# **BANNON LAKES** Community Development District

August 2, 2023

# AGENDA

# **Bannon** Lakes

# Community Development District

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

July 19, 2023

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 Wednesday, August 2, 2023, 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. Affidavit of Publication
- IV. Approval of Minutes of the May 3, 2023 Meeting
- V. Acceptance of Fiscal Year 2022 Financial Audit
- VI. Overview of Fiscal Year 2024 Budget
- VII. Public Hearing
  - A. Consideration of Resolution 2023-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
  - B. Consideration of Resolution 2023-11, Imposing Special Assessments and Certifying an Assessment Roll
- VIII. Consideration of Landscape Services Renewal with Landcare Group Inc.
  - IX. Consideration of Proposal to Complete a Capital Reserve Study with Community Advisors, LLC
  - X. Other Business
  - XI. Staff Reports A. Attorney

- B. Engineer Ratification of Series 2021 Requisitons No. 45-47
- C. District Manager Presentation of Proposed FY24 Meeting Schedule
- D. General Manager Report
- XII. Audience Comments
- XIII. Supervisor's Requests
- XIV. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2023
  - B. Assessment Receipt Schedules
  - C. Approval of Check Register
- XV. Shade Session Regarding Discussion of Security Matters \*
- XVI. Next Scheduled Meeting TBD

XVII. Adjournment

\* Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.

THIRD ORDER OF BUSINESS

FLORIDA

LOCALIQ

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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/05/2023, 07/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, or/07/12/2023

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#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2028/2024 BUDGET: NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MELTING.

#### **Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Bannon Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE:	August 2, 2023
TIME	1:00 p.m.
LOCATION:	World Golf Village Renaissance Hotel
	500 South Legacy Trail
	St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and naintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

		¥0×3)	\$1001.98
O&M Assessment Assessment		(October 1, 2022 - September 30,	(October 1, 2028 - September 30, 202

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which SL Johns County ("County") may impuse on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the line amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197,3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tay certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or sments in a different manner at a future time.

Additional Provisions The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager' Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Horida Kelay Service by dialing 7-1-1, or 1-800-955-8771 (TTV) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who devides to appeal any decision made by the Board will respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver



FOURTH ORDER OF BUSINESS

# 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, **May 3, 2023** 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 Michael Sheldon Chairman Supervisor Vice Chairman Supervisor Supervisor

Also present were:

Jim Oliver
Wes Haber by phone
Denise Powers
Howard McGaffney
Dave Jackson
Matt Speckman

District Manager District Counsel Amenity Manager GMS Landcare Group Landcare Group

#### FIRST ORDER OF BUSINESS

**Roll Call** 

**Public Comment** 

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

# SECOND ORDER OF BUSINESS

Mr. Oliver noted this is the public's opportunity to make comments on items that were on this agenda. There being no public comments, the next item followed.

#### **THIRD ORDER OF BUSINESS**

#### **Affidavit of Publication**

Mr. Oliver noted that there would be a public hearing today to consider rule making regarding parking areas within the District and a tow policy related to unauthorized parking. He added they met requirements by publishing the meeting in the St. Augustine Record on April 4, 2023 and April 5, 2023

#### FOURTH ORDER OF BUSINESS

# Approval of Minutes of the February 15, 2023 Meeting

Mr. Oliver presented the meeting minutes from the regular February 15, 2022 Board of Supervisor's meeting. He noted he had received some revisions from Mr. d'Aquin and those corrections will be made. Mr. Lancaster asked if Mr. Haber had reviewed the minutes. Mr. d'Aquin stated he had reviewed and noted that questions and comments were included in the minutes. Mr. Haber was good with the changes.

On MOTION by Mr. Lancaster, seconded by Mr. d'Aquin, with all in favor, the Minutes of the February 15, 2023 Board of Supervisor's Meeting, were approved as amended.

# FIFTH ORDER OF BUSINESS Public Hearing

# A. Consideration of Resolution 2023-07, Adopting Rules Regarding Overnight Parking and a Traffic Enforcement Towing Policy

Mr. Haber presented an overview of the resolution that had been discussed at prior meetings. He noted the Board had expressed a desire for towing on overnight parking in the amenity facility parking lot. He added there is a requirement for the process of approval of these changes. He added the Board could make changes to the draft copy and after the public hearing they could approve the final resolution. Ms. Powers commented that she would like the ability to have a towing company approved by the Board so she could tow as needed. She added she is the sole person on property and would be the one to authorize the towing. A question was asked on how to manage overnight camping. Ms. Powers noted she had that issue one time and she called the sheriff's office. She added she wanted the community to let her know of incidents by email or by calling her number. The Board asked if Ms. Powers had any bids. She replied the company will put up signs about towing and there is no cost to the Board. The times for gym opening were

May 3, 2023

clarified as 4:00 a.m. until 11:00 p.m. Further discussion ensued on towing, notice signs, monitoring, policy, notice to homeowners of new requirements.

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

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

Mr. Oliver asked for any comments from the audience for the Board. Comments were made about parking warnings and Ms. Powers explained the process of having 24 hours to move before towing. Hearing no other comments, Mr. Oliver asked for a motion to close the public hearing.

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

Mr. Oliver asked for a motion to adopt Resolution 2023-07 Adopting rules regarding overnight parking and a traffic enforcement towing policy.

On MOTION by Mr. d'Aquin, seconded by Mr. Hill, with all in favor, Resolution 2023-07, Adopting Rules Regarding Overnight Parking and a Traffic Enforcement Towing Policy, was approved.

# SIXTH ORDER OF BUSINESS

# Consideration of Resolution 2023-08, Adoption of Record Retention Policy

Mr. Haber presented the resolution to adopt a record retention policy. He referred to the memo from his office and noted the District Manager serves as the custodian of records. He reviewed the two options available. Option 1 provides for records to be kept in accordance with Florida and federal law and can be destroyed when the District chooses. Option 2 is to retain until the Board gives direction to destroy. He went over the new issues regarding this law which outlines records that can be destroyed when they no longer serve a purpose, and the other matter is records are converted into an electronic copy of a document and the hard copy can be destroyed by GMS. He recommended the Board adopt Option No. 2, which is GMS's preference.

On MOTION by Mr. Dodson, seconded by Mr. d'Aquin, with all in favor, Resolution 2023-08, Adoption of a Record Retention Policy with Option B, was approved.

#### SEVENTH ORDER OF BUSINESS

# Review of Fiscal Year 2024 Proposed Budget (Provided Under Separate Cover)

Mr. Oliver stated there would be a budget hearing in August and they have about three months to refine the budget. He added the proposed budget had a statutory approval deadline of June 15<sup>th</sup>. He stated that the proposed budget includes a higher assessment but may be lowered somewhat through the reduction of line items and discussion of potential developer contributions. He discussed the any budget surpluses are carryovered to the next year, impacts of higher inflation ove the last two year, added platted lots, increased operational costs, and community facilities assets showing age, requiring more maintenance. He noted this CDD had never had an assessment increase.

Mr. Oliver stated the proposed budget has 6 months' worth of data and reviewed the tables reflecting the proposed assessment schedule. He added for the per unit assessment for the 823 platted lots would go from \$830 to approximately \$950, which is a 14.5% increase.

Mr. Oliver suggested the Board approve the budget without the developer contributions while they continue to work on the budget. This would be approving a high-water mark. The question was asked about actuals from \$19,000- \$28,000 in insurance. Other anticipated increases were discussed. It was clarified the final adoption would be in August. Mr. Oliver noted they would continue to shop the market with other insurance providers who specialize in governmental entities. Further discussion ensued on facility management costs, repairs and maintenance, and the capital reserve amount.

Mr. Oliver noted the capital reserve had not been increased in this budget which is at \$96,000 currently. The expense of \$76,000 was discussed for this year. Mr. Oliver noted he had sought a proposal for a capital reserve study which will outline the next 30 years of projected costs for repairs and replacement of District-owned capital assets.

Ground maintenance had several increases. Ms. Powers noted the ground maintenance was help for her with the facility general maintenance. Discussion ensued on the District contemplating the purchase of a golf cart for staff to assist in covering the grounds, exploring costs and insurance, and liability issues, room in the storage room, and Fire Marshall inspections.

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Mr. d'Aquin discussed the issue on assessments from 2023 fiscal year at \$573,000 and the expected assessments of \$734,000 which is \$160,000 increase, but the capital reserve contribution being \$3,084. He noted that was \$160,000 worth of increase and expenses. Mr. Oliver noted the reason for the assessment level increase is higher per unit and more platted lots. It was asked if this includes Phase 2. It was noted the platted lots were confirmed.

Another question was asked if discounts and collections at a steady 6% or are we showing lower. Mr. Oliver noted it was 6%. He noted the consideration of the resolution would approve the budget without the use of developer contributions so it can be set at the highest assessment rate and then they can work down.

# **EIGHTH ORDER OF BUSINESS**

# Consideration of Resolution 2023-09, Approving the FY 2024 Proposed Budget & Setting a Public Hearing Date for Adoption

Mr. Oliver asked for a motion to approve the Fiscal Year 2024 budget and setting the public hearing for adoption on August 2, 2023 at 1:00 p.m. in the same location.

On MOTION by Mr. Lancaster, seconded by Mr. Dodson, with all in favor, Resolution 2023-09, Approving the FY 2024 Proposed Budget & Setting the Public Hearing Date for August 2, 2023 at 1:00 p.m. in the Same Locations, was approved.

# NINTH ORDER OF BUSINESS

# Ratification of Approval for Main Line Repair by Landcare Group Inc.

Mr. Oliver noted the Chairman had discussed this repair with the developer of the commercial area. Discussion ensued on it being moved, the easement, the ease of access for maintaining, main line irrigation, water management process, ponds and drainage, design, and surface water.

On MOTION by Mr. d'Aquin, seconded by Mr. Hill, with all in favor, the Main Line Repair by Landcare Group, Inc., was ratified.

# **TENTH ORDER OF BUSINESS**

# **Other Business**

There being no comments, the next item followed.

# ELEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Haber stated there was nothing further to report. The Board asked for any updates on the current legislature. Mr. Haber responded there was nothing notable yet, but there were a number of bills that may potentially impact CDDs and Board members. He explained one debate was CDD members being required to undergo additional ethics training. He added at this point it has not passed. He stated there are laws addressing amenity facility and WIFI and ensuring websites are not accessible to foreign countries, called the Tik Toc Bill.

# B. Engineer – Ratification of Series 2021 Requisitions No. 42-44

Mr. Oliver presented requestions No. 42-44 which have been processed. They were verified by the Engineer and executed by the Chairman.

On MOTION by Mr. Lancaster, seconded by Mr. d'Aquin, with all in favor, the Series 2021 Requisitions No. 42-44, were ratified.

# C. District Manager

Mr. Oliver stated the number of registered voters in the District was at 1,078. It was asked about the fall general election and Mr. Oliver noted the general election will not be until 2024. He explained the process when a District reaches 6 years of age from establishment, plus 250 registered voters, the process of transitioning to general election. Bannon Lakes has started this process.

# D. General Manager – Report

Ms. Powers presented the report on landscape projects, traffic control/ patrols for 3-3/12hour shifts and fees, number of traffic stops reported, average speed, umbrella damage and repair. The Board asked for a traffic report to have published to the community and communications with neighborhood regarding speeding and a notice of taking care of assets. She also noted the landscape updates, mulching completed, pool lights replaced, bike rack proposal, adding bus stop locations up to 5 locations from 3. The Board questioned the number and noted it was felt that more racks are needed. Bike rack locations and safety issues were discussed. Bus stops for the community and the growth for more needed. Ms. Powers discussed the community events. The Duran Drive grass and irrigation projects were discussed. Vegetation removal and replacement were discussed by Mr. Speckman and Mr. Jackson. They discussed options and costs for replacement for shrubbery or trees. Locations for adding irrigation were outlined. Expectations for the area was discussed for landscaping, bike rack, bus stops, and benches. A potential park for the area was mentioned. The Board asked for a timeline and completion date. It was noted it would depend on sod, but other parts could be finished quickly. It was noted to start while school is out the first of June. Mr. Oliver noted there were funds in capitol reserve for this project.

The proposal specifics were reviewed, and the Board was asked for approval of \$13,902.

On MOTION by Mr. d'Aquin, seconded by Mr. Dodson, with all in favor, the Landscape Proposal for the Community Area at Duran Drive for \$13,902, was approved.

Ms. Powers mentioned the benches and it was noted residents had asked about bench installment. Further discussion ensued on destruction of benches, removal reasons, usage of benches, and possible locations for new benches. The Board asked Ms. Powers to determine a bench location for a test location and complete the purchase of one bench.

# TWELFTH ORDER OF BUSINESS Audience Comments

There were no audience comments at this time.

#### THIRTEENTH ORDER OF BUSINESSSupervisor's Requests

There were no Supervisor requests.

# FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2023

Mr. Oliver presented the unaudited financial through March 31, 2023. The Board had no questions.

#### **B.** Assessment Receipt Schedule

Mr. Oliver stated that the CDD is 95.85% collected.

# C. Approval of Check Register

Mr. Oliver noted that the check register required Board approval.

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

# FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 2, 2023 (a) 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 August 2, 2023 at 1:00 p.m. at the World Golf Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092. He noted this meeting would be the public hearing for the approval of the FY 2024 Budget.

# SIXTEENTH 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

FIFTH ORDER OF BUSINESS

Bannon Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

# Bannon Lakes Community Development District

# ANNUAL FINANCIAL REPORT

# September 30, 2022

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Certified Public Accountants PL

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#### **REPORT OF INDEPENDENT AUDITORS**

To the Board of Supervisors Bannon Lakes Community Development District St. Johns County, Florida

#### **Report on Audit of the Financial Statements**

#### Opinion

We have audited the financial statements of the governmental activities and each major fund of Bannon Lakes Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bannon Lakes Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors Bannon Lakes Community Development District

In preparing the financial statements, management is required to evaluate 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 one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

#### Auditor's Responsibility for the Audit of the Financial Statements

Our objectives 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. 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. Misstatements are considered material if there is a substantial likelihood that, 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.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- 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. Accordingly, no such opinion is expressed.
- 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.
- Conclude whether, in our judgement, 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 a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors Bannon Lakes Community Development District

#### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated July 13, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bannon Lakes Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 13, 2023

Management's discussion and analysis of Bannon Lakes Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

# OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture/recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

# OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

*Fund financial statements* include a **balance sheet** and a **statement of revenues**, **expenditures and changes in fund balances** for all governmental funds. A **statement of revenues**, **expenditures**, **and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

# Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2022.

- The District's total assets were exceeded by total liabilities by \$(5,153,471) (net position). Net investment in capital assets was \$(1,235,479) and restricted net position was \$693,901. Unrestricted net position was \$(4,611,893).
- Governmental activities revenues totaled \$1,881,476 while governmental activities expenses totaled \$2,280,989.

# **OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

### Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District.

	Governmental Activities				
	2022	2021			
Current assets Restricted assets Capital assets, net of depreciation Total Assets	\$ 410,434 3,177,030 <u>19,178,934</u> 22,766,398	\$ 365,066 3,253,984 <u>17,682,591</u> 21,301,641			
Current liabilities Non-current liabilities Total Liabilities	930,197 26,989,672 27,919,869	1,133,113 24,922,486 26,055,599			
Net position - net investment in capital assets Net position-restricted Net position-unrestricted	(1,235,479) 693,901 (4,611,893)	(5,975,619) 894,509 327,152			
Total Net Position	\$ (5,153,471)	\$ (4,753,958)			

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The increase in capital assets is related to the increase to construction in progress in the current year.

The decrease in current liabilities is mainly related to the decrease in contracts payable in the current year.

The increase in non-current liabilities is related to the long-term debt issuance in the current year.

# OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

#### **Change in Net Position**

	Governmental Activities					
		2022	2021			
Program Revenues						
Charges for services	\$	1,699,966	\$	1,316,124		
General Revenues						
Investment earnings		6,014		346		
Other revenues		175,496		200		
Total Revenues		1,881,476	1,316,670			
Expenses						
General government		102,150		96,955		
Physical environment		574,006		506,556		
Culture and recreation		258,143		235,251		
Interest and other charges		1,346,690	1,045,019			
Total Expenses		2,280,989		1,883,781		
Change in Net Position		(399,513)		(567,111)		
Net Position - Beginning of Year		(4,753,958)		(4,186,847)		
Net Position - End of Year	\$	(5,153,471)	\$	(4,753,958)		

The increase in charges for services is primarily related to the increase in debt service special assessments in the current year.

The increase in miscellaneous revenues is related to monies received from the homeowner's association in relation to a joint project in the current year.

The increase in physical environment is related to the increase in repair and maintenance expenses in the current year.

The increase in culture/recreation is primarily related to the increase in special events and amenity maintenance expenses in the current year.

The increase in interest and other charges is related to the initial year of interest on the Series 2021 bonds.

# OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

# **Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities					
Description	2022	2021				
Construction in progress	\$ 11,788,700	\$ 9,981,438				
Buildings and improvemnets	3,713,738	3,713,738				
Infrastructure	4,721,061	4,721,061				
Equipment	190,914	190,914				
Accumulated depreciation	(1,235,479)	(924,560)				
Total Capital Assets (Net)	\$ 19,178,934	\$ 17,682,591				

During the year, depreciation was \$310,919 and additions to construction in progress was \$1,807,262.

# General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures primarily because reclaimed water expenditures were less than anticipated.

The September 30, 2022 budget was amended because reclaimed water and amenity electric expenditures were more than originally anticipated.

#### Debt Management

Governmental Activities debt includes the following:

- In January 2016, the District issued \$11,850,000 Special Assessment Bonds, Series 2016. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2016 Project. The balance outstanding at September 30, 2022 was \$10,825,000.
- In January 2021, the District issued \$7,415,000 Special Assessment Bonds, Series 2021. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2021 Project. The balance outstanding at September 30, 2022 was \$7,265,000.
- In March 2022, the District issued \$9,135,000 Special Assessment Bonds, Series 2022. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2022 Project. The balance outstanding at September 30, 2022 was \$9,135,000.

# OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### **Economic Factors and Next Year's Budget**

Bannon Lakes Community Development District does not expect any economic factors to have a significant effect on the financial position or the results of operations of the District in fiscal year 2023.

#### Request for Information

The financial report is designed to provide a general overview of District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Bannon Lakes Community Development District, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

# Bannon Lakes Community Development District STATEMENT OF NET POSITION September 30, 2022

	Governmental Activities	
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 266,619	
Investments	102,486	
Due from other governments	13,184	
Prepaid expenses	28,095	
Deposits	50	
Total Current Assets	410,434	
Non-Current Assets		
Restricted assets		
Cash and investments	3,177,030	
Capital assets, not being depreciated		
Construction in progress	11,788,700	
Capital assets, being depreciated		
Infrastructure	4,721,061	
Buildings and improvements	3,713,738	
Equipment	190,914	
Less: accumulated depreciation	(1,235,479)	
Total Non-Current Assets	22,355,964	
Total Assets	22,766,398	
LIABILITIES		
Current Liabilities		
Accounts payable and accrued expenses	9,496	
Contracts/retainage payable	87,559	
Accrued interest	478,142	
Bonds payable	355,000	
Total Current Liabilities	930,197	
Non-Current Liabilities		
Bonds payable, net	26,989,672	
Total Liabilities	27,919,869	
NET POSITION		
Net investment in capital assets	(1,235,479)	
Restricted for debt service	693,901	
Unrestricted	(4,611,893)	
Total Net Position	\$ (5,153,471)	

