0	\$8,297,296
Net Premium on Bonds	\$0	\$127,231
TOTAL OTHER SOURCES/(USES)	\$0	\$8,424,527
EXCESS REVENUES (EXPENDITURES)	(\$1,570,320)	\$1,177,980
FUND BALANCE - Beginning	\$1,609,277	\$0
FUND BALANCE - Ending	\$38,957	\$1,177,980

Community Development District

Capítal Reserve Fund

Statement of Revenues & Expenditures For the Períod ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues:				
General Fund Transfer In	\$3,084	\$3,084	\$3,084	\$0
POA Contribution	\$0	\$0	\$175,000	\$175,000
Total Revenues	\$3,084	\$3,084	\$178,084	\$175,000
Expenditures				
Capital Outlay	\$15,000	\$15,000	\$0	\$15,000
Repair and Maintenance	\$0	\$0	\$40,153	(\$40,153)
Other Current Charges	\$420	\$420	\$230	\$190
Total Expenditures	\$15,420	\$15,420	\$40,383	(\$24,963)
Excess Revenues (Expenditures)	(\$12,336)		\$137,701	
Fund Balance - Beginning	\$31,713		\$33,767	
Fund Balance - Ending	\$19,377		\$171,468	

Bannon Lakes

Community Development District Long Term Debt Report

Series 2016 Special Assessment Bonds	
Interest Rate:	4.5% -5.0%
Maturity Date:	11/1/48
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$372,212.50
Reserve Balance:	\$371,375.00
Bonds outstanding - 1/31/2016	\$11,850,000
Less: May 1, 2016	\$0
Less: May 1, 2019 (Prepayment)	(\$50,000)
Less: November 1, 2019	(\$190,000)
Less: November 1, 2019 (Prepayment)	(\$45,000)
Less: May 1, 2020 (Prepayment)	(\$140,000)
Less: November 1, 2020	(\$190,000)
Less: November 1, 2020 (Prepayment)	(\$135,000)
Less: May 1, 2021	(\$30,000)
Less: November 1, 2021	(\$195,000)
Less: November 1, 2021 (Prepayment)	(\$25,000)
Less: May 1, 2022 (Prepayment)	(\$25,000)

Current Bonds Outstanding

\$10,825,000

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5% -4.0%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$207,150.00
Reserve Balance:	\$207,150.00
Bonds outstanding - 1/20/2021	\$7,415,000
Less: May 1, 2022	(\$150,000)

Current Bonds Outstanding

\$7,265,000

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$260,900.00
Reserve Balance:	\$260,900.00
Bonds outstanding - 2/25/2022	\$9,135,000
Current Bonds Outstanding	\$9,135,000

B.

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016 DEBT SERVICE NET	SERIES 2021 DEBT SERVICE NET	FY22 O&M NET	TOTAL ASSESSED
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	160.59	-		20,083.87	20,083.87
RREF III-P-EP CYPRESS CREEK FARMS LLC (ACRES)	147.41	-		18,435.82	18,435.82
PULTE HOME COMPANY LLC	154.00	-	271,498.72	21,353.31	292,852.03
SUBTOTAL ADMIN O&M	462.00	-	271,498.72	59,873.00	331,371.72
TAX ROLL ASSESSED	536	741,888.75	142,801.52	444,880.00	1,329,570.27
TOTAL ASSESSED		741,888.75	414,300.24	504,753.00	1,660,941.99

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	-	-	-	20,083.87	20,083.87
RREF III-P-EP CYPRESS CREEK FARMS LLC (ACRES)	-	-	-	18,435.82	18,435.82
PULTE HOME COMPANY LLC	-	-	271,498.72	21,353.31	292,852.03
SUBTOTAL ADMIN O&M	-	-	271,498.72	59,873.00	331,371.72
TAX ROLL RECEIPTS	(3,035.08)	743,582.30	143,127.51	445,895.54	1,332,605.35
TOTAL RECEIPTS	(3,035.08)	743,582.30	414,626.23	505,768.54	1,663,977.07

DIRECT INVOICES DUE IN INSTALLMENTS OF 25% DUE 10/15/21, 1/1/22, 4/1/22, 7/1/22 LENNAR PHASE 4B DOES NOT HAVE BOND DEBT ISSUED AT THIS TIME ANTICPATED ISSUE DURING FY22

THERE IS AN ADDITIONAL \$105,308 DUE FOR DEVELOPER CONTRIBUTION

		SERIES 2016	SERIES 2021		
		DEBT SERVICE	DEBT SERVICE	O&M	
DISTRIBUTION	DATE	RECEIVED	RECEIVED	RECEIVED	TOTAL RECEIVED
1	11/04/21	3,503.22	674.31	2,100.74	6,278.27
2	11/17/21	21,136.29	4,068.39	12,674.57	37,879.25
3	11/22/21	78,946.90	15,196.00	47,341.19	141,484.09
4	12/08/21	100,530.71	19,350.53	60,284.11	180,165.35
5	12/20/21	51,708.66	9,953.08	31,007.54	92,669.28
6	01/14/22	452,496.49	87,098.22	271,343.42	810,938.13
INTEREST	01/21/22	9.41	1.81	5.64	16.86
7	02/16/22	11,398.35	2,194.00	6,835.11	20,427.46
8	03/07/22	11,560.18	2,225.15	6,932.16	20,717.49
9	04/07/22	4,738.30	912.04	2,841.36	8,491.70
10	06/21/22	6,000.15	1,154.93	3,598.05	10,753.13
TAX CERTS	06/16/22	-	-	-	-
11	07/14/22	1,553.64	299.05	931.65	2,784.34
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		743,582.30	143,127.51	445,895.54	1,332,605.35

TAX	ROLL	RECEIPTS

PERCENT COLLECTED DIRECT	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.23%	100.23%	100.23%	100.23%
PERCENT COLLECTED TOTAL	100.23%	100.08%	100.20%	100.18%



Bannon Lakes Community Development District Check Run Summary

7/1/22 - 9/30/22

Date	Check Numbers	Amount	Amount
General Fund			
7/1/22 - 7/31/22	1073-1087	\$105,236.39	
8/1/22 - 8/31/22	1088-1106	\$45,287.88	
9/1/22 - 9/30/22	1107-1123	\$63,100.47	
	Total Checks		\$213,624.74
Capital Reserve			
7/1/22 - 7/31/22	14	\$5,959.65	
9/1/22 - 9/30/22	15-16	\$7,715.00	
		_	\$13,674.65
7/7/22	Republic Services	\$1,005.61	
7/19/22	St Johns County Utility Dept	\$2,348.61	
7/20/22	AT&T	\$269.75	
7/25/22	AT&T	\$197.50	
7/26/22	\mathcal{FPL}	\$2,295.91	
7/28/22	AT&T	\$217.95	
7/28/22	Wells Fargo Credit Card	\$563.14	
8/8/22	Republic Services	\$661.45	
8/18/22	St Johns County Utility Dept	\$4,965.34	
8/19/22	\mathcal{AT} &T	\$271.33	
8/23/22	AT&T	\$197.50	
8/24/22	FPL	\$2,428.62	
8/29/22	Wells Fargo Credit Card	\$670.59	
8/29/22	AT&T	\$217.95	
9/7/22	Republic Services	\$648.93	
9/20/22	AT&T	\$271.33	
9/19/22	St Johns County Utility Dept	\$4,781.56	
9/23/22	AT & T	\$160.50	
9/27/22	FPL	\$2,419.25	
9/29/22	Wells Fargo Credit Card	\$798.15	
9/29/22	\mathcal{AT} &T	\$217.95	
	Total Paid Electronically		\$25,608.92
То	tal General Fund		\$252,908.31

* Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/24/22 PAGE 1 *** CHECK DATES 07/01/2022 - 09/30/2022 *** BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL

CHECK VEND# DATE	DATE	DICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/08/22 00003	7/01/22	93 202207 310-51300-3 JUL MANAGEMENT FEES	34000	*	3,900.00	
	7/01/22	93 202207 310-51300-5		*	100.00	
	7/01/22	JUL WEBSITE ADMIN 93 202207 310-51300-3		*	150.00	
	7/01/22	JUL INFORMATION TECH 93 202207 310-51300-3		*	708.33	
	7/01/22	93 202207 310-51300-5	51000	*	.66	
	7/01/22	OFFICE SUPPLIES 93 202207 310-51300-4	12000	*	11.20	
	7/01/22		12500	*	20.55	
	7/01/22	COPIES 93 202207 310-51300-4	1000	*	6.29	
		TELEPHONE	GOVERNMENTAL MANAGEMENT SRVCS LLC	2		4,897.03 001073
7/08/22 00090		JAK06220 202206 320-57200-4 JUN JANITORIAL MAINT		*	771.19	
		JAK07220 202207 320-57200-4 JUL JANITORIAL MAINT	15300	*	771.19	
		OUL GANITORIAL MAINI	JANI-KING OF JACKSONVILLE			1,542.38 001074
7/08/22 00013	7/01/22	13131 202207 330-53800-4	16200	*	12,642.14	
			LANDCARE GROUP, INC.			12,642.14 001075
7/08/22 00081	7/05/22	4303 202207 320-57200-4 8/6 DJ BACK TO SCHOOL EVT	19400	*	450.00	
			MICHAEL A. GILBERT DBA			450.00 001076
7/11/22 00044	7/00/00	00060000 000000 000 500 5000 /	10400	*	995.00	
			BOUNCER, SLIDES, AND MORE INC.			995.00 001077
7/14/22 00083	7/06/22	1440 202207 320-57200-6 TENNIS COURT NET	50000	*	210.54	
			COURT SURFACES			210.54 001078
7/14/22 00030	4/20/22	1087037 202204 320-57200-5 APR PEST CONTROL	54500	*	160.00	
			FREEDOM PEST CONTROL			160.00 001079
7/14/22 00013	7/08/22	13149 202207 330-57200-4 INSTL VIBURNUM	46210	*	670.00	_
			LANDCARE GROUP, INC.			670.00 001080

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAI *** CHECK DATES 07/01/2022 - 09/30/2022 *** BANNON LAKES - GENERAL F BANK A BANNON LAKES-GENE	D/COMPUTER CHECK REGISTER 'UND 'RAL	RUN 10/24/22	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	ME STATUS	AMOUNT	CHECK AMOUNT #
7/22/22 00084 7/01/22 17N9-77C 202206 320-57200-60000 RPLCMNT LIGHTS FOR POOL	*	1,463.12	
AMAZON CAPITAL SERVIC	ES		1,463.12 001081
7/22/22 00037 7/19/22 07192022 202207 300-20700-10200	*	4,738.30	
4/7/22 SJC TAX DIST 9 7/19/22 07192022 202207 300-20700-10200	*	6,000.15	
6/21/22 SJC TAX DIST 10 BANNON LAKES CDD C/O	BANK OF NEW		10,738.45 001082
7/22/22 00076 7/19/22 07192022 202207 300-20700-10300	*	912.04	
4/7/22 SJC TAX DIST 9 7/19/22 07192022 202207 300-20700-10300	*	1,154.93	
6/21/22 SJC TAX DIST 10 7/19/22 07192022 202207 300-20700-10300	*	67,874.68	
7/20/22 PULTE ASMNT 7/1 BANNON LAKES CDD C/O	BANK OF NEW		69,941.65 001083
7/22/22 00092 6/30/22 4695987 202206 310-51300-48000	*	92.48	
BANNON LAKES AUDIT 6/30 CA FLORIDA HOLDINGS L	ЪС		92.48 001084
7/22/22 00007 7/13/22 203893 202206 310-51300-31100	*	195.00	
PRFSSNL SRVS THRU 7/2/22 ENGLAND THIMS & MILLE	R INC		195.00 001085
7/22/22 00091 7/15/22 1947 202207 320-57200-60000	*	1,047.10	
PRESS WASH MAIN COMM ENTR HYDRO KLEEN PRESSURE	WASHING, INC.		1,047.10 001086
7/22/22 00062 7/12/22 33155 202207 320-57200-60000	*	191.50	
RPR TRANE MAKEUP AIR UNIT THIGPEN HEATING AND C	COOLING INC.		191.50 001087
8/02/22 00056 8/01/22 08012022 202208 300-53800-10000	*	3,084.00	
FY22 CAP RSV FUND BGT TXF BANNON LAKES CDD - CA	APITAL RESERVE		3,084.00 001088
8/02/22 00093 7/20/22 0166 202207 320-57200-60100	*	497.00	
PM QTR 3 2022 CLEVER FITNESS LLC			497.00 001089
8/02/22 00007 7/11/22 203685 202207 310-51300-31100	*	1,872.50	
ST MNDTD STRM WTR ANALYSI ENGLAND THIMS & MILLE	CR INC		1,872.50 001090