# Bannon Lakes Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

		Program Revenues Charges for	Net (Expense) Revenues and Changes in Net Position Governmental
Functions/Programs	Expenses	Services	Activities
Primary government			
Governmental Activities			
General government	\$ (102,150)	\$ 83,601	\$ (18,549)
Physical environment	(574,006)	240,268	(333,738)
Culture and recreation	(258,143)	186,311	(71,832)
Interest and other charges	(1,346,690)	1,189,786	(156,904)
Total Governmental Activities	\$ (2,280,989)	\$ 1,699,966	(581,023)
	General Reven		0.044
	Investment ea	•	6,014
	Miscellaneous		175,496
	lotal Ge	eneral Revenues	181,510
	Changes in Net	Position	(399,513)
	Net Position - O	ctober 1, 2021	(4,753,958)
	Net Position - Se	eptember 30, 2022	\$ (5,153,471)

#### Bannon Lakes Community Development District BALANCE SHEET -GOVERNMENTAL FUNDS September 30, 2022

ASSETS	(	General	_	ebt rvice		apital ojects	Gov	Total /ernmental Funds
Cash and cash equivalents	\$	266,619	\$	_	\$	_	\$	266,619
Investments	Ψ	102,486	Ψ	_	Ψ	_	Ψ	102,486
Due from other funds		- 102,400		1,852		_		1,852
Due from other governments		4,411		8,773		-		13,184
Prepaid expenses		28,095		-		-		28,095
Deposits		50		-		-		50
Restricted assets								
Cash and investments		-	2,0	00,093	1,	176,937		3,177,030
Total Assets	\$	401,661		10,718		176,937		3,589,316
LIABILITIES AND FUND BALANCES Liabilities: Accounts payable and accrued expenses Contracts/retainage payable Due to other funds	\$	9,496 - 1,852	\$	- -	\$	- 87,559 -	\$	9,496 87,559 1,852
Total Liabilities		11,348		-		87,559		98,907
Fund Balances: Nonspendable - prepaid expenses Restricted - capital projects		28,145 -		-	1,	- 089,378		28,145 1,089,378
Restricted - debt service		-	2,0	10,718		-		2,010,718
Assigned capital projects		33,766		-		-		33,766
Unassigned		328,402		-		-		328,402
Total Fund Balances		390,313		10,718		089,378		3,490,409
Total Liabilities and Fund Balances	\$	401,661	\$ 2,0	10,718	\$1,	176,937	\$ 3	3,589,316

# Bannon Lakes Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSTION OF GOVERNMENTAL ACTIVITIES September 30, 2022

Total Governmental Fund Balances	\$	3,490,409
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, construction in progress, \$11,788,700, buildings and improvements, \$3,713,738, infrastructure, \$4,721,061, and equipment, \$190,914, net of accumulated depreciation, \$(1,235,479), used in governmental activities are not financial resources and; therefore, are not reported at the fund level.		19,178,934
Long-term liabilities, including bonds payable, \$(27,225,000), and bond premium, net, \$(205,326), net of bond discount, net, \$85,654, are not due and payable in the current period and; therefore, are not reported at the fund level.	1	(27,344,672)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported in the funds.		(478,142)
Net Position of Governmental Activities	\$	(5,153,471)

#### Bannon Lakes Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 510,180	\$ 1,189,786	\$-	\$ 1,699,966
Investment earnings	865	4,157	992	6,014
Miscellaneous revenues	175,496			175,496
Total Revenues	686,541	1,193,943	992	1,881,476
Expenditures Current				
General government	102,150	_	_	102,150
Physical environment	293,579	_	_	293,579
Culture and recreation	227,651			227,651
Capital outlay	227,001	-	1,807,262	1,807,262
Debt service	-	-	1,007,202	1,007,202
Principal		395,000	6,788,205	7,183,205
Interest	-	858,928	0,700,200	858,928
Other	-	030,920	- 349,950	349,950
Total Expenditures	623,380	1,253,928	8,945,417	10,822,725
rotal Expenditures	023,380	1,255,926	0,940,417	10,622,725
Excess of revenues over expenditures	63,161	(59,985)	(8,944,425)	(8,941,249)
Other Financing Sources/(uses)				
Issuance of long-term debt	-	837,704	8,297,296	9,135,000
Bond premium	-	-	127,231	127,231
Total Other Financing Sources/(Uses)		837,704	8,424,527	9,262,231
Net change in fund balances	63,161	777,719	(519,898)	320,982
Fund Balances - October 1, 2021	327,152	1,232,999	1,609,276	3,169,427
Fund Balances - September 30, 2022	\$ 390,313	\$ 2,010,718	\$ 1,089,378	\$ 3,490,409

# Bannon Lakes Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 320,982
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(310,919), was exceeded by capital outlay, \$1,807,262, in the current period.	1,496,343
Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position.	7,183,205
The issuance of new long-term debt, \$(9,135,000) and bond premium, \$(127,231) are reflected as other financing sources at the fund level, however, they increase liabilities at the government-wide level.	(9,262,231)
Amortization of bond premium/discount reported at the government-wide level does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level. This is the current net change.	1,840
The change in accrued interest on long-term liabilities is recorded in the Statement of Activities but not in the fund financial statements.	 (139,652)
Change in Net Position of Governmental Activities	\$ (399,513)

# Bannon Lakes Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND For the Year Ended September 30, 2022

				Variance with Final Budget
	Original	Final	<b>A</b> 54551	Positive
_	Budget	Budget	Actual	(Negative)
Revenues				
Special assessments	\$ 504,753	\$ 504,753	\$ 510,180	\$ 5,427
Developer contributions	105,308	105,308	-	(105,308)
Investment earnings	150	150	865	715
Miscellaneous revenues	300	175,300	175,496	196
Total Revenues	610,511	785,511	686,541	(98,970)
Expenditures Current	100.010	100.010	100 150	0.400
General government	108,616	108,616	102,150	6,466
Physical environment	267,056	307,019	293,579	13,440
Culture and recreation	232,175	232,175	227,651	4,524
Capital outlay	15,000		-	-
Total Expenditures	622,847	647,810	623,380	24,430
Net change in fund balances	(12,336)	137,701	63,161	(74,540)
Fund Balances - October 1, 2021	31,713	33,767	327,152	293,385
Fund Balances - September 30, 2022	\$ 19,377	\$ 171,468	\$ 390,313	\$ 218,845

#### Bannon Lakes Community Development District NOTES TO FINANCIAL STATEMENTS September 30, 2022

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

#### 1. Reporting Entity

The District was established on September 21, 2015, by Ordinance 2015-60 of the St. Johns County, Florida Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Bannon Lakes Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present Bannon Lakes Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria, as set forth in Governmental Accounting Standards, the District has identified no component units.

#### 2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements
### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 2. Measurement Focus and Basis of Accounting (Continued)

### a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, intergovernmental revenues and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

### b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 2. Measurement Focus and Basis of Accounting (Continued)

### b. Fund Financial Statements (Continued)

### Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

*Nonspendable Fund Balance* – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

*Restricted Fund Balance* – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

*Committed Fund Balance* – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

*Unassigned Fund Balance* – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

*Fund Balance Spending Hierarchy* – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 2. Measurement Focus and Basis of Accounting (Continued)

### b. Fund Financial Statements (Continued)

### Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

### 3. Basis of Presentation

### a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

<u>Debt Service Funds</u> – Accounts for debt service requirements to retire the special assessment bonds. The bond series are secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

<u>Capital Projects Fund</u> – Accounts for construction of infrastructure improvements within the District.

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3. Basis of Presentation (Continued)

### b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

### 4. Assets, Liabilities, and Net Position or Equity

### a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 4. Assets, Liabilities, and Net Position or Equity (Continued)

### b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

### c. Capital Assets

Capital assets, which include construction in progress, buildings and improvements, infrastructure, and equipment are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and improvements	10-30 years
Equipment	7 years

### d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 4. Assets, Liabilities, and Net Position or Equity (Continued)

### e. Unamortized Bond Premium/Discount

Bond premiums/discounts are presented on the government-wide financial statements. The premium/discount is amortized over the life of the bonds. For financial reporting, the unamortized bond premium/discount is netted with the applicable long-term debt.

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

# 1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$3,490,409, differs from "net position" of governmental activities, \$(5,153,471), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

### Capital related items

When capital assets (infrastructure and improvements that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 11,788,700
Buildings and improvements	3,713,738
Infrastructure	4,721,061
Equipment	190,914
Accumulated depreciation	 <u>(1,235,479)</u>
Total	\$ 19,178,934

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

# 1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

### Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$	(27,225,000)
Bond discount, net		85,654
Bond premium, net		(205,326)
Total	<u>\$</u>	(27,344,672)

### Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest

### <u>\$ (478,142)</u>

# 2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$320,982, differs from the "change in net position" for governmental activities, \$(399,513), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

### Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount of depreciation in excess of current year capital asset acquisitions:

Depreciation	\$ (310,919)
Capital outlay	 1,807,262
Total	\$ 1,496,343

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

# 2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

### Long-term debt transactions

The issuance of new long-term debt and repayments of bond principal are reported as an other financing source or expenditures at the fund level and, thus, have the effect of affecting fund balance because current financial resources have been provided or used.

Issuance of long-term debt	\$	(9,135,000)
Bond premium Total	\$	<u>(127,231)</u> (9,262,231)
Bond principal payments	<u>\$</u>	7,183,205

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	<u>\$</u>	(139,652)
Amortization of bond premium/discount, net	<u>\$</u>	1,840

### **NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

### Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$277,241 and the carrying value was \$266,619. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District also had \$1,924,131 in restricted cash with BNY Mellon as of September 30, 2022.

### NOTE C - CASH AND INVESTMENTS

### **Investments**

As of September 30, 2022, the District had the following investments and maturities.

Investment	Maturity	Fair Value	
Dreyfuss Treasury Securities			
Cash Management	41 days*	\$	1,252,900
Florida PRIME	21 days*		102,486
Total	-	\$	1,355,386

### \* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in Dreyfus Treasury Securities Cash Management is a Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

### NOTE C – CASH AND INVESTMENTS (CONTINUED)

### Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

### Credit Risk

The District's investments in treasury funds, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. the District's investment in Dreyfus Treasury Securities Cash Management and Florida PRIME were rated AAAm by Standard & Poor's.

### Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in Florida PRIME was 8% of the District's total investments as of September 30, 2022. The investment in Dreyfus Treasury Securities Cash Management was 92% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity which may have fair values less than cost. The District's investments are recorded at fair value.

### NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in August 2021. All assessments are payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount. All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments that were on the assessment roll certified and delivered to the Tax Collector are collected via the sale of tax certificates on or prior to June 1. For certain parcels, the District bills and collects the annual assessments.

### NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Oct	alance ober 1, 2021	Additions	Deletions	S	Balance September 30, 2022
Governmental Activities:						
Capital assets, not being depreciated:	¢ 0	004 400	¢ 4 007 000	<b></b>		¢ 44 700 700
Construction in progress	\$ 9	,981,438	\$ 1,807,262	\$	-	\$ 11,788,700
Capital assets, being depreciated:						
Infrastructure	4	,721,061	-		-	4,721,061
Buildings and improvements	3	,713,738	-		-	3,713,738
Equipment		190,914	-		-	190,914
Total Capital Assets Being Depreciated	8	,625,713	-		-	8,625,713
Less accumulated depreciation for:						
Infrastructure		(472,107)	(157,369)		-	(629,476)
Buildings and improvements		(371,532)	(126,277)		-	(497,809)
Equipment		(80,921)	(27,273)		-	(108,194)
Total Accumulated Depreciation		(924,560)	(310,919)		-	(1,235,479)
Governmental Activities Capital Assets	\$ 17	,682,591	\$ 1,496,343	\$	_	\$ 19,178,934
Depreciation of \$280,427 was c	harged t	o physic	cal environm	ent and	\$30	),492 to

culture/recreation during the year.

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### NOTE F – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

Long-term debt is comprised of the following:

Long-term debt at October 1, 2021 Issuance of long-term debt Principal payments Long-term debt at September 30, 2022 Less: bond discount, net Plus: bond premium, net Bonds Payable, Net at September 30, 2022	\$	25,273,205 9,135,000 (7,183,205) 27,225,000 (85,654) 205,326 27,344,672
Long-term debt for Governmental Activities is comprised of the following:		
\$11,850,000 Special Assessment Bonds, Series 2016 due in annual principal installments beginning November 2019. Interest rates ranging from 4.50% to 5.00% is due May 1 and November 1 beginning May 2016. Current portion is \$200,000.	\$	10,825,000
\$7,415,000 Special Assessment Bonds, Series 2021 are due in annual principal installments beginning May 2022 maturing May 2051. Interest at various rates between 2.50% and 4.00% is due May and November beginning May 2021. Current portion is \$155,000.		7,265,000
\$9,135,000 Special Assessment Bonds, Series 2022 are due in annual principal installments beginning May 2024 maturing May 2053. Interest at various rates between 2.875% and 4.00% is due May and November beginning May 2022.		9,135,000
Bond Payable at September 30, 2022	<u>\$</u>	27,225,000

### NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	 Principal		Interest		Total
2023	\$ 355,000	\$	1,143,043	\$	1,498,043
2024	535,000		1,129,943		1,664,943
2025	555,000		1,111,505		1,666,505
2026	575,000		1,092,349		1,667,349
2027	595,000		1,071,874		1,666,874
2028-2032	3,365,000		4,988,610		8,353,610
2033-2037	4,130,000		4,228,050		8,358,050
2038-2042	5,100,000		3,246,675		8,346,675
2043-2047	6,340,000		2,004,300		8,344,300
2048-2052	5,165,000		606,225		5,771,225
2053	510,000		20,400		530,400
Totals	\$ 27,225,000	\$	20,642,974	\$	47,867,974

### Summary of Significant Bonds Resolution Terms and Covenants

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2028 at a redemption price equal to the principal amount of the Series 2016 Bonds, together with accrued interest to the date of redemption.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at a redemption price equal to the principal amount of the Series 2016 Bonds, together with accrued interest to the date of redemption.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032 at a redemption price equal to the principal amount of the Series 2016 Bonds, together with accrued interest to the date of redemption.

The Series 2016, 2021, and 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indentures.

The Trust Indentures established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

### NOTE F – LONG-TERM DEBT (CONTINUED)

### Depository Funds

The bond resolutions establish certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

 <u>Reserve Fund</u> – The Series 2016, 2021, and 2022 Reserve Accounts were funded from the proceeds of the Series 2016, 2021, and 2022 Bonds, respectively, in amounts equal to 50% of the maximum annual debt service requirement for the Series 2016, 2021, and 2022 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Special Assessment					
		Revenue Bonds				
	F	Reserve Reserve				
	E	Balance	Re	<u>quirement</u>		
Series 2016	\$	371,375	\$	370,625		
Series 2021	\$	207,150	\$	207,150		
Series 2022	\$	260,900	\$	260,900		

### NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

### NOTE H – SUBSEQUENT EVENT

In May 2023, the District made a \$5,000 prepayment on the Series 2016 Special Assessment Revenue Bonds.



Certified Public Accountants PL

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### INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Bannon Lakes Community Development District St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Bannon Lakes Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 13, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Bannon Lakes Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Bannon Lakes Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Bannon Lakes Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors Bannon Lakes Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Bannon Lakes Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Birger Joonko Elam Daines + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 13, 2023



Certified Public Accountants PL

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### MANAGEMENT LETTER

To the Board of Supervisors Bannon Lakes Community Development District St. Johns County, Florida

#### **Report on the Financial Statements**

We have audited the financial statements of the Bannon Lakes Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated July 13, 2023.

#### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 13, 2023, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Bannon Lakes Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Bannon Lakes Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



### To the Board of Supervisors Bannon Lakes Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bannon Lakes Community Development District. It is management's responsibility to monitor the Bannon Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Bannon Lakes Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$924
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,292,580
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District did not have any construction projects in the current year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Bannon Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$882.95, and Debt Service Fund, \$1,764.35 \$1,875.46.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,699,966.
- The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2016 Bonds, \$10,825,000, maturing November 2048, Series 2021 Bonds, \$7,265,000, maturing May 2051, and Series 2022 Bonds, \$9,135,000 maturing May 2053.



### To the Board of Supervisors

Bannon Lakes Community Development District

			Variance with Original Budget
	Original		Positive
	Budget	Actual	(Negative)
Revenues			
Special assessments	\$ 504,753	\$ 510,180	\$ 5,427
Investment earnings	150	865	715
Miscellaneous revenues	300	175,496	175,196
Developer contributions	105,308		(105,308)
Total Revenues	610,511	686,541	76,030
Expenditures Current			
General government	108,616	102,150	6,466
Physical environment	267,056	293,579	(26,523)
Culture and recreation	232,175	227,651	4,524
Capital outlay	15,000	-	15,000
Total Expenditures	622,847	623,380	(533)
Excess of revenues over expenditures	(12,336)	63,161	75,497
Fund Balances - October 1, 2021	31,713	327,102	295,389
Fund Balances - September 30, 2022	\$ 19,377	\$ 390,263	\$ 370,886

### Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



To the Board of Supervisors Bannon Lakes Community Development District

#### Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Derger Jaombo Clam Daines + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 13, 2023



Certified Public Accountants PL

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### INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Bannon Lakes Community Development District St. Johns County, Florida

We have examined Bannon Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Bannon Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bannon Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Bannon Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Bannon Lakes Community Development District's compliance with the specified requirements.

In our opinion, Bannon Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 13, 2023

SIXTH ORDER OF BUSINESS

## Bannon Lakes Community Development District Approved Budget FY 2024

August 2, 2023



## Bannon Lakes Community Development District

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### **GENERAL FUND BUDGET**

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## Bannon Lakes

### Community Development District

### General Fund

Descríptíon	Adopted Budget FY 2023	Acutal Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<u>Revenue</u> s					
Developer Contributions	\$42,164	\$0	\$45,291	\$45,291	\$0
Assessments - Tax Roll	\$553,610	\$555,980	\$0	\$555,980	\$775,170
Assessments - Direct	\$79,793	\$79,793	\$0	\$79,793	\$20,398
Interest	\$150	\$1,417	\$24	\$1,441	\$800
Facility Revenue	\$300	\$325	\$50	\$375	\$300
Míscellaneous	\$0	\$343	\$0	\$343	\$0
Total Revenues	\$676,017	\$637,858	\$45,365	\$683,223	\$796,668
<u>Expenditures</u>					
<u>Administrative</u>					
Supervísors Fees	\$1,200	\$1,000	\$400	\$1,400	\$1,200
<i>FICA</i>	\$0	\$77	\$31	\$107	\$0
Engineering	\$4,000	\$2,208	\$1,793	\$4,000	\$4,000
Attorney	\$12,000	\$9,057	\$2,943	\$12,000	\$12,000
Dissemination	\$8,500	\$6,375	\$2,125	\$8,500	\$9,010
Annual Audit	\$7,500	\$0	\$3,725	\$3,725	\$3,725
Arbitrage	\$1,800	\$1,200	\$600	\$1,800	\$1,800
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,950
Trustee fees	\$12,000	\$13,541	\$0	\$13,541	\$13,545
Management Fees	\$49,140	\$36,855	\$12,285	\$49,140	\$52,088
Information Technology	\$1,800	\$1,350	\$450	\$1,800	\$1,908
Telephone	\$500	\$779	\$55	\$834	\$500
Postage	\$500	\$304	\$377	\$681	\$500
Insurance	\$7,497	\$6,717	\$0	\$6,717	\$7,388
Meeting Room Rental	\$2,200	\$1,625	\$438	\$2,063	\$2,200
Printing & Binding	\$1,600	\$730	\$905	\$1,634	\$1,600
Legal Advertising	\$2,000	\$1,083	\$298	\$1,380	\$2,000
Other Current Charges	\$600	\$244	\$150	\$394	\$600
Office Supplies	\$800	\$18	\$50	\$68	\$400
Website Maitenance	\$1,200	\$900	\$300	\$1,200	\$1,272
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$122,512	\$91,735	\$26,923	\$118,658	\$123,861
<u>Amenty Center</u>					
Insurance	\$19,202	\$17,670	\$0	\$17,670	\$26,505
Utilities					
Phone/Internet/Cable	\$7,300	\$6,337	\$2,061	\$8,398	\$8,735
Electric	\$25,000	\$11,940	\$5,040	\$16,980	\$25,000
Water/Irrigation	\$15,000	\$9,421	\$3,300	\$12,721	\$15,000
Gas	\$200	\$0	\$0	\$0	\$200
Refuse	\$7,440	\$6,568	\$3,274	\$9,842	\$6,000
Security	<b>_</b>	<b>*</b>	<b>.</b> -	<b>*</b> ==	<b>.</b>
Security Monitoring	\$600	\$509	\$0	\$509	\$600
Access Cards	\$2,500	\$741	\$0	\$741	\$2,500
Management Contracts					