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYA 07/01/2022 - 09/30/2022 *** BANNON LAKES - BANK A BANNON	BLE PREPAID/COMPUTER CHECK REGISTER GENERAL FUND LAKES-GENERAL	RUN 10/24/22	PAGE 3
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
8/02/22 00030	7/20/22 1094915 202207 320-57200-54500	*	160.00	
	JUL PEST CONTROL FREEDOM PES	T CONTROL		160.00 001091
8/02/22 00013	6/30/22 13173 202206 330-53800-46400	*	3,757.25	
	JUN IRRIGATION MAINT SRV 7/08/22 13150 202207 330-57200-46210 RMV & RPLC PODOCARPUS		414.00	
	LANDCARE GR	OUP, INC.		4,171.25 001092
8/12/22 00003	8/01/22 94 202208 310-51300-34000 AUG MANAGEMENT FEES	*	3,900.00	
	8/01/22 94 202208 310-51300-53000	*	100.00	
	AUG WEBSITE ADMIN 8/01/22 94 202208 310-51300-35100	*	150.00	
	AUG INFORMATION TECH 8/01/22 94 202208 310-51300-31600	*	708.33	
	AUG DISSEM AGENT SERVICES 8/01/22 94 202208 310-51300-51000	*	.39	
	OFFICE SUPPLIES 8/01/22 94 202208 310-51300-42000	*	7.40	
	POSTAGE 8/01/22 94 202208 310-51300-42500	*	109.65	
	COPIES GOVERNMENTA	L MANAGEMENT SRVCS LLC		4,975.77 001093
8/12/22 00017	7/29/22 653662 202205 330-53800-46800	*	650.00	
	MAY LAKE MAINTENANCE 7/29/22 671496 202207 330-53800-46800	*	650.00	
	JUL LAKE MAINTENANCE LAKE DOCTOR	S, INC.		1,300.00 001094
8/12/22 00013	8/01/22 13207 202208 330-53800-46200	*	11,601.51	
	AUG LANDSCAPE MAINTENANCE LANDCARE GR	OUP, INC.		11,601.51 001095
8/12/22 00019	8/08/22 13129560 202208 320-57200-45210		1,031.20	
	AUG POOL CHEMICALS POOLSURE			1,031.20 001096
8/12/22 00014	7/19/22 146 202206 330-53800-46100 JUN GROUNDS MAINTENANCE 7/19/22 146 202206 320-57200-45100 JUN FAC MAINTENANCE	*	397.31	
	JUN GROUNDS MAINTENANCE 7/19/22 146 202206 320-57200-45100	*	927.05	
	JUN FAC MAINTENANCE 8/01/22 145 202208 320-57200-45200 AUG POOL MAINTENANCE SRV	*	911.00	

	BA	NNON LAKES - GENERAL FUND NK A BANNON LAKES-GENERAL			
CHECK VEND# DATE DA	INVOICEEXPENSED TO ATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/0	01/22 145 202208 320-57200-3 AUG FAC MANAGEMENT	4000	*	5,150.00	
8/0	01/22 145 202208 320-57200-4 AUG CONTRACT ADMIN	6001	*	1,676.33	
		RIVERSIDE MANAGMENT SERVICES, IN	C		9,061.69 001097
8/12/22 00089 8/0	05/22 600093 202207 320-57200-6 RPLCD GRATING ON POOL	0000	*	1,134.95	
		VAK PAK,INC			1,134.95 001098
8/23/22 00014 8/0	01/22 147 202207 330-53800-4 JUL GROUNDS MAINTENANCE	6100	*	345.66	
8/0	01/22 147 202207 320-57200-4 JUL FAC MAINTENANCE	5100	*	761.15	
8/0	01/22 147 202207 320-57200-6 JUL RPR/MAINTENANCE		*	45.40	
	JUL RPR/MAINIENANCE	RIVERSIDE MANAGMENT SERVICES, IN	C		1,152.21 001099
8/29/22 00092 7/3	31/22 4770642 202207 310-51300-4 PUBLIC HEARING 8/3/22		*		
		CA FLORIDA HOLDINGS LLC			217.60 001100
8/29/22 00093 8/2	19/22 181 202208 320-57200-6 RPR FITNESS EQUIPMENT		*	428.00	
	KEK FIINESS EQUIPMENT	CLEVER FITNESS LLC			428.00 001101
	22/22 1097309 202208 320-57200-5 TERMITE RENEWAL	4500	*	650.00	
8/2	22/22 1097311 202208 320-57200-5 MAIN AMTY TERMITE RENEWAL	4500	*	1,250.00	
		FREEDOM PEST CONTROL			1,900.00 001102
	01/22 660423 202206 330-53800-4		*	650.00	
	JUNE LAKE MANAGEMENT 15/22 19392B 202208 330-53800-4 AUG LAKE MANAGEMENT	6800	*	650.00	
	AUG LAKE MANAGEMENT	LAKE DOCTORS, INC.			1,300.00 001103
8/29/22 00013 7/2	31/22 13226 202207 330-53800-4		*	765.00	
	JUL IRRIG MAINTENANCE	LANDCARE GROUP, INC.			765.00 001104
8/29/22 00062 8/3	10/22 33663 202208 320-57200-6		*	405.00	
	HVAC MAINT CHNGD FILTER	THIGPEN HEATING AND COOLING INC.			405.00 001105

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECH 07/01/2022 - 09/30/2022 *** BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	K REGISTER	RUN 10/24/22	PAGE 5
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME S DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/29/22 00088	8/19/22 11976 202208 320-57200-60100 DISINFECTING WIPES	*	230.20	
	WIPES LLC			230.20 001106
9/02/22 00030	8/22/22 1097198 202208 320-57200-54500	*	160.00	
	AUG PEST CONTROL 8/22/22 1097308 202208 320-57200-54500 AUG RODENT PEST CONTROL	*	100.00	060 00 001107
	FREEDOM PEST CONTROL			
9/02/22 00090	9/01/22 JAK09220 202209 320-57200-45300 SEPT MONTHLY CLEANING	*	771.19	
	JANI-KING OF JACKSONVILLE			771.19 001108
9/02/22 00013		*	460.00	
	LANDCARE GROUP, INC.			460.00 001109
9/02/22 00062	8/15/22 34060 202208 320-57200-60000	*	238.00	
	FITNESS CTR A/C UNIT RPR THIGPEN HEATING AND COOLING INC.			238.00 001110
9/13/22 00084	9/01/22 17FW-Q3G 202208 320-57200-51000		30.35	
	OFFIĈE SUPPLIES AMAZON CAPITAL SERVICES			30.35 001111
	9/02/22 16615 202209 300-15500-10000	*	24,387.00	
	FY23 POLICY RENEWAL EGIS INSURANCE ADVISORS LLC			24,387.00 001112
9/13/22 00030	7/20/22 1095247 202207 320-57200-54500		100.00	
	JUL RODENT CONTROL FREEDOM PEST CONTROL			100.00 001113
9/13/22 00003	9/01/22 95 202209 310-51300-34000	*	3,900.00	
	SEP MANAGEMENT FEES 9/01/22 95 202209 310-51300-53000	*	100.00	
	SEP WEBSITE ADMIN 9/01/22 95 202209 310-51300-35100	*	150.00	
	SEP INFORMATION TECH 9/01/22 95 202209 310-51300-31600	*	708.33	
	SEP DISSEM AGENT SERVICE 9/01/22 95 202209 310-51300-42000	*	28.94	
	POSTAGE 9/01/22 95 202209 310-51300-42500	*		
	9/01/22 95 202209 310-51300-42500 COPIES	~	154.65	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 07/01/2022 - 09/30/2022 *** BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	RUN 10/24/22	PAGE 6
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
9/01/22 95 202209 310-51300-41000 *	51.40	
TELEPHONE GOVERNMENTAL MANAGEMENT SRVCS LLC		5,093.32 001114
9/13/22 00090 8/01/22 JAK08220 202208 320-57200-45300 * AUG JANITORIAL MAINT	771.19	
JANI-KING OF JACKSONVILLE		771.19 001115
9/13/22 00078 7/31/22 3083156 202206 310-51300-31500 * JUN GENERAL COUNSEL	750.00	
KUTAK ROCK LLP		750.00 001116
9/13/22 00013 9/01/22 13270 202209 330-53800-46200 * SEP LANDSCAPE MAINTENANCE	11,601.51	
SEP LANDSCAPE MAINTENANCE LANDCARE GROUP, INC.		11,601.51 001117
9/13/22 00094 8/12/22 7149443 202208 320-57200-60100 * HAMMER DUMBBELL 30LB	279.00	
HAMMER DOMBBELL 30LB LIFE FITNESS 9/13/22 00014 9/01/22 148 202209 320-57200-45200 *		279.00 001118
9/13/22 00014 9/01/22 148 202209 320-57200-45200 *	911.00	
SEP POOL MAINTENANCE 9/01/22 148 202209 320-57200-46001 *	1,676.33	
SEP CONTRACT ADMIN 9/01/22 148 202209 320-57200-34000 *	5,150.00	
SEP FACILITY MANAGEMENT RIVERSIDE MANAGMENT SERVICES, INC		7,737.33 001119
9/23/22 00013 8/31/22 13293 202208 330-53800-46400 *	673.25	
AUG IRRIGATION MAINT SRV LANDCARE GROUP, INC.		673.25 001120
9/23/22 00064 9/19/22 5632 202209 300-15500-10000 *	375.00	
MEETING ROOM EVENT 11/6 RENAISSANCE RESORT		375.00 001121
9/23/22 00014 7/01/22 143 202207 320-57200-45200 *	911.00	
JUL POOL MAINT SERVICES 7/01/22 143 202207 320-57200-46001 *	1,676.33	
JUL CONTRACT ADMIN 7/01/22 143 202207 320-57200-34000 *	5,150.00	
JUL FAC MANAGEMENT RIVERSIDE MANAGMENT SERVICES, INC		7,737.33 001122
	1,836.00	
RPRD A/C UNIT		1,836.00 001123
THIGPEN HEATING AND COOLING INC.		
TOTAL FOR BANK A	213,624.74	

AP300R *** CHECK DATES 07,	/01/2022 - 09/30	0/2022 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	CHECK REGISTER	RUN 10/24/22	PAGE	7
CHECK VEND#	TNVOTOR	EXDENSED TO	VENDOR NAME	SULATIS		CHECK	

CHECK VEND#....INVOICE....EXPENSED TO...VENDOR NAMESTATUSAMOUNT....CHECK....DATEDATEINVOICEYRMODPT ACCT# SUBSUBCLASSAMOUNT#

TOTAL FOR REGISTER 213,624.74

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

> Invoice #: 93 Invoice Date: 7/1/22 Due Date: 7/1/22 Case: P.O. Number:

Bill To: Bannon Lakes CDD 475 West Town Place Suite 114 St. Augustine, FL

Description	SA	Hours/Qty	Rate	Amount
Description		Hours/Qty	Rate 3,900.00 100.00 150.00 708.33 0.66 11.20 20.55 6.29	Amount 3,900.00 100.00 150.00 708.33 0.66 11.20 20.55 6.29
		Total Payme Balanc	nts/Credits	\$4,897.03 \$0.00 \$4,897.03

Invoice



Sold To:

BANNON LAKES

435 BANNON LAKES BLVD ST AUGUSTINE, FL 32095

Remit To: JANI-KING OF JACKSONVILLE 75700 ST. AUGUSTINE ROAD JACKSONVILLE, FL 32207 (904) 346-3000

Invoice				
Date	Number			
6/17/2022	JAK06220530			
Due Date	Cust #			
6/30/2022	486021			
Invoice Amount \$771.19	Amount Remitted			

For: Same as Sold To

Make All Checks Payable to: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services (904) 346-3000



Sold To: BANNON LAKES 435 BANNON LAKES BLVD ST AUGUSTINE, FL 32095 For: Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK06220530	6/17/2022	486021	CRISTINA TRELLE		KINGDOM HANDS INVESTMENTS, LLC	6/30/2022
Quantity		De	scription		Unit Price	Extended Price
1	MON	THLY CONTRAC	T BILLING AMOUNT	FOR JUNE	\$771.19	\$771.19
		EFF	ECTIVE 6/3/22			
						*
					Amount of Sale	\$771.19
					Sales Tax	\$0.00
			Checks Payable to: OF JACKSONVILLE		Total	\$771.19

Approved 7.7.22 Denise Powers Janitorial Maintenance: 1.320.57200.45300

90A



JANI-KING OF JACKSONVILLE 75700 ST. AUGUSTINE ROAD JACKSONVILLE, FL 32207 (904) 346-3000

Invoice			
Date	Number		
7/1/2022	JAK07220299		
Due Date	Cust #		
7/31/2022	486021		
Invoice Amount \$771.19	Amount Remitted		

Sold To: BANNON LAKES 435 BANNON LAKES BLVD ST AUGUSTINE, FL 32095 For: Same as Sold To

Make All Checks Payable to: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE Commercial Cleaning Services (904) 346-3000

Jan . The King of Cham

Sold To: BANNON LAKES 435 BANNON LAKES BLVD ST AUGUSTINE, FL 32095 For: Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK07220299	7/1/2022	486021	CRISTINA TRELLE	:	KINGDOM HANDS INVESTMENTS, LLC	7/31/2022
Quantity		De	scription		Unit Price	Extended Price
1	MON	ITHLY CONTRAC	T BILLING AMOUNT	FOR JULY	\$771.19	\$771.19
					Amount of Sale	\$771.19
					Sales Tax	\$0.00
			Checks Payable to: OF JACKSONVILLE		Total	\$771.19

90 A

Approved 7.7.22 Denise Powers Janitorial Maintenance: 1.320.57200.45300



Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Terms	Date	Invoice #	
Net 30	7/1/2022	13131	

Approved 7.5.22 Denise Powers Landscape Maintenance 1.330.53800.46200

Project			Project #
Bannon Lakes CDD	M101		
Description	Quantity	Rate	Amount
Monthly maintenance for the month of July	1	12,642.14	12,642.14
1,330.53800.44200			
1317			
		Total	\$12642.1
Attn. Denise Powers	Attn. Denise Powers Payments/C		
		Balance	Due \$12,642.14



DJ Services

p.o. Box 23213 Jacksonville, FL. 32241 (904) 607-7111

TO: Bannon Lakes / Marni 435 Bannon Lakes Blvd St. Augustine, FL 32095 904.907.1100

INVOICE

INVOICE # 4303 DATE: JULY 5, 2022

FOR: MC/DJ Member Back To school Event

	DESCRIPTION	HOURS	RATE	AMOUNT
08/06/22	MC/DJ Back to School Event	11am-2pm		\$450.00
			TOTAL	\$450.00

Approved 7.5.22 Denise Powers Special Events 1.320.57200.49400



Make all checks payable to MagnetiX DJ Services.

Thank you for your business!

<u> </u>							
					oice		
	BONCER				Date: August 6th, 2022		
			ebonnet Wa	У	Invoice Number:	08062022.01	
	FIDE	Fleming	sland, FL				
	MOKE	32003					
	Name / Address	Addition	al Details:				
	Attn: Denise Powers						
	Bannon Lakes						
	435 Bannon Lakes Blvd.						
	St Augustine, FL 32092						
	BannonManager@RMSNF.c						
	Description	Quantity	<u>Rate</u>	Discount	Subtotal	Extended	
_ 1	WaterWheel	1	\$450.00	201	\$450.00	\$450.00	
2	20' Wet Slide	1	\$320.00		\$320.00	\$320.00	
3	15'Wet Slide	1	\$225.00		\$225.00	\$225.00	
4	Generator	1	\$100.00		\$0.00	\$0.00	
5							
6							
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18							
19							
20							
	<u>nents</u> :	Subtotal			*	\$995.00	
P	ulte is donating \$995.00 to pay or the Back to School event.	Sales Tax (0.0%)			N/A	
D	enise P. approved to pay.	Total				\$995.00	

Approved 7.5.22 Denise Powers Special Events 1.320.57200.49400 The vendor, Pulte will mail check to GMS WGV Office within 2 weeks per Denise Powers

YYA



Approved 7.11.22 Denise Powers-Amenity Center Manager Repairs & Maint: 1.320.57200.60000 Replacement tennis court net

83A

INVOICE			
BILL TO Attn. Denise Powers- Amenity Center Manager 435 Bannon Lakes Boulevard Saint Augustine, FL 32095		INVOICE DATE TERMS	1440 07/06/2022 Due on receipt
DESCRIPTION			AMOUNT
Bannon Lakes Tennis Court Equipment			
As per Email/ Fax Quote dated June 24, 2022			
Per Quote- One new tennis net			210.54
Melissa@courtsurfacesfla.com	BALANCE DUE		\$210.54

Page 1 of 1

And Designation of the local division of the local division of the local division of the local division of the	States in the local division in	Contraction of the local division of the loc	Contraction of the local division of the loc	Statement of the local division of
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CONTRACTOR OF TAXABLE	Statement of the second statement of the	international institution	And and and the other distances of the	Contraction in the local division in the loc

PES 904- INFO@ 3600	EEDOMPESTCOMP 272-BUGS (284 REEDOMPESTCOMP Peoria Rd. Suite 100 peoria R	nt's Club Blvd		B B 43	Service Slip/ INVOICE: 1087037 DATE: 4/20/2022 ORDER: 1087037 106210] annon Lakes CDD annon Lakes Resident's Club 35 B Bannon Lakes Blvd t. Augustine, FL 32092	Invoice
Work Date 4/20/2022	Time 03:05 PM	Target Pest	Technician 2MARCUS		Marcus Lopez	Time In
Purc	hase Order	Terms L DUE UPON RECEIPT	Last Service 4/20/2022	Map Code	Lic:JE276424	Time Out
MONTHLY	Service	Monthly Pest Control	Desc	ription	SUBTOTAL TAX AMT. PAID	Price \$160.00 \$160.00 \$0.00 \$0.00
Der	proved 7/8/22 hise Powers St Control 1.320.57	30A 200.54500			TOTAL	\$160.00 \$160.00

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

1000

CAT-006 TVANNED (1)

0.93

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092
 Terms
 Date
 Invoice #

 Net 30
 7/8/2022
 13149

Approved 7.8.2022 Denise Powers Landscape Contingency: 1.330.57200.46210

Project			Project #
Front Berm Gap	M101		
Description	Quantity	Rate	Amount
Install an additional 15 Viburnum to fill in the gap between the fence and the current berm.			
Viburnum, Sweet (Viburnum odoratissimum), #7	15	32.00	480.00
Labor, General	5	38.00	190.00
		Total	\$670.00
Attn. Denise Powers		Payments/C	redits \$0.00
		Balance	Due \$670.00

Invoice

amazon business

Invoice # 17N9-77CC-7MY9 1 July 01, 2022

r/r

PO # 1.320.57200.60000

For customer support, visit www.amazon.com/contact-us.

Invoice summary Due 30 days fro		rom receipt of invoice		Billing period 6/1/22 to 6/30/22 Account # A1B8GH8ZE7KDUV	
Item subtotal before tax		\$ 1,	463.12	Payment terms Net 30	
Shipping & handling		\$	0.00		
Promos & discounts		\$	0.00	Registered business name	
Total before tax		\$ 1.	463.12	Bannon Lakes Community Development Distri	ct
Tax		\$	0.00	Bill to	
				Bannon Lakes Community Development Distri	ct
Amount due Pay by		\$ 1,	463.12 USD	Bernadette Peregrino 475 W TOWN PL 114 SAINT AUGUSTINE, FL 32092	
Electronic funds transfer	(EFT/ACH/Wire)	Check		Template Name	
Account nameAmazon Capital Services, Inc.Bank nameWells Fargo BankBank routing # (ABA)121000248Bank account # (DDA)41630410891034988		Amazon Capital Services PO Box 035184 Seattle, WA 98124-5184		Bannon Lakes Community Development Distri	ct
SWIFT code (wire transfer)	WFBIUS6S			SUA	
funds transfer payment	e number(s) in the descriptive fid t, or cing@amazon.com to submit yo			SUA 1.320.572.600 Reparement 1ight for the pool RIR GF	,
				KIR GF	

Invoice details

#	Ship date	Description		Qty	Unit price	item subtotai before tax	Тах
1	6/7/22	Pentair 620429 MicroBrite Outdoor Spa Compact Bright Vibrant White	-	4	\$365.78	\$1,463.12	0.000%
		ASIN: Sold by: U B08MWRBW5T Order # 114-4627254-1649804	nbeatbalesale.com, Inc. Order date: June 07, 2022				

 Total before tax
 \$1,463.12

 Tax
 \$0.00

amazon business

Invoice Invoice # 17N9-77CC-7MY9

Amount due \$1,463.12

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeld=202074670

COM	Bannon Lakes	TRICT	
	General Fund		
	Check Request		
Date	Amount		Authorized By
July 19, 2022	\$10,738.45		Sheryl Fulks
	Payable to:		
Ba	annon Lakes CDD c/o BNY Mello	m #37 DS 2016	
Date Check Needed:	Bu	udget Category:	
ASAP		300-20700-10200	
	2 SJC TAX DIST 9 2 SJC TAX DIST 10	4,738.30	
		10,738.45	

Bannon Lakes Community Development District FY22 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	FY 20 O&M ASMNT	TOTAL ASMTS
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	160.59	-	-	20,083.87	20,083.87
RREF III-P-EP CYPRESS PARK FARMS LLC (ACRES)	147.41	-	-	18,435.82	18,435.82
PULTE HOME COMPANY LLC	154.00		271,498.72	21,353.31	292,852.03
SUBTOTAL ADMIN O&M	462.00		271,498.72	59,873.00	331,371.72
TAX ROLL ASSESSED	536	741,888.75	142,801.52	444,880.00	1,329,570.27
TOTAL ASSESSED		741,888.75	414,300.24	504,753.00	1,660,941.99

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	FY 20 O&M RECEIVED	TOTAL RECEIVED
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	10,041.93	-	-	10,041.94	10,041.94
RREF III-P-EP CYPRESS PARK FARMS LLC (ACRES)	(0.02)		-	18,435.84	18,435.84
PULTE HOME COMPANY LLC	-		271,498.72	21,353.31	292,852.03
SUBTOTAL ADMIN O&M	10,041.91	-	271,498.72	49,831.09	321,329.81
TAX ROLL RECEIPTS	(250.74)	742,028.66	142,828.45	444,963.90	1,329,821.01
TOTAL RECEIPTS / DUE	9,791.17	742,028.66	414,327.17	494,794.99	1,651,150.82

DIRECT INVOICES DUE IN INSTALLMENTS OF 25% DUE 10/15/21, 1/1/22, 4/1/22, 7/1/22 LENNAR PHASE 48 DOES NOT HAVE BOND DEBT ISSUED AT THIS TIME ANTICPATED ISSUE DURING FY22

THERE IS AN ADDITIONAL \$105,308 DUE FOR DEVELOPER CONTRIBUTION

TAX ROLL RECEIPTS

		SERIES 2016	SERIES 2021		
		DEBT SERVICE	DEBT SERVICE	O&M	TOTAL
	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/04/21	3,503.22	674.31	2,100.74	6,278.27
2	11/17/21	21,136.29	4,068.39	12,674.56	37,879.25
3	11/22/21	78,946.90	15,195.99	47,341.19	141,484.09
4	12/08/21	100,530.71	19,350.53	60,284.11	180,165.35
5	12/20/21	51,708.66	9,953.08	31,007.54	92,669.28
6	01/14/22	452,496.49	87,098.22	271,343.43	810,938.13
INTEREST	1/21/22	9.41	1.81	5.64	16.86
7	2/16/22	11,398.35	2,194.00	6,835.12	20,427.46
8	3/7/22	11,560.18	2,225.15	6,932.16	20,717.49
9	4/7/22	4,738.30	912.04	2,841.36	8,491.70
10	6/21/22	6,000.15	1,154.93	3,598.04	10,753.13
TAX CERTS	6/16/22	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
				-	-
TOTAL TAX ROLL RECEIPTS		742,028.66	142,828.45	444,963.90	1,329,821.01

PERCENT COLLECTED DIRECT	0.00%	0.00%	83.23%	96.97%
PERCENT COLLECTED TAX ROLL	100.02%	100.02%	100.02%	100.02%
PERCENT COLLECTED	100.02%	100.01%	98.03%	99.41%

ate Check Needed: ASAP	Amount Amount \$69,941.65 Payable to: c/o BNY Mellon #76 DS 20 Budget Categor 1-300-20700-10 se of Funds Requested:	ry: 0300
Date July 19, 2022 Bannon Lakes CDD e ate Check Needed: ASAP Intended Us 4/7/22_SJC TAX DIST 9	Amount \$69,941.65 Payable to: c/o BNY Mellon #76 DS 20 Budget Categon 1-300-20700-10 se of Funds Requested:	Sheryl Fulks 021 ry: 0300
July 19, 2022 Bannon Lakes CDD of ate Check Needed: ASAP Intended Us 4/7/22 SJC TAX DIST 9	\$69,941.65 Payable to: c/o BNY Mellon #76 DS 20 Budget Categor 1-300-20700-10 se of Funds Requested:	Sheryl Fulks 021 ry: 0300
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ate Check Needed: ASAP Intended Us 4/7/22 SJC TAX DIST 9	Budget Categor 1-300-20700-10 se of Funds Requested:	ry: 0300
ASAP Intended Us 4/7/22_SJC TAX DIST S	1-300-20700-10	0300
ASAP Intended Us 4/7/22_SJC TAX DIST S	1-300-20700-10	0300
4/7/22 SJC TAX DIST S		2.04
4/7/22 SJC TAX DIST S		2.04
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7/20/22 PULTE ASMNT	· · · · · · ·	
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	69,941	1.65
(Attach supporting documental		· · · · · · · · · · · · · · · · · · ·

Bannon Lakes Community Development District FY22 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	FY 20 O&M ASMNT	TOTAL ASMTS
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TAX ROLL RECEIPTS