## Bannon Lakes

### Community Development District

### General Fund

	Adopted Perfort	Acutal Thru	Projected Next	Total Proíoctad	Approved
- <i>( ) (</i>	Budget			Projected	Budget
Descríption	FY 2023	6/30/23	3 Months	9/30/23	FY 2024
Facility Management	\$64,890	\$48,668	\$16,223	\$64,890	\$74,617
Facility Attendant	\$0	\$3,404	\$2,436	\$5,840	\$6,400
Field Mgmt / Admin	\$21,122	\$15,842	\$5,281	\$21,122	\$24,289
Pool Maintenance	\$12,600	\$9,450	\$3,150	\$12,600	\$13,356
Pool Chemicals	\$10,500	\$7,524	\$3,883	\$11,407	\$12,075
Janitorial	\$14,039	\$7,982	\$3,355	\$11,337	\$14,039
Janitorial Supplies	\$3,623	\$744	\$2,456	\$3,200	\$3,840
Facility Maintenance	\$20,000	\$10,821	\$8,000	\$18,821	\$33,604
Repairs & Maintenance	\$27,500	\$35,233	\$8,556	\$43,789	\$45,000
Special Events	\$10,000	\$8,618	\$1,382	\$10,000	\$10,000
Holiday Decorations	\$1,500	\$1,500	\$0	\$1,500	\$5,000
Fítness Center Repaírs/Supplies	\$7,000	\$4,598	\$2,402	\$7,000	\$7,000
Office Supplies	\$1,500	\$1,160	\$340	\$1,500	\$1,500
ASCAP/BMI Lícenses	\$500	\$0	\$0	\$0	\$500
Pest Control	\$3,120	\$2,600	\$2,110	\$4,710	\$4,950
Ameníty Center Expendítures	\$275,135	\$211,328	\$73,247	\$284,575	\$340,710
Grounds Maintenance Expenditures					
Hydrology Quality/Mitigation	\$3.000	\$0	\$0	\$0	\$3,000
Landscape Maintenance	\$151,706	\$124,824	\$34,805	\$159,628	\$182,320
Landscape Contingency	\$26,000	\$21,363	\$13,935	\$35,298	\$26,000
Lake Maintenance	\$8,580	\$5,850	\$1,950	\$7,800	\$8,580
Grounds Maintenance	\$9,000	\$4,855	\$4,145	\$9,000	\$19,600
Pump Repairs	\$2,000	\$0	\$500	\$500	\$2,000
Streetlights	\$9,700	\$7,758	\$2,745	\$10,503	\$12,012
Streetlight Repairs	\$5,000	\$0	\$500	\$500	\$5,000
Irrigation Repairs	\$8,800	\$7,337	\$6,000	\$13,337	\$15,000
Miscellaneous	\$5,000	\$0	\$0	\$0	\$5,000
Reclaím Water	\$46,500	\$25,843	\$10,125	\$35,968	\$46,500
Storm Cleanup	\$0	\$4,371	\$0	\$4,371	\$4,000
Capital Reserve	\$3,084	\$3,084	\$0	\$3,084	\$3,084
Gounds Maintenance Expenditures	\$278,370	\$205,286	\$74,704	\$279,990	\$332,096
Total Expenses	\$676,017	\$508,349	\$174,874	\$683,223	\$796,668
Excess Revenues/(Expenditures)	\$0	\$129,509	(\$129,509)	\$0	\$0

Net Assessments	\$775,170
Add: Discounts and Collections (6%)	\$49,456
Gross Assessments	\$824,626
Assessable Units	823
Net Per Unit Assessment	\$941.88
Gross Per Unit Assessment	\$1,001.98

### **REVENUES:**

#### Assessments

The District will Levy a non ad-valorem special assessment on all taxable property within the District and direct bill developers to fund all of the General Operating Expenditures for the fiscal year.

#### <u>Interest</u>

The District will have all excess funds invested with State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

### Facility Revenue

Income received from residents for rental of clubroom, patio, access cards or special events deposits.

#### Miscellaneous

Miscellaneous income received on behalf of the District.

### **EXPENDITURES:**

#### Administrative:

#### Supervisors Fees

The Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,000 in one year. The amount for the fiscal year is based upon four supervisors paid for the estimated eight annual meetings with the other supervisors waiving pay.

### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

#### Engineering

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### <u>Attorney</u>

The District will contract with Kutak Rock LLP for legal counsel to provide general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

### Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

FISCAL YEAR 2024

Vendor	<u>[</u>	<u>Monthly</u>	4	<u>Annual</u>
Governmental Management Services	\$	751	\$	9,010

### <u>Annual Audit</u>

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is contracted with Berger, Toombs, Elam, Gaines & Frank, a licensed CPA firm to prepare the annual audit.

### <u>Arbitrage</u>

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, Debt Series 2021 and Debt Series 2022 Special Assessment Revenue Bonds.

### Assessment Roll

The District's assessment roll administration, GMS, LLC, will provide services to prepare assessment rolls to district property owners.

### Trustee Fees

The District issued Series 2016, Series 2021, and Series 2022 Special Assessment Revenue Bonds which are held with a Trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District.

### Management Fees

The District will contract with Governmental Management Services, LLC for Management, Accounting and Administrative services as part of a Management Agreement with management company.

<u>Vendor</u>	<u>Monthly</u>		<u>Annual</u>	
Governmental Management Services	\$	4,341	\$	52,088

### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

<u>Vendor</u>	<u>Monthly</u>		<u>Annual</u>	
Governmental Management Services	\$	159	\$	1,908

### <u>Telephone</u>

The cost of telephone and fax machine service.

### <u>Postage</u>

The cost of overnight deliveries, correspondence, and payments for the District.

### <u>Insurance</u>

Represents the estimated cost for public officials and general liability insurance for the District provided by FIA.

### Meeting Room Rental

The District will seek out venue to hold board meeting.

### Printing & Binding

Printing of documents for board meetings, printing of computerized checks, stationary, envelopes etc.

### Legal Advertising

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

### Other Current Charges

Bank charges, amortization schedule fees, and any other miscellaneous expenses incurred during the year.

### Office Supplies

Miscellaneous office supplies.

### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Vendor	Vendor Mont		Monthly <u>A</u>	
Governmental Management Services	\$	106	\$	1,272

### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

### **Amenity Center:**

### <u>Insurance</u>

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

#### Phone/Internet/Cable

The District will provide internet & cable television services for the Amenity Center through AT&T.

Vendor	<u>Address</u>	M	onthly	A	nnual
AT&T	435 Bannon Lakes Blvd Amenity	\$	214	\$	3,419
AT&T	435 Bannon Lakes Blvd Fintness Ctr	\$	218	\$	2,398
AT&T	Amenity Business Office	\$	166	\$	2,407
	Contingency	\$	43	\$	511
		\$	641	\$	8,735

### <u>Electric</u>

The cost of electric associated with the Recreation Facility.

Vendor	<u>Address</u>	N	lonthly	4	Annual
FPL	435 Bannon Lakes Blvd - Clubhouse	\$	1,295	\$	15,538
FPL	35 Bannon Lakes Blvd #Ent	\$	47	\$	568
FPL	435 Bannon Lakes Blvd # Fitness	\$	174	\$	2,088
	Contingency	\$	567	\$	6,806
		\$	2,083	\$	25,000

### Water/Irrigation

Water, sewer and irrigation systems cost for the district.

<u>Vendor</u>	Address	M	Monthly		<u>Annual</u>
SJCUD	435 Bannon Lakes Blvd	\$	929	\$	11,144
	Contingency	\$	321	\$	3,856
		\$	1,250	\$	15,000

### <u>Gas</u>

The District will contract with vendor to provide propane delivery for amenity center use.

### Refuse Service

Cost of garbage disposal service will be provided by Republic Services #687 for the District.

### Security Monitoring

The District will contract with vendor to provide security monitoring for the Amenity Center.

### Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

### Facility Management

Cost to provide management services for the Amenity Center.

<u>Vendor</u>	<u>Monthly</u>		4	<u>Annual</u>
Riverside Management Services	\$	6,218	\$	74,617

### Facility Assistance

Cost to provide help for Facility Manager during summer weekend hours contracted with Riverside Management Services.

### Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Vendor	M	onthly	<u>Annual</u>		
<b>Riverside Management Services</b>	\$	2,024	\$	24,289	

### Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

Vendor	M	Ionthly	<u>Annual</u>		
Riverside Management Services	\$	1,113	\$	13,356	

### Pool Chemicals

The estimated amount based on proposed contract with Riverside Management Services and Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

### <u>Janitorial</u>

The estimated amount based on proposed contract with Riverside Management Services, Inc.to provide janitorial services for the Amenity Center.

Vendor	N	<u>Ionthly</u>	<u>Annual</u>		
Jani-King of Jacksonville	\$	1,118	\$	13,419	
Contingency	\$	52	\$	620	
	\$	1,170	\$	14,039	

### Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

### Facility Maintenance

The estimated amount based on proposed contract with vendor to provide routine repairs and maintenance for the Amenity Center.

### Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

### Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

### Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

#### Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

#### Office Supplies and Equipment

Represents estimated cost for office supplies for the Amenity Center.

#### ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

#### Pest Control

The District is contracted with Freedom Pest Control for pest control services

### **Grounds Maintenance:**

#### Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

#### Landscape Maintenance

Cost to maintain the common areas of the District based on a proposed contract with Landcare Group, Inc.

<u>Vendor</u>	Ν	<u>/Ionthly</u>	<u>Annual</u>		
Landcare Group	\$	13,110	\$ 157,320		
Mulch			\$ 25,000		
	\$	13,110	\$ 182,320		

### Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

### Lake Maintenance

Cost for the maintenance of District lakes based on a contract.

Vendor	M	onthly	<u>Annual</u>		
The Lake Doctors, Inc.	\$	650	\$	8,580	

### <u>Grounds Maintenance</u>

Contracted staff for repairs and trash pick-up on District owned property. <u>*Pump Repairs*</u>

Provision for pool pump repair or replacements as needed.

### Streetlights

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Vendor	<u>Address</u>	M	Monthly		<u>Annual</u>
FPL	100 International Golf Parkway	\$	875	\$	10,500
	Contingency	\$	126	\$	1,512
		\$	1,001	\$	12,012

### Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

### Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

### <u>Miscellaneous</u>

Any unanticipated and unscheduled maintenance cost to the District.

### Reclaimed Water

Reclaimed water Services for the District provided by St. Johns County Utility Department.

Vendor	<u>Address</u>	M	lonthly	<u>Annual</u>		
SJCUD	35 Bannon Lakes Blvd	\$	2,093	\$	25,116	
	435 Bannon Lakes Blvd	\$	830	\$	9,960	
	Contingency for new accounts	\$	952	\$	11,424	
		\$	3,875	\$	46,500	

### Capital Reserve

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities.

## **Bannon Lakes** Community Development District

### Debt Servíce Fund

Seríes 2016

Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024	
\$500	\$20,942	\$10,644	\$31,586	\$7,000	
\$741,250	\$743,369	\$0	\$743,369	\$741,000	
\$507,616	\$511,804	\$0	\$511,804	\$549,310	
\$1,249,366	\$1,276,116	\$10,644	\$1,286,760	\$1,297,310	
\$268,475	\$268,475	\$0	\$268,475	\$263,850	
\$200,000	\$200,000	\$0	\$200,000	\$210,000	
\$263,975	\$263,975	\$0	\$263,975	\$259,125	
\$0	\$5,000	\$0	\$5,000	\$0	
\$732,450	\$737,450	\$0	\$737,450	\$732,975	
\$516,916	\$538,666	\$10,644	\$549,310	\$564,335	
ss reserve fund balance.		11,	/1/24 Interest	\$ 259,125	
		11/1/	'24 Principal	\$220,000	
			-	\$ 479,125	
	Net Assessmer	its		\$741,000	
Add: Discounts and Collections (6%)					
			=	\$788,276	
				455 \$1,628.57	
Gross Per Unit Assessment					
	Budget FY 2023   \$500   \$741,250   \$741,250   \$507,616   \$1,249,366   \$268,475   \$200,000   \$263,975   \$0   \$732,450   \$516,916   ss reserve fund balance.	Budget JY 2023   Thru 6/30/23     \$500   \$20,942     \$741,250   \$743,369     \$507,616   \$511,804     \$1,249,366   \$1,276,116     \$268,475   \$268,475     \$200,000   \$200,000     \$263,975   \$263,975     \$0   \$5,000     \$732,450   \$737,450     \$s reserve fund balance.   Net Assessmer Add: Discounts Gross Assessn Assessable Uni	Budget JY 2023   Thru 6/30/23   Next 3 Months     \$500   \$20,942   \$10,644     \$741,250   \$743,369   \$0     \$507,616   \$511,804   \$0     \$1,249,366   \$1,276,116   \$10,644     \$268,475   \$268,475   \$0     \$200,000   \$200,000   \$0     \$263,975   \$263,975   \$0     \$0   \$5732,450   \$737,450   \$0     \$5 reserve fund balance.   11/1/1     Net Assessments   11/1/1	Budget FY 2023   Thru 6/30/23   Next 3 Months   Projected 9/30/23     \$500   \$20,942   \$10,644   \$31,586     \$741,250   \$743,369   \$0   \$743,369     \$507,616   \$511,804   \$0   \$511,804     \$1,249,366   \$1,276,116   \$10,644   \$1,286,760     \$268,475   \$268,475   \$0   \$268,475     \$200,000   \$200,000   \$0   \$200,000     \$263,975   \$263,975   \$0   \$263,975     \$0   \$5,000   \$0   \$5,000     \$732,450   \$737,450   \$0   \$737,450     \$s reserve fund balance. $11/1/24$ Interest $11/1/24$ Principal	

## **Bannon** Lakes Community Development District Series 2016, Special Assessment Revenue Bonds

### Amortízatíon Schedule

Date	Bal	lance	Principal	Interest	Annual		
11/1/23	\$ 10,6	620,000	\$ 210,000	\$ 263,850.00	\$	473,850.00	
5/1/24	\$ 10,4	10,000	\$ -	\$ 259,125.00	\$	-	
11/1/24	\$ 10,4	10,000	\$ 220,000	\$ 259,125.00	\$	738,250.00	
5/1/25	\$ 10,1	90,000	\$ -	\$ 254,175.00	\$	-	
11/1/25	\$ 10,1	90,000	\$ 230,000	\$ 254,175.00	\$	738,350.00	
5/1/26	\$ 9,9	960,000	\$ -	\$ 249,000.00	\$	-	
11/1/26	\$ 9,9	960,000	\$ 240,000	\$ 249,000.00	\$	738,000.00	
5/1/27	\$ 9,7	20,000	\$ -	\$ 243,000.00	\$	-	
11/1/27	\$ 9,7	20,000	\$ 255,000	\$ 243,000.00	\$	741,000.00	
5/1/28	\$ 9,4	65,000	\$ -	\$ 236,625.00	\$	-	
11/1/28	\$ 9,4	65,000	\$ 265,000	\$ 236,625.00	\$	738,250.00	
5/1/29	\$ 9,2	200,000	\$ -	\$ 230,000.00	\$	-	
11/1/29	\$ 9,2	200,000	\$ 280,000	\$ 230,000.00	\$	740,000.00	
5/1/30	\$ 8,9	920,000	\$ -	\$ 223,000.00	\$	-	
11/1/30	\$ 8,9	920,000	\$ 290,000	\$ 223,000.00	\$	736,000.00	
5/1/31	\$ 8,6	30,000	\$ -	\$ 215,750.00	\$	-	
11/1/31	\$ 8,6	30,000	\$ 305,000	\$ 215,750.00	\$	736,500.00	
5/1/32	\$ 8,3	325,000	\$ -	\$ 208,125.00	\$	-	
11/1/32	\$ 8,3	325,000	\$ 320,000	\$ 208,125.00	\$	736,250.00	
5/1/33	\$ 8,0	005,000	\$ -	\$ 200,125.00	\$	-	
11/1/33	\$ 8,0	005,000	\$ 340,000	\$ 200,125.00	\$	740,250.00	
5/1/34	\$7,6	65,000	\$ -	\$ 191,625.00	\$	-	
11/1/34	\$7,6	65,000	\$ 355,000	\$ 191,625.00	\$	738,250.00	
5/1/35	\$7,3	310,000	\$ -	\$ 182,750.00	\$	-	
11/1/35	\$ 7,3	310,000	\$ 375,000	\$ 182,750.00	\$	740,500.00	
5/1/36	\$ 6,9	935,000	\$ -	\$ 173,375.00	\$	-	
11/1/36	\$ 6,9	935,000	\$ 390,000	\$ 173,375.00	\$	736,750.00	
5/1/37	\$ 6,5	545,000	\$ -	\$ 163,625.00	\$	-	
11/1/37	\$ 6,5	545,000	\$ 410,000	\$ 163,625.00	\$	737,250.00	
5/1/38	\$6,1	35,000	\$ -	\$ 153,375.00	\$	-	
11/1/38	\$6,1	35,000	\$ 430,000	\$ 153,375.00	\$	736,750.00	

### (Term Bonds Due Combined)

## **Bannon** Lakes Community Development District Series 2016, Special Assessment Revenue Bonds

### Amortízatíon Schedule

Date	Balance	Principal Inte		Interest	Annual	
5/1/39	\$ 5,705,000	\$ -	\$	142,625.00	\$	-
11/1/39	\$ 5,705,000	\$ 455,000	\$	142,625.00	\$	740,250.00
5/1/40	\$ 5,250,000	\$ -	\$	131,250.00	\$	-
11/1/40	\$ 5,250,000	\$ 475,000	\$	131,250.00	\$	737,500.00
5/1/41	\$ 4,775,000	\$ -	\$	119,375.00	\$	-
11/1/41	\$ 4,775,000	\$ 500,000	\$	119,375.00	\$	738,750.00
5/1/42	\$ 4,275,000	\$ -	\$	106,875.00	\$	-
11/1/42	\$ 4,275,000	\$ 525,000	\$	106,875.00	\$	738,750.00
5/1/43	\$ 3,750,000	\$ -	\$	93,750.00	\$	-
11/1/43	\$ 3,750,000	\$ 550,000	\$	93,750.00	\$	737,500.00
5/1/44	\$ 3,200,000	\$ -	\$	80,000.00	\$	-
11/1/44	\$ 3,200,000	\$ 580,000	\$	80,000.00	\$	740,000.00
5/1/45	\$ 2,620,000	\$ -	\$	65,500.00	\$	-
11/1/45	\$ 2,620,000	\$ 605,000	\$	65,500.00	\$	736,000.00
5/1/46	\$ 2,015,000	\$ -	\$	50,375.00	\$	-
11/1/46	\$ 2,015,000	\$ 640,000	\$	50,375.00	\$	740,750.00
5/1/47	\$ 1,375,000	\$ -	\$	34,375.00	\$	-
11/1/47	\$ 1,375,000	\$ 670,000	\$	34,375.00	\$	738,750.00
5/1/48	\$ 705,000	\$ -	\$	17,625.00	\$	-
11/1/48	\$ 705,000	\$ 705,000	\$	17,625.00	\$	740,250.00
Totals		\$ 10,620,000	\$	8,314,700	\$	18,934,700

### (Term Bonds Due Combined)
## **Bannon Lakes** Community Development District

#### Debt Servíce Fund

Seríes 2021

Descríptíon	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Interest Income	\$100	\$10,104	\$3,500	\$13,604	\$4,000
Special Assessments	\$413,100	\$417,666	\$0	\$417,666	\$413,100
Carry Forward Surplus*	\$132,180	\$134,989	\$0	\$134,989	\$132,180
TOTAL REVENUES	\$545,380	\$562,759	\$3,500	\$566,259	\$549,280
Expenditures					
<u>Seríes 2021</u>					
Interest - 11/01	\$130,213	\$130,213	\$0	\$130,213	\$128,275
Interest - 05/01	\$130,213	\$130,213	\$0	\$130,213	\$128,275
Principal - 5/01	\$155,000	\$155,000	\$0	\$155,000	\$155,000
TOTAL EXPENDITURES	\$415,425	\$415,425	\$0	\$415,425	\$411,550
<u>EXCESS REVENUE</u> S	\$129,955	\$147,334	\$3,500	\$150,834	\$137,730

\*Reflects excess revenue at fiscal year end less reserve fund balance.