		SERIES 2016	SERIES 2021		
		DEBT SERVICE	DEBT SERVICE	O&M	TOTAL
	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED
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8	3/7/22	11,560.18	2,225.15	6,932.16	20,717.49
9	4/7/22	4,738.30	912.04	2,841.36	8,491.70
10	6/21/22	6,000.15	1,154.93	3,598.04	10,753.13
TAX CERTS	6/16/22	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		_	-	-	-
TAL TAX ROLL RECEIPTS		742,028.66	142,828.45	444,963.90	1,329,821.01

PERCENT COLLECTED DIRECT	0.00%	0.00%	83.23%	96.97%
PERCENT COLLECTED TAX ROLL	100.02%	100.02%	100.02%	100.02%
PERCENT COLLECTED	100.02%	100.01%	98.03%	99.41%

LOCALIQ		UNT NAME skes Cdd - Gms	ACCOUNT # 764131	PAGE # 1 of 1
FLORIDA	INVOICE #	BILLING PERIOD Jun 1- Jun 30, 2022	PAYMENT DU	9999 (1999 - 1999 - 1999) 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOU	
	\$0.00	\$0.00	\$92.4	B
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIE	BILLING INQUIRIES/ADDRESS CHANGES		
	1-877-736-7612 o	47-23909	983	
Bannon Lakes Cdd - Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 .	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at rate of 18% per annum or the maximum legal rate (whichever is le Advertiser claims for a credit related to rates incorrectly invoiced or must be submitted in writing to Publisher within 30 days of the invoice of or the claim will be waived. Any credit towards future advertising mus- used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			a less). or paid ce date

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To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:
MOR_15652DateDescriptionAmount6/1/22Balance Forward\$163.616/9/22PAYMENT - THANK YOU-\$86.296/27/22PAYMENT - THANK YOU-\$77.32

Package Advertising:			
Start-End Date Order Number	Description	PO Number	Package Cost
6/30/22 7473277	Bannon Lakes Audit	Bannon Lakes Audit	\$92.48



	PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	IR PAYMENT	
			PAYMENT DUE DATE		AMOUNT PAID	
LUGH	LOCALIQ Bannon Lake		es Cdd - Gms	July 20, 2022		
FLOR	IDA		NUMBER 131	INVOICE 00046		
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$92.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92.48
REMITTANCE ADI	DRESS (Include Accoun	t# & Invoice# on check)	то г	PAY WITH CREDIT CA	RD PLEASE FILL O	UT BELOW:
CA	Florida Holdings, PO Box 631244		VISA Card Number	MASTERCARD		AMEX
Cinc	cinnati, OH 45263		Exp Date	<u> </u>	CVV Code	
			Signature		Date	

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LOCALIQ

FLORIDA

PROOF OF PUBLICATION

Bannon Lakes Cdd - Gms Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/30/2022

and that the fees charged are legal. Sworn to and subscribed before on 06/30/2022

Merrich	Vinley
Legal Clerk	Arthle in alla
Notary, State of WI, Cou	hty of Brown 1-7:75
My commision expires	

Publication Cost:	\$92.48	
Order No:	7473277	# of Copies:
Customer No:	764131	1
PO #:	Bannon Lakes Audit	
THIS IS NOT	AN INVOICE!	

Please do not use this form for payment remittance.

PO Box 631244 Cincinnati, OH 45263-1244

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Bannon Lokes Community Development District hereby requests proposals for annual financlal auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals for five years of services total. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-5850, in an envelope marked on the outside "Auditing Services – Bannon Lakes Community Development District." Proposals must be received by Wednesday, July 20, 2022, 2:00 p.m., at the office of the District Manager. The District reserves the right to relect any and all proposals as It deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Bannon Lakes Community Development District James Oliver, District Manager

Pub: June 30, 2022; #7473277

KATHLEEN ALLEN Notary Public State of Wisconsin



Art Lancaster Bannon Lakes, CDD c/o Governmental Management Services 475 West Town Place Suite 114 St. Augustine, FL 32092
 July 13, 2022

 Project No:
 13061.29000

 Invoice No:
 0203893

1,310.573.311 7A

Project 13061.29000 Bannon Lakes Forcemain-Construction Administration <u>Professional Services rendered through July 2, 2022</u> Professional Personnel

		Hours	Rate	Amount	
Senior Engineer					
Katsaras, George	6/18/2022	1.00	195.00	195.00	
Totals		1.00		195.00	
Total Labo	r				195.00
		Invo	ice Total this	Period	\$195.00

Outstanding Invoices

Number	Date	Balance
0198738	7/12/2021	9,075.26
0202430	4/12/2022	.01
0202911	5/11/2022	1,305.00
0203400	6/8/2022	1,364.37
Total		11,744.64



England-Thims & Miller, Inc. ENGINEERS • PLANNERS • SURVEYORS • GIS • LANOSCAPE ARCHITECTS 14775 CM SL Augustine Road • Ascisonnike, Routia \$2258 • 141 904 642 6830 • hat \$04 646 9465 CA-0002564 LC-000316



INVOICE #1947

ISSUED:

Jul 15, 2022

DUE:

Jul 15, 2022

RECIPIENT: Bannon Lakes CDD

Denise Powers

435 Bannon Lakes Boulevard St. Augustine, Florida 32095 Servicing Nocatee, Ponte Vedra and Jacksonville Local Business, Local Owners

Phone: (904) 329-5279 Email: info@HydroKleenPW.com Website: https://HydroKleenPW.com

For Services Rendered

Press washing main community entrance monuments, fencing and sidewalk area.

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Jun 16, 2022				
Pressure Wash	Front Entrance Signs	2	\$175.00	\$350.00
Pressure Wash	Cleaned specified ft2 of sidewalk at entrance	2134	\$0.15	\$320.10
FENCE	Cleaned specified ft2 of vinyl fence, both sides, and brick pillars	377	\$1.00	\$377.00

Approved 7.19.22 Denise Powers Repairs/Maintenance 1.320.57200.60000

91 A

Thank you for your business, and be sure to schedule your recurring appointment

\$1,047.10

Please contact us with any questions regarding this invoice.

for the best appointment times.

2801 Dawn F	GPE S & COOLING Since 1962	N), INC.			Number	voice			
2801 Dawn F Jacksonville,		i, INC .				: 33155			
2801 Dawn F Jacksonville,		G, INC.							
Jacksonville,	Since 1962					: 7/12/2022			
Jacksonville,		Since 1962				: 126153			
							IPON RECEIPT		
-none (904	, FL 32207-7903					: Order 3315			
) 448-1962 gpenhvac.com				Service Advisor: Ernie Hudson				
Sei vice@ang	gpennvac.com				Customer PO#:				
	Billing Addre				Service Address				
	Bannon Lakes				Bannon Lakes A	-	ər		
		Place, Suite 114			435 Bannon Lake				
	St. Augustine,	, FL 32092	NOTES		St. Augustine, FL	_ 32095			
7/12/22 Tra	ne make-up air ur	it:							
384.8. Staff		ted on How to cycle	3.0 return 86° Suppl power properly to tro						
ltem COMM-LABOR	2	Description Commercial Labor		Qty 1.75	Unit	Price \$98.00	Extende \$171.5		
MISC-ENVIRO	N-FEE	Misc. Supplies & Enviro	mental	1.00		\$20.00	\$20.0		
			Equipmen	t					
line in the second	Model	Brand	Serial		Age Coverage		Exp		
Iype OND	TTA090H300AA	TRA	16512L83YA		5				
IRH	TWE090E300AA	TRA	17033NJABA		5				
until payments	have been made in fu	II. Accounts not paid with	TERMS AND CON agreement. The Seller re nin thirty (30) days of notic nable attorney or collection	tains the title e of invoice a	are in default and a late pa	syment charge of			
					Non-Taxable	•	\$191.50		
					Taxable:		\$0.00		
Approved 7.19.22				Sub Total:		\$191.50			
					Sales Tax		\$0.00		
			7200.60000		Freight		-		
Denise Powers Repairs/Maintenance: 1.320.57200.60000					Total	i:	\$191.50		
						•			
					Total Paid		\$191.50		
					Total Due		\$191.50		

COMMU	Bannon Lakes	
	General Fund	
	Check Request	
Date	Amount	Authorized By
August 1, 2022	\$3,084.00	Jim Oliver
	Payable to:	
B	annon Lakes CDD Capital Reserve #	56 A
Date Check Needed:	Budget Category	·
ASAP	1.300.53800.100	
FY	Intended Use of Funds Requested: 22 Capital Reserve Fund Budget Tran	ısfer
(Attach supportir	ng documentation for request.)	

INVOICE

From: Clever Fitness LLC

Service 07/20/22 Date: Invoice #: 0166

4255 US HWY 1 South Ste18 #317 Saint Augustine FL. 32086

Email: cleverfitness2020@gmail.com Cell: 434-227-8079

Bill to:

Bannon Lakes Community Bannon Lakes Blvd Saint Augustine FL 32095

Please make all payments to Clever Fitness LLC

Qty.	Description	Unit Price	Line Total
1	Preventive Maintenance Quarter 3 2022	\$ 497.00	\$ 497.00
	L	Sub-total:	\$ 497.00
		Tax Exempt	\$ 00.00
		Total	\$ 497.00

0

938

Approved 7/21/22 Denise Powers 1 320 57200 60100 FITNESS CTR- REPAIRS/SUPPLIES



Bannon Lakes, CDD c/o Governmental Management Services 475 West Town Place Suite 114 St. Augustine, FL 32092 July 11, 2022 Project No: 130 Invoice No: 020

13061.30000 0203685

Project 13061.30000

Bannon Lakes CDD (WA#2) State Mandated Storm Water Analysis (20 years)

Professional Services rendered through July 2, 2022 Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Milligan, Neal	6/4/2022	1.50	190.00	285.00	
Milligan, Neal	6/11/2022	.50	190.00	95.00	
Milligan, Neal	6/18/2022	3.00	190.00	570.00	
Milligan, Neal	6/25/2022	1.00	190.00	190.00	
Engineering/Landscape Des	signer				
Dreher, Al	6/11/2022	4.00	140.00	560.00	
Dreher, Al	6/18/2022	.50	140.00	70.00	
Senior Engineer					
Katsaras, George	6/25/2022	.50	205.00	102.50	
Totals		11.00		1,872.50	
Total Labo	r				1,872.50
		Current	Prior	To-Date	
Total Billings		1,872.50	0.00	1,872.50	
Contract Limit				15,000.00	
Remaining				13,127.50	
		invo	oice Total this	Period	\$1,872.50

1,310,513,311

TIA

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 14775 Old SL Augustine Road • Jacksawite, Florida 5288 • 16 804 642 6880 • 1ax 804-648 9465 CA-0000254 LC-0000316

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INVOICE:	1094915	
DATE:	7/20/2022	
ORDER:	1 094915	an an ann ann an t-s- an anns

FREEDOM PEST CONTROL 904-272-BUGS (2847) INFO@FREEDOMPESTCONTROLFLCOM 3600 Peoría Rd. Suite 103 Orange Park, FL 32065

Bill To: [106210]

Bannon Lakes CDD Bannon Lakes Resident's Club 435 B Bannon Lakes Blvd St. Augustine, FL 32092 Work Location: [106210] Bannon I

Bannon Lakes CDD Bannon Lakes Resident's Club 435 B Bannon Lakes Blvd St. Augustine, FL 32092

Work Date Time echnician 100 200 Time In 7/20/2022 01:02 PM 2MARCUS Marcus Lopez Purchase Order Last Service Map Code Time Out Terms DUE UPON RECEIPT 7/20/2022 Lic:JE276424 Service Description Price MONTHLY Monthly Pest Control \$160.00 SUBTOTAL \$160.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$160.00 30 A Approved 7/21/22 AMOUNT DUE \$160.00 **Denise Powers** 1 320 57200 54500 PEST CONTROL 3 Balances outstanding over 30 days from the date of service may be subject to a late fee Thereby a knowledge the satisfactory completion of all services readered, Durated solutioning every so day rinner due the every releasing every a day of the lesser of LSE per month (18%) per year or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection. and artee to pay the cost of services as specifical above.