11/1/24 Interest \$126,338

Net Assessments	\$413,100
Add: Discounts and Collections (6%)	\$26,356
Gross Assessments	\$439,456
Assessable Units	236
Net Per Unit Assessment	\$1,750.42
Gross Per Unit Assessment	\$1,862.10

## **Bannon** Lakes Community Development District Series 2021, Special Assessment Revenue Bonds

### Amortízatíon Schedule

Date	Balance	Principal	cipal Interest		Annual
11/1/23	\$ 7,110,000	\$ -	\$	128,275	\$ 128,275
5/1/24	\$ 7,110,000	\$ 155,000	\$	128,275	\$ 283,275
11/1/24	\$ 6,955,000	\$ -	\$	126,338	\$ 126,338
5/1/25	\$ 6,955,000	\$ 160,000	\$	126,338	\$ 286,338
11/1/25	\$ 6,795,000	\$ -	\$	124,338	\$ 124,338
5/1/26	\$ 6,795,000	\$ 165,000	\$	124,338	\$ 289,338
11/1/26	\$ 6,630,000	\$ -	\$	122,275	\$ 122,275
5/1/27	\$ 6,630,000	\$ 170,000	\$	122,275	\$ 292,275
11/1/27	\$ 6,460,000	\$ -	\$	119,725	\$ 119,725
5/1/28	\$ 6,460,000	\$ 175,000	\$	119,725	\$ 294,725
11/1/28	\$ 6,285,000	\$ -	\$	117,100	\$ 117,100
5/1/29	\$ 6,285,000	\$ 180,000	\$	117,100	\$ 297,100
11/1/29	\$ 6,105,000	\$ -	\$	114,400	\$ 114,400
5/1/30	\$ 6,105,000	\$ 185,000	\$	114,400	\$ 299,400
11/1/30	\$ 5,920,000	\$ -	\$	111,625	\$ 111,625
5/1/31	\$ 5,920,000	\$ 190,000	\$	111,625	\$ 301,625
11/1/31	\$ 5,730,000	\$ -	\$	108,775	\$ 108,775
5/1/32	\$ 5,730,000	\$ 200,000	\$	108,775	\$ 308,775
11/1/32	\$ 5,530,000	\$ -	\$	105,275	\$ 105,275
5/1/33	\$ 5,530,000	\$ 205,000	\$	105,275	\$ 310,275
11/1/33	\$ 5,325,000	\$ -	\$	101,688	\$ 101,688
5/1/34	\$ 5,325,000	\$ 210,000	\$	101,688	\$ 311,688
11/1/34	\$ 5,115,000	\$ -	\$	98,013	\$ 98,013
5/1/35	\$ 5,115,000	\$ 220,000	\$	98,013	\$ 318,013
11/1/35	\$ 4,895,000	\$ -	\$	94,163	\$ 94,163
5/1/36	\$ 4,895,000	\$ 230,000	\$	94,163	\$ 324,163
11/1/36	\$ 4,665,000	\$ -	\$	90,138	\$ 90,138
5/1/37	\$ 4,665,000	\$ 235,000	\$	90,138	\$ 325,138
11/1/37	\$ 4,430,000	\$ -	\$	86,025	\$ 86,025
5/1/38	\$ 4,430,000	\$ 245,000	\$	86,025	\$ 331,025
11/1/38	\$ 4,185,000	\$ -	\$	81,738	\$ 81,738

## (Term Bonds Due Combined)

## **Bannon** Lakes Community Development District Series 2021, Special Assessment Revenue Bonds

### Amortízatíon Schedule

Date	Balance	Principal	Interest	Annual
5/1/39	\$ 4,185,000	\$ 255,000	\$ 81,738	\$ 336,738
11/1/39	\$ 3,930,000	\$ -	\$ 77,275	\$ 77,275
5/1/40	\$ 3,930,000	\$ 260,000	\$ 77,275	\$ 337,275
11/1/40	\$ 3,670,000	\$ -	\$ 72,725	\$ 72,725
5/1/41	\$ 3,670,000	\$ 270,000	\$ 72,725	\$ 342,725
11/1/41	\$ 3,400,000	\$ -	\$ 68,000	\$ 68,000
5/1/42	\$ 3,400,000	\$ 280,000	\$ 68,000	\$ 348,000
11/1/42	\$ 3,120,000	\$ -	\$ 62,400	\$ 62,400
5/1/43	\$ 3,120,000	\$ 295,000	\$ 62,400	\$ 357,400
11/1/43	\$ 2,825,000	\$ -	\$ 56,500	\$ 56,500
5/1/44	\$ 2,825,000	\$ 305,000	\$ 56,500	\$ 361,500
11/1/44	\$ 2,520,000	\$ -	\$ 50,400	\$ 50,400
5/1/45	\$ 2,520,000	\$ 315,000	\$ 50,400	\$ 365,400
11/1/45	\$ 2,205,000	\$ -	\$ 44,100	\$ 44,100
5/1/46	\$ 2,205,000	\$ 330,000	\$ 44,100	\$ 374,100
11/1/46	\$ 1,875,000	\$ -	\$ 37,500	\$ 37,500
5/1/47	\$ 1,875,000	\$ 345,000	\$ 37,500	\$ 382,500
11/1/47	\$ 1,530,000	\$ -	\$ 30,600	\$ 30,600
5/1/48	\$ 1,530,000	\$ 360,000	\$ 30,600	\$ 390,600
11/1/48	\$ 1,170,000	\$ -	\$ 23,400	\$ 23,400
5/1/49	\$ 1,170,000	\$ 375,000	\$ 23,400	\$ 398,400
11/1/49	\$ 795,000	\$ -	\$ 15,900	\$ 15,900
5/1/50	\$ 795,000	\$ 390,000	\$ 15,900	\$ 405,900
11/1/50	\$ 405,000	\$ -	\$ 8,100	\$ 8,100
5/1/51	\$ 405,000	\$ 405,000	\$ 8,100	\$ 413,100
11/1/51	\$ -	\$ -	\$ -	\$ -
Totals		\$ 7,265,000	\$ 4,814,000	\$ 12,079,000

## (Term Bonds Due Combined)

## Community Development District

### Debt Servíce Fund

Seríes 2022

Descríption	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Interest Income	\$0	\$11,424	\$5,265	\$16,689	\$5,000
Special Assessments	\$0	\$0	\$0	\$0	\$521,800
Prepayments	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus*	\$525,252	\$525,251	\$0	\$525,251	\$191,773
TOTAL REVENUES	\$525,252	\$536,676	\$5,265	\$541,941	\$718,573
Expenditures					
<u>Seríes 2021</u>					
Interest - 11/01	\$175,084	\$175,084	\$0	\$175,084	\$175,084
Interest - 05/01	\$175,084	\$175,084	\$0	\$175,084	\$175,084
Príncípal - 5/01	\$0	\$0	\$0	\$0	\$170,000
TOTAL EXPENDITURES	\$350,168	\$350,168	\$0	\$350,168	\$520,168
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0	\$0
<u>EXCESS REVENUE</u> S	\$175,084	\$186,508	\$5,265	\$191,773	\$198,406
*Reflects excess revenue at fiscal year end less	reserve fund balance.		11,	/1/24 Interest	\$172,640

Net Assessments \$519,788 Add: Discounts and Collections (6%) \$35,304 Gross Assessments \$555,092 Assessable Units 132 Net Per Unit Assessment \$3,937.79 Per Unit Assessment \$4,205.24

Amortízatíon Schedule

Community Development District Series 2022, Special Assessment Revenue Bonds

Date	Balance	Principal	Interest	Annual
11/1/23	\$ 9,135,000	\$ -	\$ 175,084	\$ 350,168
5/1/24	\$ 9,135,000	\$ 170,000	\$ 175,084	
11/1/24	\$ 8,965,000	\$ -	\$ 172,640	\$ 517,724
5/1/25	\$ 8,965,000	\$ 175,000	\$ 172,640	
11/1/25	\$ 8,790,000	\$ -	\$ 170,124	\$ 517,764
5/1/26	\$ 8,790,000	\$ 180,000	\$ 170,124	
11/1/26	\$ 8,610,000	\$ -	\$ 167,537	\$ 517,661
5/1/27	\$ 8,610,000	\$ 185,000	\$ 167,537	
11/1/27	\$ 8,425,000	\$ -	\$ 164,878	\$ 517,414
5/1/28	\$ 8,425,000	\$ 195,000	\$ 164,878	
11/1/28	\$ 8,230,000	\$ -	\$ 161,660	\$ 521,538
5/1/29	\$ 8,230,000	\$ 200,000	\$ 161,660	
11/1/29	\$ 8,030,000	\$ -	\$ 158,360	\$ 520,020
5/1/30	\$ 8,030,000	\$ 205,000	\$ 158,360	
11/1/30	\$ 7,825,000	\$ -	\$ 154,978	\$ 518,338
5/1/31	\$ 7,825,000	\$ 215,000	\$ 154,978	
11/1/31	\$ 7,610,000	\$ -	\$ 151,430	\$ 521,408
5/1/32	\$ 7,610,000	\$ 220,000	\$ 151,430	
11/1/32	\$ 7,390,000	\$ -	\$ 147,800	\$ 519,230
5/1/33	\$ 7,390,000	\$ 230,000	\$ 147,800	
11/1/33	\$ 7,160,000	\$ -	\$ 143,200	\$ 521,000
5/1/34	\$ 7,160,000	\$ 240,000	\$ 143,200	
11/1/34	\$ 6,920,000	\$ -	\$ 138,400	\$ 521,600
5/1/35	\$ 6,920,000	\$ 250,000	\$ 138,400	
11/1/35	\$ 6,670,000	\$ -	\$ 133,400	\$ 521,800
5/1/36	\$ 6,670,000	\$ 260,000	\$ 133,400	
11/1/36	\$ 6,410,000	\$ -	\$ 128,200	\$ 521,600
5/1/37	\$ 6,410,000	\$ 270,000	\$ 128,200	
11/1/37	\$ 6,140,000	\$ -	\$ 122,800	\$ 521,000
5/1/38	\$ 6,140,000	\$ 280,000	\$ 122,800	
11/1/38	\$ 5,860,000	\$ -	\$ 117,200	\$ 520,000
5/1/39	\$ 5,860,000	\$ 290,000	\$ 117,200	
11/1/39	\$ 5,570,000	\$ -	\$ 111,400	\$ 518,600