PLEASE PAY FROM THIS INVOICE



Irrigation • Landscape • Maintenance

Invoice

Terms	Date	Invoice #
Net 30	6/30/2022	13173

35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Project	·		Project #
Bannon Lakes CDD			M101
Description	Quantity	Rate	Amount
Irrigation Maintenance Service for June - see attached list.	1	3,757.25	3,757.25
Approved 7/26/22 Denise Powers Irrigation Repairs 1.330.53800.46400			
	I	Total	\$3,757.25
Attn. Denise Powers	F	Payments/C	Credits \$0.00
		Balance	



Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Terms	Date	Invoice #
Net 30	7/8/2022	13150

130

Approved 7.8.2022 Denise Powers Landscape Contingency: 1.330.57200.46210

Project			Project #
Amenity Center Pool Pump Area			M101
Description	Quantity	Rate	Amount
Remove & replace Podocarpus damaged by leaking pool pump			
Podocarpus, Maki (Podocarpus machrophyllus 'Maki'), #7	7	40.00	280.00
Labor, General	3	38.00	114.00
Dump Fee, Per Trip	1	20.00	20.00
CHANGE ORDER #1 July 8, 2022 > Removed 1 IR Modifications. (-\$50.00) Total change to estimate -\$50.00			
		Total	\$414.00
Attn. Denise Powers		Payments/C	redits \$0.00
		Balance	Due \$414.00

Bannon Lakes CDD

<u>Date</u>	Location	Description	M	aterial	1	Labor	<u>To</u>	<u>tal Cost</u>
6/2	Bannon Lakes Blvd.	(6) MPRs, (3) 6Ps, 300 ft. 2-wire	\$	379.50	\$	228.00	\$	607.50
6/3	Amenity Center	10" round valve box lid, (2) 6Ps, (2) MPRs	\$	28.50	\$	76.00	\$	104.50
6/9	Zones 26-30	440 ft. 2-wire, (2) 10" round valve boxes, (6) DBYs	\$	478.25	\$	304.00	\$	782.25
6/10	Front entrance	(4) 6Ps, (8) MPRs, Hunter solenoid, (2) ICD100 decoders	\$	480.00	\$	152.00	\$	632.00
6/13	Duran Drive	(4) 6Ps, (5) MPRs	\$	77.50	\$	38.00	\$	115.50
6/14	Front entrance, Zones 55-57	Hunter solenoid, (2) ICD100 decoders	\$	374.00	\$	38.00	\$	412.00
	Amenity Center	(3) MPRs	\$	28.50	\$	38.00	\$	66.50
	Front berm	(15) 1/2" poly couplings, 20 ft. poly tube	\$	25.00	\$	152.00	\$	177.00
6/16	Bannon Lakes Blvd.	Rain Bird solenoid	\$	33.00	\$	19.00	\$	52.00
	Amenity Center	6P, nozzle	\$	9.50	\$	19.00	\$	28.50
6/20	Dog Park	Rain Bird solenoid	\$	33.00	\$	38.00	\$	71.00
6/21	Dog Park	Rain Bird 1-station decoder, Rain Bird solenoid, (4) DBYs	\$	235.50	\$	38.00	\$	273.50
6/23	Amenity Center	Rain Bird solenoid, (4) 6Ps, (6) nozzles	\$	75.00	\$	57.00	\$	132.00
	Dog Park	Rain Bird 1-station decoder, (4) DBYs	\$	202.50	\$	38.00	\$	240.50
6/30	Bannon Lakes Blvd.	6P, MPR, nozzle, (4) DBYs	\$	24.50	\$	38.00	\$	62.50

Total Due \$ 3,757.25

Riverside Management Services, Inc

Invoice

Jacksonville, FL 32257 9655 Florida Mining Blvd. W.

> Involce #: 147 Involce Date: 8/17/2022 Due Date: 8/17/2022 Case: P.O. Number:

Bill To: Bannon Lakes CDD 9655 Florida Mining Bivd W Suite 305 Jacksonville, FL 32257

Description	Hours/Qty Rate	Amount
Facility Maintenance July 1 - July 31, 2022 Maintenance Supplies	1,106.81	1,106.81 45:40
IUA		
1.320.572.457		
Approved 8/18/22 Denise Powers Grounds Maintenance \$345.66: 1.330.53800.46100 Facility Maintenance \$761.15: 1.320.57200.45100 Repairs & Maintenance \$45.40: 1.320.57200.6000		
······································	Total	\$1,152.21
Juny Landert 8-18-22	Payments/Credits	\$0.00
V V 8-18-22	Balance Due	\$1,152.21

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JULY 2022

Date	Hours	<u>Employee</u>	Description
7/1/22	1	K.B.	Put chairs away in clubhouse, checked and changed all trash receptacles, cleaned basketball court, checked tape on hoop
7/5/22	2	К.В.	Removed debris from roadways, around amenity center and field, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned off basketball courts
7/7/22	3	К.В.	Blew leaves and debris off sidewalks, walking paths, basketball courts and tennis courts, emptied and restocked dog waste receptacles, checked and changed all trash receptacles,
7/8/22	1	К.В.	brushed off basketball courts of bird feces Straightened and organized chairs, fixed deck table, fixed weather stripping on clubhouse door, removed debris on main road and bum
7/11/22	1	К.В.	Blew leaves and debris off tennis courts, basketball court, playground and amenity sidewalk, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, cleaned bird feces off basketball courts, checked playground bolts and chains
7/12/22	1	К.В.	Installed blind in office, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris on main road
7/13/22	1	К.В.	Straightened and organized fumiture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, emptied trash in fitness center
7/14/22	6	К.В.	Pressure washed gym outside, cleaned gym bathroom walls, pressure washed outside couch and chairs, checked and changed all trash receptacles
7/15/22	0.5	К.В.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/16/22	1	К.В.	Fixed two lights in men's restroom
7/17/22	1	K.B.	Moved chairs out of closet in clubhouse
7/18/22	1	К.В.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/21/22	4	К.В.	Cleaned men's and women's bathroom walls, put spikes back on back of basketball court, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, emptied trash receptacles in gym, cleaned tops of trash receptacles, removed debris around amenity center, blew leaves and debris off sidewalks and courts
7/22/22	1	К.В.	Blew leaves and debris off pool deck, removed debris off main road, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/26/22	3	P.S.	Blew leaves and debris off walkways and pool deck, straightened and organized pool furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/27/22	1.5	К.В.	Blew leaves and debris off walkways, basketball courts and tennis courts, cleaned bird feces off basketball courts, removed debris off main road, checked and changed all trash receptacles
7/28/22	1.5	К.В.	Changed light bulb in parking lot, installed owl and hawk at tennis and basketball court, removed debris on main road
7/29/22	0.5	К.В.	Blew leaves and debris off basketball courts and tennis courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
TOTAL	31		
MILES	49		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 08/05/22

<u>DISTRICT</u> BL	<u>DATE</u>	<u>SUPPLIES</u>	PRICE	<u>EMPLOYEE</u>
BANNON LAKES	7/25/22	Fittings, PVC, Adapters	17.54	J.L.
	7/25/22	Primer Cement	15.99	J.L.
	7/25/22	Cloth Sand Paper	5.66	J.L.
	7/25/22	Schedule 40PVC Adaptor	1,18	J.L.
	7/25/22	Schedule 40PVC Adaptor x 3/4"	3.44	J.L.
	7/25/22	Thread Seal Tape	1.60	J.L.
			TOTAL \$45.40	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 94 Invoice Date: 8/1/22 Due Date: 8/1/22 Case: P.O. Number:

Bill To:

Bannon Lakes CDD 475 West Town Place Suite 114 St. Augustine, FL

Description		Hours/Qty	Rate	Amount
Description Management Fees - August 2022 1. 310.513. Website Administration - August 2022 Information Technology - August 2022 Dissemination Agent Services - August 2022 Office Supplies Postage Copies	N 5 90 90 90 90 90 90 90 90 90 90 90 90 90	Hours/Qty	Rate 3,900.00 100.00 708.33 0.39 7.40 109.65	3,900.00 100.00 150.00 708.33 0.35 7.40
		Total Payments	s/Credits	\$4,975.77 \$0.00
		Balance (Due	\$4,975.77

3A

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.,

Po Box 20122 Tampa, FL 30622-0122 (904) 262-5500

 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 VISA
 Image: Card NUMBER
 EXP. DATE

 SIGNATURE
 AMOUNT PAID

ADDRESSEE
Please check if address below is incorrect and indicate change on reverse side

BANNON LAKES CDD Denise Powers 475 W Town Place Suite 114 St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
723475	7/29/2022	\$613.38

The Lake Doctors Po Box 20122 Tampa, FL 30622-0122

0000000116522001000000083170000006133861

Please Return this portion with your payment

			Invoice 653662		PO #		:	
Date	Description		Quantity	Amount	· · · · · · · · · · · · · · · · · · ·	Tax	Total	
435 BANNO	N LAKES BLVD, ST AUGU	STINE, FL ST AUG	USTINE, FL 32092					
5/1/2022	QB Balance			\$610.33		\$39.67	\$650.00	
		ł						
				Line and the		Discount Adjustment	\$0.00 \$0.00	
Account#	723475			Lic#:			AMOU	NT DUE
						\$ (650.00	

Approved 7/29/22 Denise Powers Lake Maintenance: 1.330.53800.46800

MM

	MAKE CHECK PAYABLE TO:		PLEASE FILL O	UT BELOW IF PAYING BY CRE	DIT CARD
Po Box 2012			CARD NUMBER SIGNATURE	EXP. DATE	
Tampa, FL 30 (904) 262-550	622-0122 00		CIGRATURE		
	ADDRESSEE		ACCOUNT NUMBER	DATE	BALANCE
Please check it	ADDRESSEE Y address below is incorrect and indicate change on reverse side		723475	7/29/2022	\$613.38
Denise 475 W Suite 1	DN LAKES CDD Powers Town Place 14 ustine, FL 32092		The Lake Doctors Po Box 20122 Tampa, FL 30622		
0000000	01165220010000000083160000006133862		Please Return this	portion with your payn	nent
	Invo	ice 671496	PO #		
Date	Description	Quantity	Amount	Тах	Total
435 BANNO	N LAKES BLVD, ST AUGUSTINE, FL ST AUGUSTINE,	FL 32092			
7/1/2022	QB Balance		\$610.33	\$39.67	\$650.00
				Discount	\$0.00
				Adjustment	\$0.00
Account#	723475		Líc#:		AMOUNT DUE
E				5	650.00

MA

Approved 7/29/22 Denise Powers Lake Maintenance: 1.330.53800.46800



Invoice

Terms	Date	Invoice #
Net 30	8/1/2022	13207

35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

1379

Project			Project #
Bannon Lakes CDD	M101		
Description	Quantity	Rate	Amount
Monthly maintenance for the month of August	1	11,601.51	11,601.51
Approved 8/1/22 Denise Powers Landscape Maintenance: 1.330.53800.46200			
		Total	\$11601.51
Attn. Denise Powers		Payments/C	redits \$0.00
		Balance	Due \$11,601.51

pool	sure	Invoice		Date Invoice #	≠ 1	8/8/2022 31295608966	
1707 Townhurst Dr			Terms	Net 20			
Houston TX 77043 ar@poolsure.com		Due Date		8/28/2022			
800-858-POOL (7665)		PO#					
www.poolsure.com				Sales Order #13	140494		
		 A Statement in a second se second second se second second s		8/1/2022			
Bill To		Deliv	<u></u>	Bannon Lakes I	Pool		
Riverside Manageme	nt Services			13BAN025			
Bannon Lakes CDD 9655 Florida Minning	Blvd West		AZ License #	#331721			
bldg 300 suite 305 Jacksonville FL 3225			Ship To	Bannon Lake 435 Bannon St. Augustine	Lakes Blvd		
month late charge and atto	s notice under the truth in lend prney fees.	ing act that any accounts re			•		
month late charge and atto	prney fees.			.			
month late charge and atto	Item		Quantity 450	Units	Rate 1.85	Amount 832.50	
month late charge and atto Item ID 115-300	Item		Quantity	Units gal	Rate	Amount 832.50	
month late charge and atto Item ID 115-300	Item Bleach Minibulk Deliverer Pool Acid bulk by Gallon		Quantity 450	Units	Rate 1.85	Amount 832.50 95.70	
month late charge and atto Item ID 115-300 160-050	item Bleach Minibulk Delivered	d	Quantity 450 30	Units	Rate 1.85 3.19	Amount	

Approved 8.9.22 Denise Powers Pool Chemicals: 1.320.57200.45210 1914

1,031.20 0.00 1,031.20 \$1,031.20 Subtotal Shipping Cost (FEDEX GROUND) Total

÷

Remittance Slip

Customer 13BAN025

Invoice # 131295608966

Amount Due

Amount Due Amount Paid \$1,031.20

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



Riverside Management Services, Inc

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

-

10.000

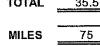
Invoice #: 146 Invoice Date: 7/19/2022 Due Date: 7/19/2022 Case: P.O. Number:

Bill To: Bannon Lakes CDD 9655 Florida Mining Blvd W Suite 305 Jacksonville, FL 32257

Description	Hours/Oty Rate	Amount
Description acility Maintenance June 1 - June 30, 2022 laintenance Supplies	Hours/Oty Rate 1,275.8 48.4	8 1,275.88
	Total	\$1,324.36 🕚
Approved 7/21/22 Denise Powers	Payments/Credits	\$0.00
1 330 53800 46100 GROUNDS MAINTENANCE \$397.31 1 320 57200 45100 FACILITY MAINTENANCE \$927.05	Balance Due	\$1,324.36
		artiguis

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JUNE 2022

Date	<u>Hours</u>	Employee	Description
6/1/22	0.5	K.B.	Emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
6/2/22	1	, K.B.	Removed debris from roadways, around amenity center and field, checked and changed
			all trash receptacles, emptied and restocked dog waste receptacles
6/3/22	1	K.B.	Put JB weld on broken railing, fixed table in clubhouse that was loose
6/4/22	1	K.B.	Fixed counter in women's restroom from sagging, checked JB weld joint on railing
6/7/22	1.5	K.B.	Caulked counter top in women's restroom, removed debris from roadways, around amenity center and field
6/8/22	2	К.В.	Assisted putting temporary fix on lock on pool filter, blew leaves and debris off basketball court and sidewalks, checked and changed all trash receptacles
6/9/22	4	К.В.	Blew leaves and debris off pool deck, patio, tennis courts and basketball courts, emptied and restocked dog waste receptacles, organized patio furniture, raked holes under swings, inspected playground equipment, removed debris around amenity center and parking lot
6/10/22	0.5	K.B.	Emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
6/11/22	2	К.В.	Lifted storm drain cover out of storm drain
6/13/22	1	K.B.	Blew leaves and debris off pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/14/22	1	K.B.	Blew leaves and debris off sidewalk, tennis courts, basketball courts and round abouts
6/16/22	5	К.В.	Pressure washed pavilion furniture and trash receptacles, checked and changed all trash receptacles, adjusted toilet flush valve, hung pictures and corkboards in office
6/17/22	2	К.В.	Blew leaves and debris off sidewalk, tennis courts and basketball courts, removed debris around amenity center, parking lot and main road, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/18/22	1	K.B.	Fixed gates at zero entry of pool
6/20/22	1	К.В.	Removed one swim lane from pool, blew leaves and debris off tennis courts, basketball courts, sidewalks and pavilion, checked and changed all trash receptacies
6/21/22	2	K.B.	Light inspection, removed debris around amenity center, roadways and front berm, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/22/22	2	K.B.	Fixed backsplash in men's restroom and recalked it, checked and changed all trash receptacles
6/23/22	4	К.В.	Assembled storage box for pool pump area, cleaned out and rearranged storage closet, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/27/22	1	K.B.	Removed bird feces from basketball courts, removed debris around amenity center and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
6/28/22	1	К.В.	Pressure washed basketball hoop, pole and backboard, used soap on bird feces on courts
6/29/22	1	К.В.	Installed spikes on basketball courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, emptied trash in fitness center
TOTAL	35.5	-	



*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

BANNON LAKES

1

Ì,

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/22

<u>DISTRICT</u> BL	DATE	SUPPLIES	PRICE	EMPLOYEE
BANNON LAKES	6/8/22 6/8/22 6/8/22 6/8/22 6/8/22 6/8/22	Anvil Stool Rubber Gasket Material Water Weld Epoxy JB Weld Epoxy 4" Worm Gear Clamp (2) 6" Worm Gear Clamp (2)	13.66 6.85 7.80 7.22 6.10 6.85	J.L. J.L. J.L. J.L. J.L. J.L.
			TOTAL \$48.48	

Riverside Management Services, Inc 9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Bill To: Bannon Lakes CDD 9655 Florida Mining Blvd W Suite 305 Jacksonville, FL 32257

.

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - August 2022 1.320.57200.34000 - Facility Management - Bannon Lakes - August 2022		911.00 5,150.00	911.00 5,150.00
1.320.57200.46001 - Contract Administration - August 2022		1,676.33	1,676.33
Jury Lanhit 8-1-22			
	Total	I	\$7,737.33
	Payments/Cr	redits	\$0.00
	Balance Due		\$7,737.33

JUA

Invoice

P.O. Number:

Invoice #: 145 Invoice Date: 8/1/2022 Due Date: 8/1/2022

Case:



1824 Phoenix Avenue Jacksonville, FL 32206 Please remit check payments to: P.O. Box 3264 Jacksonville, FL 32206

Invoice

 Date
 Invoice #

 8/5/2022
 600093

Bill To	Ship To
BANNON LAKES COMMUNITY DEVELOPMENT (CDD)	BANNON LAKES
475 WEST TOWN PLACE,STE 114	435 BANNON LAKES BLVD
SAINT AUGUSTINE, FL 32092	ST AUGUSTINE, FL 32095

P.O. Number	Terms	Rep	Ship	Via		Project	
071522-1	Due on receipt	JW	8/5/2022				
Quantity	Item Code		Description		U/M	Price Each	Amount
de la composition	Labor Parts Service	GRATING OI DATE OF SE	CED 45 FEET OF Z N POOL RVICE: 7/18/2022			270.95	270.95
All work is complete	!				Total	<u>l</u>	\$1,134.95

PLEASE NOTE:

DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE.

Riverside Management Services, Inc

Invoice

Jacksonville, FL 32257 9655 Florida Mining Blvd. W.

> Involce #: 147 Involce Date: 8/17/2022 Due Date: 8/17/2022 Case: P.O. Number:

Bill To: Bannon Lakes CDD 9655 Florida Mining Bivd W Suite 305 Jacksonville, FL 32257

Description	Hours/Qty Rate	Amount
Facility Maintenance July 1 - July 31, 2022 Maintenance Supplies	1,106.81	1,106.81 45:40
IUA		
1.320.572.457		
Approved 8/18/22 Denise Powers Grounds Maintenance \$345.66: 1.330.53800.46100 Facility Maintenance \$761.15: 1.320.57200.45100 Repairs & Maintenance \$45.40: 1.320.57200.6000		
······································	Total	\$1,152.21
Juny Landert 8-18-22	Payments/Credits	\$0.00
V V 8-18-22	Balance Due	\$1,152.21

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JULY 2022

Date	<u>Hours</u>	<u>Employee</u>	Description
7/1/22	1	K.B.	Put chairs away in clubhouse, checked and changed all trash receptacles, cleaned basketball court, checked tape on hoop
7/5/22	2	К.В.	Removed debris from roadways, around amenity center and field, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned off basketball courts
7/7/22	3	К.В.	Blew leaves and debris off sidewalks, walking paths, basketball courts and tennis courts, emptied and restocked dog waste receptacles, checked and changed all trash receptacles,
7/8/22	1	К.В.	brushed off basketball courts of bird feces Straightened and organized chairs, fixed deck table, fixed weather stripping on clubhouse door, removed debris on main road and bum
7/11/22	1	К.В.	Blew leaves and debris off tennis courts, basketball court, playground and amenity sidewalk, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, cleaned bird feces off basketball courts, checked playground bolts and chains
7/12/22	1	К.В.	Installed blind in office, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris on main road
7/13/22	1	К.В.	Straightened and organized fumiture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, emptied trash in fitness center
7/14/22	6	К.В.	Pressure washed gym outside, cleaned gym bathroom walls, pressure washed outside couch and chairs, checked and changed all trash receptacles
7/15/22	0.5	К.В.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/16/22	1	К.В.	Fixed two lights in men's restroom
7/17/22	1	K.B.	Moved chairs out of closet in clubhouse
7/18/22	1	К.В.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/21/22	4	К.В.	Cleaned men's and women's bathroom walls, put spikes back on back of basketball court, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, emptied trash receptacles in gym, cleaned tops of trash receptacles, removed debris around amenity center, blew leaves and debris off sidewalks and courts
7/22/22	1	К.В.	Blew leaves and debris off pool deck, removed debris off main road, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/26/22	3	P.S.	Blew leaves and debris off walkways and pool deck, straightened and organized pool furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/27/22	1.5	К.В.	Blew leaves and debris off walkways, basketball courts and tennis courts, cleaned bird feces off basketball courts, removed debris off main road, checked and changed all trash receptacles
7/28/22	1.5	К.В.	Changed light bulb in parking lot, installed owl and hawk at tennis and basketball court, removed debris on main road
7/29/22	0.5	К.В.	Blew leaves and debris off basketball courts and tennis courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
TOTAL	31		
MILES	49		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 08/05/22

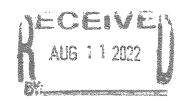
<u>DISTRICT</u> BL	<u>DATE</u>	<u>SUPPLIES</u>	PRICE	<u>EMPLOYEE</u>
BANNON LAKES	7/25/22	Fittings, PVC, Adapters	17.54	J.L.
	7/25/22	Primer Cement	15.99	J.L.
	7/25/22	Cloth Sand Paper	5.66	J.L.
	7/25/22	Schedule 40PVC Adaptor	1,18	J.L.
	7/25/22	Schedule 40PVC Adaptor x 3/4"	3.44	J.L.
	7/25/22	Thread Seal Tape	1.60	J.L.
			TOTAL \$45.40	

LOCALIQ	ACCO Bannon La	ACCOUNT #	PAGE #		
FLORIDA	INVOICE # BILLING PERIOD 0004770642 Jul 1- Jul 31, 2022		PAYMENT DUE DATE August 20, 2022		
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)			
BILLING ACCOUNT NAME AND ADDRESS		\$0.00 S/ADDRESS CHANGES r smb@ccc.gannett.com	\$217.60 5 FEDERAL ID 47-2390983		
Bannon Lakes Cdd - Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 pp[]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.				

To sign-u MOR_156	up for E-mailed invoices and online payments please contact abgspecial@gannett.com. 352	Previous account number:
Date	Description	Amount
7/1/22	Balance Forward	\$92.48
7/28/22	PAYMENT - THANK YOU	-\$92.48

Description	PO Number	Package Cost
Public Hearing 8/3/22		\$217.60

92A 1.310.03.480



LOCALIQ Account Bannon Lakes			PAYMENT August 2	DUE DATE 20, 2022	AMOUNT PAID		
FLOR	IDA		FNUMBER 1131	INVOICE NUMBER 0004770642			
CURRENT DUE \$217.60	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$217.60	
REMITTANCE ADI	L DRESS (Include Account)		TO P	AY WITH CREDIT CA		T T BELOW: AMEX	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			Card Number Exp Date Signature		CVV Code	. <u></u>	

LOCALIQ **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Bannon Lakes Cdd - Gms Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/06/2022, 07/13/2022

and that the fees charged are legal. Sworn to and subscribed before on 07/13/2022

Sh	lefora	
Legal Clerk	Hothleen allen	_

-7-54

Notary, State of WI, County of Brown

My commiston expires						
Publication Cost:	\$217.60					
Order No:	7473417	# of Copies:				
Customer No:	764131	1				
PO #:						

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVI-SORS' MEETING AND AUDIT COMMITTEE MEETING. The Board of Supervisors ("Board") of the Bonon Lakes Community Development District ("District") will hold outpublic hearing on August 3, 2022 at 1:00 p.m. at the World Golf Village Renoissonce Hole, 500 S. Legocy Troil, SI. Augustine, FL 32092, for the purpose of hearing comments and objections on the doaption of the proposed budgets ("Proposed Budget") of the District at the superse of hearing comments and objections on the doaption of the proposed budgets ("Proposed Budget") of the District at the superse of hearing comments and objections on the doaption of the proposed budgets ("Proposed Budget") of the District at the size of the august ("Droposed Budget") of the District and the above-relevences acc-ling (and the above-relevences laco-ling (and the above-relevences laco-tion (immediately prior to the onset of the Board of Supervisors' Meel-ing). The Audit Committee will review, discuss and ronk the propos-als received to perform the audit for the fiscal year acquire doaption and cordence with Florida Law. A copy of the ogenda and Proposed Budget moy be obtained at the diffices of the District's website at accopt of the ogenda and Proposed Budget moy be obtained at the diffices of the District's website at accopt of the ogenda and Proposed Budget moy be obtained at the diffices of the District's website of avew bannetikes; and partice with the routing and meeting more accom-med the public and will be canducted in accordonce with the provisions of Florida Law. A copy of the cogenda and proposed Budget moy be obtained at the diffices of the public and will be canducted in accord of the meeting and meeting more by the conting and meeting more by the conting and meeting and particle accord models and this meeting because of a disability or physical inpoli-tent provedices of the action the ac

KATHLEEN ALLEN Notary Public State of Wisconsin

INVOICE

From: Clever Fitness LLC

Service 08/19/22 Date: Invoice #: 0181

Total

<u>\$ 428.00</u>

4255 US HWY 1 South Ste18 #317 Saint Augustine FL. 32086

Email: cleverfitness2020@gmail.com Cell: 434-227-8079

Bill to:

Bannon Lakes Community Bannon Lakes Blvd Saint Augustine FL 32095

Please make all payments to Clever Fitness LLC

Qty.	Description	Unit Price	Line Total
1	Travel	\$ 90.00	\$ 90.00
1	Labor	\$ 90.00	\$ 90.00
1	Resistance Button upright Bike	\$ 99.00	\$ 99.00
1	Incremental weight Leg Press	\$ 149.00	\$ 149.00
		Sub-total:	\$ 428.00
		Tax Exempt	\$ 00.00

Approved 8.22.22 Denise Powers

0

Fitness Ctr-Repairs/Supplies: 1.320.57200.60100

93A

Service Slip/Invoice

1097309

8/22/2022

1097309



[106211] Bill To:

> Bannon Lakes CDD Bannon Lakes Fitness Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

Work

INVOICE:

DATE:

ORDER:

Location: [106211] Bannon Lakes CDD Bannon Lakes Fitness Center

435 Bannon Lakes Blvd

Saint Augustine, FL 32095

Vork Date 👘 Time In Technician Тіпе 8/22/2022 09:17 AM 1ADAM Adam Daly Time Out Purchase Order Last Service Map Coele Terms 8/22/2022 Lic:JE142937 DUE UPON RECEIPT Service Description न कि \$650.00 RETREAT Termite Retreatment SUBTOTAL \$650.00 \$0.00 TAX AMT. PAID \$0.00 TOTAL \$650.00 AMOUNT DUE \$650.00 Approved 8.22.22 **Denise Powers Termite Renewal - Fitness Center** Pest Control: 1.320.57200.54500 JOA ang Auki, Sayaan Gebruara Contraction of the 600 State and the 20102 224''

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Hicroby asknowledge the satisfactory completion of all services rendered. and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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FREED PEST CO 904-272-BU NFO@REEDOM 3600 Peoria Rd Orange Park, Fi	IGS (2847) PESTCONTROLFL.COM		DATE: 8/22/2022 ORDER: 1097311	
Bannon L 435 B Bai	akes CDD akes Resident's Club nnon Lakes Bivd tine, FL 32092	Work Location	1: [106210] Bannon Lakes CDD Bannon Lakes Resident's Club 435 B Bannon Lakes Blvd St. Augustine, FL 32092	
/ork Date Tin 8/22/2022 09:17	7 AM	Technician 1ADAM Last Service Map Co	Adam Daly	Time I
Purchase Ord	er Terms NET 30	8/22/2022	Lic:JE142937	
Service		Description		Price
RETREAT	Termite Retreatment			\$1,250.00
			SUBTOTAL TAX AMT. PAID TOTAL	\$1,250.00 \$0.00 \$0.00 \$1,250.00
Denise	red 8.22.22 Powers e Renewal - Main Amenity ontrol: 1.320.57200.5450	/ Building 0	AMOUNT DUE	\$1,250.00
Pest C				
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Pest C	30 H			
Pest C	30H			

PLEASE PAY FROM THIS INVOICE

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	Approved 8.15 Denise Powers	22		INVOICE		
The Jake Dectors Inc.	Lake Maintena	nce	Invoid	ce # 660423		
The Lake Doctors, Inc.	1.330.53800.46	6800	Αςςοι	unt # 723475		
Le la		7A	Invoice	Date 6/1/2022		
4651 Salisbury Rd., Suite155, Jacksonvill PH: (904) 431-3914	e, FL 32256		Due 1	Date 6/11/2022		
Bill To			Re	ep MAS		
BANNON LAKES CDD GMS MANAGEMENT 475 WEST TOWN PLACE SUITE 114 ATTN: JIM OLIVER ST AUGUSTINE, FLORIDA 32092				nvoice Questions: @LakeDoctors.com		
Purchase Order Number	Terms		Invoice Da	te Reflects Month of		
	NET 10 DAYS		Ser	vice Provided		
Item	Description			Amount		
Monthly Water Mana geme				650.00		
June La	he mangy					
		approved				
	,950.00 r your business!		Fotal Invoice	\$650.00		
Please include your account number and invo Please remit payments to: The Lake Doctors, LOCKBOX PO Box 20122 Tampa, FL 336	Inc.	ur remittance stub	•			

Remittance Stub	Amount Enclosed	Invoice #	660423			
		Account #	723475			
		Date	6/1/2022			
Bill To	Palation					
BANNON LAKES CDD GMS MANAGEMENT 475 WEST TOWN PLACE SUITE 114 ATTN: JIM OLIVER ST AUGUSTINE, FLORIDA 32092	Mastercard Card # Card Verification Exp. Date # Print Name	Card Verification # Exp. Date #				
For address and contact updates, please email us at	Signature		· · · · · · · · · · · · · · · · · · ·			

-

customerservice@lakedoctors.com. LOI u

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.,

Po Box 20122 Tampa, FL 30622-0122 (904) 262-5500

 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 VISA
 Image: Card NUMBER

 CARD NUMBER
 EXP. DATE

 SIGNATURE
 AMOUNT PAID

ADDRESSEE
Please check if address below is incorrect and indicate change on reverse side

BANNON LAKES CDD Denise Powers 475 W Town Place Suite 114 St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
723475	8/15/2022	\$650.00
		(

The Lake Doctors Po Box 20122 Tampa, FL 30622-0122

00000001165220010000000193920000006500088

Please Return this portion with your payment

					·····
Date	Description	Quantity	Amount	Tax	Total
435 BANNO	N LAKES BLVD, ST AUGUS	TINE, FL ST AUGUSTINE, FL 32092			
		s Needed,Water Management -	\$325.00	\$0.00	\$325.00
	Monthly		\$325.00	\$0.00	\$325.00
Please remit pa	yment for this month's invoid	e.			
				Discount	\$0.00
				Adjustment	\$0.00
Account#	723475		Lic#:		AMOUNT DU
		*	0		\$650.00
		Approved 8.15.22	1A		



Irrigation • Landscape • Maintenance

Invoice

Terms	Date	Invoice #
Net 30	7/31/2022	13226

35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Project		Pro	ject#
Bannon Lakes CDD		N	[101
Description	Quantity		nount
Irrigation Maintenance Service for July - see attached list. 1.330.538.464 13A	1	765.00 74	55.00
Attn. Denise Powers		Total Payments/Credits Balance Due	\$765.00 \$ \$0.00 \$ 765.00

,

Bannon Lakes CDD

<u>Date</u>	Location	Description	M	aterial	ļ	<u>abor</u>	To	tal Cost
7/5	Amenity Center	(2) 6Ps, (2) nozzles, MPR	\$	28.50	\$	38.00	\$	66.50
7/8	Front entrance	(2) 1/2" poly couplings	\$	2.00	\$	19.00	\$	21.00
7/27	Bannon Lakes Blvd.	(17) 6Ps, (29) MPRs, 1/2" cap, 1/2" street ell, tree bubbler, (2) 1/2" couplings	\$	411.50	\$	266.00	\$	677.50

Total Due \$ 765.00

Approved 8/19/22 \3 A Denise Powers Irrigation Repairs: 1.330.53800.46400

THIGP	en		Invoice Number: 33663	•
HEATING & COOLI	NG. INC.		Date: 8/10/2022	
Since 1962	÷		Account No: 126153	
2801 Dawn Rd			Terms: NET DUE	
Jacksonville, FL 32207-790	03		Reference: Order 336	
Phone: (904) 448-1962 service@thigpenhvac.com			ervice Advisor: Ronal Mar Customer PO#:	tinez
Billing Ad		•••	rvice Address:	tor
Bannon La	ikes CDD wn Place, Suite 114		nnon Lakes Amenity Cen 5 Bannon Lakes Blvd	ler
	ine, FL 32092		Augustine, FL 32095	
		TES		
Item CPM 8L083 8L088	Description Commercial Planned Maintenance 18x24x1 Pleated Filter 18x20x1 Pleated Filter	Qty U 1.00 1.00 1.00	nit Price \$385.00 \$0.00 \$0.00	Extendec \$385.00 \$0.00 \$0.00
8L061	16x25x1 Pleated Filter	3.00	\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00	\$20.00	\$20.00
until payments have been made 1 - ½ % per month will be added contract Thigpen Heating and Cooling, I are still on premises. Approved 8.22	in accordance with financing agreement. The Sr in full. Accounts not paid within thirty (30) days of . Buyer agrees to any reasonable attorney or co nc. is not responsible for any property damage 2.22	of notice of invoice are in d lection fees incurred by Se	lefault and a late payment charge o eller in securing payment for this	of \$405.00 \$0.00 \$405.00 \$0.00
until payments have been made 1 - ½ % per month will be added contract Thigpen Heating and Cooling, I are still on premises. Approved 8.22 Denise Power	in accordance with financing agreement. The Sr in full. Accounts not paid within thirty (30) days of . Buyer agrees to any reasonable attorney or co nc. is not responsible for any property damage 2.22	eller retains the title to all r of notice of invoice are in d lection fees incurred by S os unless damage has oc	lefault and a late payment charge of eller in securing payment for this curred while employees Non-Taxable: Taxable: Sub Total: Sales Tax: Freight: Total:	of \$405.00 \$0.00 \$405.00
until payments have been made 1 - ½ % per month will be added contract Thigpen Heating and Cooling, I are still on premises. Approved 8.22 Denise Power	in accordance with financing agreement. The Sr in full. Accounts not paid within thirty (30) days of . Buyer agrees to any reasonable attorney or col nc. is not responsible for any property damage 2.22	eller retains the title to all r of notice of invoice are in d lection fees incurred by S os unless damage has oc	lefault and a late payment charge of eller in securing payment for this curred while employees Non-Taxable: Taxable: Sub Total: Sales Tax: Freight:	of \$405.00 \$0.00 \$405.00 \$0.00

Wipes LLC

PO Box 324 Northville, Mi 48167 sales@wipes.com www.wipes.com



INVOICE

BILL TO Bannon Lakes - St. Aug 435 Bannon Lakes Blvd St Augustine, FL 32095		SHIP TO Bannon Lakes - St. Augustine FL 435 Bannon Lakes Blvd St Augustine, FL 32095	SHIP DATE SHIP VIA	06/08/2022 UPS	INVOICE DATE TERMS DUE DATE	11976 08/19/2022 Net 15 09/03/2022
	DESCRIPTIO	N.		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	• •	se - Four (4) - 800 count rolls of EF disinfecting wipes	A	2	98.96	197.92T
Shipping	Freight Cos	t		2	16.14	32.28
Sales Tax	Sales Tax c 17:24:02 U	alculated by AvaTax on Mon 14 Fe TC 2022	əb	1	0.00	0.00
	na on on on on on on on		SUBTOTAL			230.20
			TAX			0.00
			TOTAL			230.20
			BALANCE DUE			\$230.20

88A

Approved 8/19/22 Denise Powers Fitness Ctr-Repairs/Supplies: 1.320.57200.60100



Irrigation - Landscape - Maintenance

Invoice

Terms	Date	Invoice #		
Net 30	8/31/2022	13293		

35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

Bannon Lakes CDD 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Project		P	roject #
Bannon Lakes CDD			M101
Description	Quantity	Rate A	mount
Irrigation Maintenance Service for August - see attached list.	1	673.25	673.25
13A			
1.330.538.464			
	1	Total	\$673.25
Attn. Denise Powers	ŀ	Payments/Credits	\$0.00
Balance Due			

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	Description	M	aterial]	Labor	<u>To</u>	tal Cost
8/16	Main line repair	60 ft. 1" PVC, (60) 3/4" fittings, (4) 3/4" 90°s, (6) 3/4" Tees, (6) 4" rotors, 6 ft. 1/2" flex	\$	222.00	\$	342.00	\$	564.00
8/25	Bannon Lakes Blvd. Amenity Center	Tree bubbler, (3) MPRs (2) MPRs	\$ \$	33.25 19.00	\$ \$	38.00 19.00	Ŧ	71.25 38.00
					Тс	tal Due	\$	673.25

•

Renaissance Resort at the World Golf Village Invoice **#5632** Date **09/19/2022**

500 South Legacy Trail St Augustine FL 32092

Phone 904-940-8000

INVOICE

Customer

NameBannon Lakes CDD MeetingAttnShelby StephensAddress475 W Town Pl Suite 114CitySt Augustine, FL

Qty	Description	Charged
1	Meeting Room Rental - Event Date 11/6/2022 25% Service Charge	\$300.00 \$75.00
	64A 1.300.15500.10000	
	Bannon Lakes Community Development District	
	Exempt #85-8017166046C-0	
:		
P	SUB-TOTAL	\$375.00
	Direct Bill Amount Due Credit Card	\$375.00

Riverside Management Services, Inc 9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

Involce #: 143 Involce Date: 7/1/2022 Due Date: 7/1/2022 Case: P.O. Number:

Bill To: Bannon Lakes CDD 9655 Florida Mining Blvd W Sulte 305 Jacksonville, FL 32257

.

14A

Description	Hours/Oty	Rate	Amount
.320.57200.45200 - Pool Maintenance Services - July 2022 .320.57200.46001 - Contract Administration - July 2022 .320.57200.34000 - Facility Management - Bannon Lakes - July 2022		911.00 1,676.33 5,150.00	911.00 1,676.33 5,150.00
· · · · ·			
	2012 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 101 - 10		
Jury Landert			
· · · · · · · · · · · · · · · · · · ·	Total		\$7,737.33
	Payments	/Credits	\$0.00
	Balance I	Due	\$7,737.33

THIGPE HEATING & COOLING Bince 1962 2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com	EN 3, INC.			Invoic Number: 34482 Date: 8/30/202 Account No: 126153 Terms: NET DU Reference: Order 34 Service Advisor: James G Customer PO#:	2 E UPON RECEIPT 1482
Billing Addre	ss:			Service Address:	
Bannon Lake	s CDD			Bannon Lakes Amenity Ce	enter
475 W. Town	Place, Suite 114			435 Bannon Lakes Blvd	
St. Augustine	, FL 32092	NOTES		St. Augustine, FL 32095	
Removed and replaced circul of R410a refrigerant. Unit car and then stage B. Unit runnin	me on only running in 2	and stage. Rewired	t stat wires	microns and recharge unit wit s to get unit running in stage A	first
ilem QUOTED-PART	Description Quoted Part Only - Conde	nser Cali	Qty 1.00	Unit Price	Extended \$874.00
QUOTED-PART	Quoted Part Only - Liquid	1	1.00	\$0.00	\$0.00
COMM-LABOR	Commercial Labor		5.00	\$98.00	\$490.00
R-410A-PER-POUND	R-410A per lb.		8.00	\$59.00	\$472.00
		j Equipmen	l E	<u> </u>	
Type Model	Brand	Serial		Age Coverage	Ехр
COND TTA090H300AA	TRA	16512L83YA		5	
until payments have been made in fu	ccordance with financing ag III, Accounts not paid within Iyer agrees to any reasonab	thirty (30) days of notic le attorney or collection	lains the title t e of invoice ar fees incurred	to all materials and property listed her re in default and a late payment charg by Seller in securing payment for this as occurred while employees	eof
		62A		Non-Taxable:	\$1,836.00
Approved 9/13/2	22			Taxable:	\$0.00
Denise Powers Repairs/Mainter Fresh Air Unit R	nance: 1.320.572 Repair	200.60000		Sub Total: Sales Tax: Freight:	\$1,836.00 \$0.00
				Total: Total Paid:	\$1,836.00
				Total Due:	\$1,83 6.00
	CACO56729	CACO567	26	CN208226	

*** CHECK DATES 07/01/2022 - 09/30/2022 *** BAI	CCOUNTS PAYABLE PREPAID/COMPUTER NNON LAKES - CAPITAL RESERVE NK B BANNON LAKES-CAPITAL	CHECK REGISTER F	RUN 10/24/22	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME JB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/22/22 00010 7/02/22 600080 202206 300-58400-63	1000	*	5,959.65	
RPLCD MANIFOLD ASSEMBLY	VAK PAK			5,959.65 000014
9/02/22 00011 5/10/22 3563 202208 300-58400-6	LOOO	*	2,700.00	
INSTL TREAD BRITE IN GYM	SUNDANCER SIGN GRAPHICS			2,700.00 000015
9/13/22 00012 6/29/22 JAX39123 202206 300-58400-6 LIVE OAK TREE SERVICE	1000	*	5,015.00	
LIVE OAR TREE SERVICE	YELLOWSTONE LANDSCAPE			5,015.00 000016
	TOTAL FOR BAN	лк в	13,674.65	
			13,0,1.03	
	TOTAL FOR REC	GISTER	13,674.65	

BANL -BANNON LAKES- BPEREGRINO



Please remit check payments to: P.O. Box 3264 Jacksonville, FL 32206 Invoice

Date	Invoice #		
7/5/2022	600080		

Bill To			Ship To				
BANNON LAKES 75 WEST TOWN SAINT AUGUSTIN	COMMUNITY DEVE PLACE,STE 114 IE, FL 32092	LOPMENT (C	DD)	435 BANNON LAK ST AUGUSTINE, F			
P.O. Number	Terms	Rep	Ship	Via		Project	
060722-3	Due on receipt	JW	7/5/2022				
Quantity	Item Code		L Description		U/M	Price Each	Amount
· · · · · · · · · · · · · · · · · · ·	Labor Parts Service	FILTER	CE MANIFOLD AS	SEMBLY ON SAND 6/22	alah ya sekat	2,281.27 3,678.38	
		С	apital reserve いのひ り、3.9	r/r 2.5584.610			
We appreciate your	prompt payment.				Total		\$5,959.65

PLEASE NOTE:

DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE.



BILL TO Bannon Lakes CDD C/O Denise Powers Amenity Manager 435 Bannon Lakes Blvd St. Augustine, Florida 32095 904-907-1100

SUNDANCER SIGN GRAPHICS

11259 Business Park Blvd, Suite 3 Jacksonville, FL 32256 904-287-4949 kevin@sundsg.com

SHIP TO Bannon Lakes 435 Bannon Lakes Blvd St. Augustine, Florida 32095 904-907-1100

INVOICE 3563

DATE 05/10/2022 TERMS Net 30

AMOUNT

600.00

2,700.00 0.00 2,700.00

\$2,700.00

RATE

600.00

2,100.00 2,100.00T

DUE DATE 06/09/2022

SALES REP KC

ACTIVITY	QTY
Specialty Sign .100 Aluminum Tread Brite (diamond plate) for lower portion of gym walls to provide protection from weights, feet etc. Height will be 22" which is the height from floor to window sill. Tread Brite will be installed to wall studs using stainless steel screws and aluminum corner bead as well as aluminum flat bar at the bottom where meets floor.	1
Install/removal Installation of Tread Brite in gym.	1
SUBTOTAL	
TAX	
TOTAL	
TOTAL DUE	
Approved 8.30.22	

Denise Powers

11 10 2.300.584.61000



Bill To:

Bannon Lakes Community c/o Bartram Market, LLC 700 Ponte Vedra Lakes Blvd Ponte Vedra, FL 32082

Property Name: Bannon Lakes Community

12B

2.300.58400.61000

INVOICE

INVOICE #	INVOICE DATE
JAX 391232	6/29/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date:July 29, 2022Invoice Amount:\$5,015.00

Description

Live Oak Tree Remaining Air Spade, Root Pruning, and Dead-Wooding Service

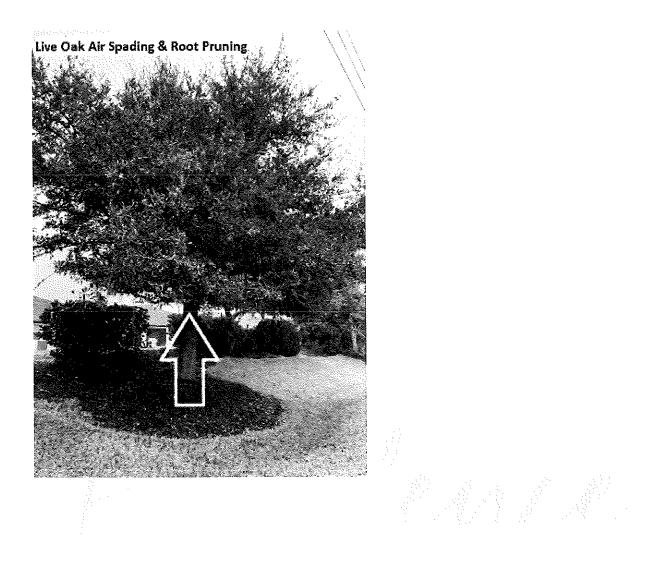
Complete Air Spading & Light Root Pruning Services of Twenty-Three (23) Ornamental Live Oak Trees, Located Along Entrance Berm Area and Duran Drive in Turf. Air Spading to Expose Root System, and Light Root Pruning on Select Live Oaks. All Labor, Equipment, and Materials are Included in Proposal.



APING

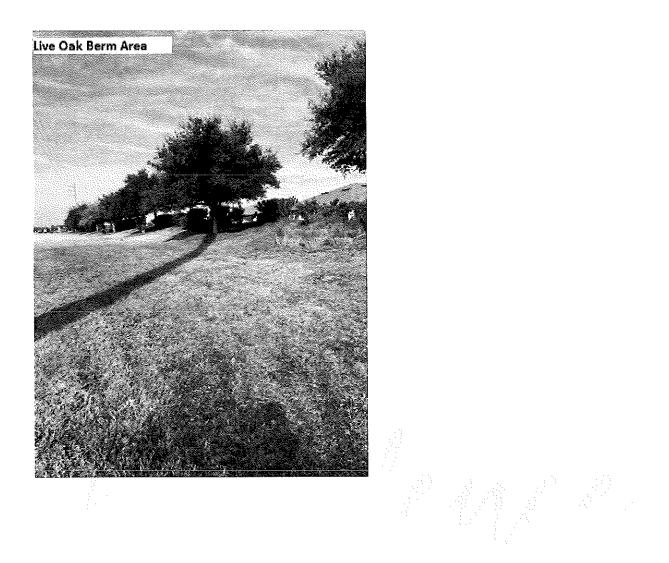
Current Amount

Should you have any questions or inquiries please call (386) 437-6211.



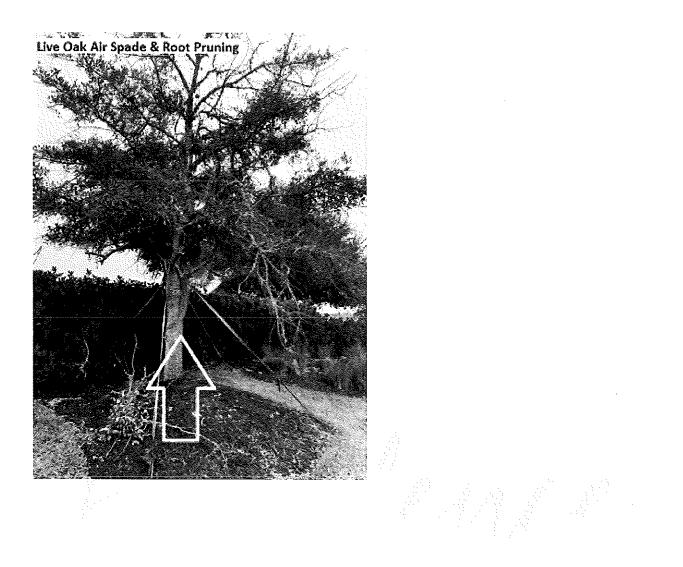
IN COMMERCE LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



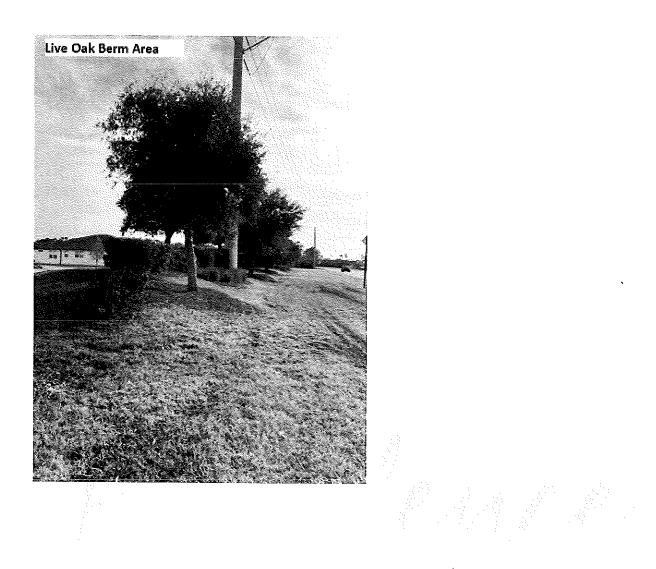
IN COMMERCIAN LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



IN COMMERT LANDSCAPING

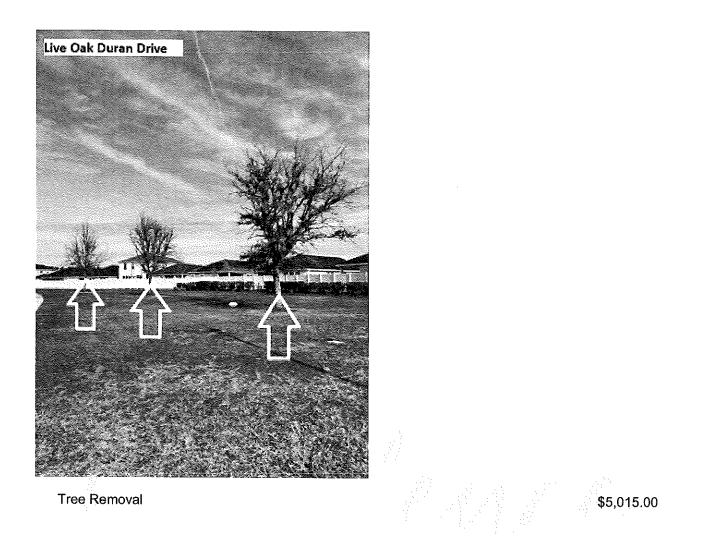
Should you have any questions or inquiries please call (386) 437-6211.



IN COMMENT

LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



IN COMMESSION LA NoviceTotal A № 1 \$5,015.00

Should you have any questions or inquiries please call (386) 437-6211.