## (Term Bonds Due Combined)

#### Amortízatíon Schedule

Community Development District Series 2022, Special Assessment Revenue Bonds

Date		Balance		Principal		Interest		Annual
= / / / 0	•		•		•			
5/1/40	\$	5,570,000	\$		\$	111,400	•	504 700
11/1/40	\$	5,265,000	\$		\$	105,300	\$	521,700
5/1/41	\$	5,265,000	\$		\$	105,300	•	- / 0 0 0 0
11/1/41	\$	4,950,000	\$		\$	99,000	\$	519,300
5/1/42	\$	4,950,000	\$		\$	99,000	•	
11/1/42	\$	4,620,000	\$		\$	92,400	\$	521,400
5/1/43	\$	4,620,000	\$		\$	92,400		
11/1/43	\$	4,280,000	\$		\$	85,600	\$	518,000
5/1/44	\$	4,280,000	\$		\$	85,600		
11/1/44	\$	3,925,000	\$		\$	78,500	\$	519,100
5/1/45	\$	3,925,000	\$		\$	78,500		
11/1/45	\$	3,555,000	\$		\$	71,100	\$	519,600
5/1/46	\$	3,555,000	\$		\$	71,100		
11/1/46	\$	3,170,000	\$		\$	63,400	\$	519,500
5/1/47	\$	3,170,000	\$		\$	63,400		
11/1/47	\$	2,770,000	\$		\$	55,400	\$	518,800
5/1/48	\$	2,770,000	\$		\$	55,400		
11/1/48	\$	2,355,000	\$		\$	47,100	\$	517,500
5/1/49	\$	2,355,000	\$		\$	47,100		
11/1/49	\$	1,920,000	\$		\$	38,400	\$	520,500
5/1/50	\$	1,920,000	\$	450,000	\$	38,400		
11/1/50	\$	1,470,000	\$		\$	29,400	\$	517,800
5/1/51	\$	1,470,000	\$	470,000	\$	29,400		
11/1/51	\$	1,000,000	\$	-	\$	20,000	\$	519,400
5/1/52	\$	1,000,000	\$	490,000	\$	20,000		
11/1/52	\$	510,000	\$	-	\$	10,200	\$	520,200
5/1/53	\$	510,000	\$		\$	10,200		
							\$	520,200
Totals			\$	9,135,000	\$	6,979,948	\$	16,114,948

## (Term Bonds Due Combined)

## Capítal Reserve Fund

Community Development District

Descríptíon	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Capital Reserve Transfer In	\$3,084	\$3,084	\$0	\$3,084	\$3,084
POA Contribution	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$142,268	\$171,468	\$0	\$171,468	\$92,095
Interest	\$0	\$2,524	\$810	\$3,334	\$1,100
TOTAL REVENUES	\$145,352	\$177,076	\$810	\$177,886	\$96,279
Expenditures					
Capital Outlay	\$10,000	\$0	\$0	\$0	\$0
Repair and Maintenance	\$10,000	\$85,782	\$0	\$85,782	\$40,000
Other Current Charges	\$420	\$9	\$0	\$9	\$420
TOTAL EXPENDITURES	\$20,420	\$85,791	\$0	\$85,791	\$40,420
EXCESS REVENUES	\$124,932	\$91,285	\$810	\$92,095	\$55,859

SEVENTH ORDER OF BUSINESS

A.

#### **RESOLUTION 2023-10**

#### THE ANNUAL APPROPRIATION RESOLUTION OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Bannon Lakes Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bannon Lakes Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND – SERIES 2016	\$
DEBT SERVICE FUND – SERIES 2021	\$
DEBT SERVICE FUND – SERIES 2022	\$
TOTAL ALL FUNDS	\$

#### SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF AUGUST, 2023.

ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

*B*.

#### **RESOLUTION 2023-11**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bannon Lakes Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("County"); and

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

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budgets ("Budget") for Fiscal Year 2023/2024, attached hereto as Exhibit "A;" and

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

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

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

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

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit "B," and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit "B;" and

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

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B**," is hereby found to be fair and reasonable.

**SECTION 2.** Assessment IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

#### SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments. The operations and maintenance special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B."
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are according to the following schedule: 25% due no later than October 15, 2023, 25% due no later than January 1, 2024, 25% due no later than April 1, 2024, and 25% due no later than July 1, 2024. In the event that an assessment

payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of August, 2023.

ATTEST:

#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method) Assessment Roll (Direct Collect) EIGHTH ORDER OF BUSINESS



Irrigation 

• Landscape 
• Maintenance

# Landscape Maintenance Service Agreement

For:

BANNON LAKES CDD 435 BANNON LAKES BLVD. St. Augustine, FL 32092

7/12/2023

Prepared By:

DAVE JACKSON PROJECT DEVELOPMENT MANAGER MAIN OFFICE: (386) 586-3321 FAX: (386) 586-3330 35 ENTERPRISE DR. BUNNELL, FL. 32110 DAVE@LANDCAREGRP.COM WWW.LANDCAREGRP.COM



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## Landscape Maintenance Service Agreement

### Practical Specifications for Contract Landscape Maintenance for: <u>Bannon Lakes CDD</u>

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

#### SCHEDULE "A" – GENERAL SERVICES

#### A. <u>Turf Maintenance</u>

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas.

- 1. Mowing of Common Area
  - a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
  - b. St. Augustine turf shall be mowed weekly during the growing season from April 1<sup>st</sup> through October 15<sup>th</sup> and as needed during the non-growing season from October 16<sup>th</sup> through March 31<sup>st</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors beyond their control.
  - c. Bahia turf shall be mowed weekly during the growing season from April 1<sup>st</sup> through October 1<sup>st</sup> and as needed during the non-growing season from October 2<sup>nd</sup> through March 31<sup>st</sup>. Based on this schedule, it is estimated that the contractor will perform approximately 40 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors beyond their control.
  - d. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. The mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
  - e. Mowing height for St. Augustine turf will be set at 3½" to 4".

- f. Visible clippings that may be left following mowing operations shall be removed from the site each visit.
- g. Contractor will take special care to avoid allowing any clippings to be discharged or blown into stormwater ponds or drop inlets.
- h. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Replacement material will be of similar size to the material being replaced.
- 2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function. It is understood that edging of beds and hard surfaces will be skipped periodically to let the turf fill in and/or thicken the vertical edge. It is also understood that growth regulators are an acceptable practice to maintain the edges during the growing season.

- 3. String Trimming
  - a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
  - b. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications.
  - c. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle. It is understood that every effort will be made to keep clippings out of water bodies, but inevitably some clippings will get in the water with prevailing wind. It is understood that the Owner is responsible for regular lake maintenance, including spraying the water line with aquatic herbicide where it meets the turf, and cleaning out culverts, inlets, and outlets.
- 4. Blowing
  - a. When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, stormwater ponds, inlets, onto vehicles or onto other hardscape surfaces.
  - b. Contractor will be expected to blow off the boardwalks, tennis courts, pool area and all entry points and other similar amenities.

- c. When blowing by garages or front doors forced air should be aimed to push debris away from all entries.
- 5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the association or homeowners within 30 days for any damage to property caused by their crew members or equipment. Mulch beds are recommended in areas where equipment may come in contact with the above stated items.

#### B. <u>Detail</u>

The detailing process will include trimming, pruning, and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

- 1. Pruning
  - a. Prune trees, shrubs, and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.
  - Pruning of trees up to a height of 8 feet is included in the scope of the work. If pruning is required above the height of 8 feet contractor shall propose an extra service to management and acquire approval prior to performing the work. The branching height of trees shall be raised to 8 feet only for the following reasons:
    - Provide clearance for pedestrians, small vehicles, mowers, and buildings.
    - Maintain clearance from shrubs in bed areas.
    - Improve visibility in parking lots and around entries.
  - c. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
  - d. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
  - e. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
  - f. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that

cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by management. Pruning of Crape Myrtles up to a height of 8 feet is included in the scope of work.

- g. Major cut-backs at wood lines of groundcover, shrubs, or trees are not included in the scope of this Agreement, and would be proposed as an additional charge to Owner if requested. In addition, if there is a major loss of plant life due to freeze, the pruning of those materials would also be an additional charge.
- 2. Weed Control
  - a. Bed areas are to be sprayed after each detail service. Pre and post-emergent chemicals are acceptable means of control.
  - b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds.

#### C. <u>General</u>

- 1. Policing/Special Maintenance
  - a. Contractor will police the grounds on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval.
  - b. Contractor will dedicate personnel and specialized equipment for the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through March.
- 2. Communication
  - a. The Contractor will communicate with management for any landscape issues requiring immediate attention.
  - b. Contractor agrees to take part in monthly inspections of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well-being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available if needed.
  - c. Contractor will be required to maintain an interactive web site or a customer service work order system (software) that will allow management to make direct contact for service requests and/or extra work. The web site also must be set up to alert property management when requests become delinquent.

- 3. Staffing
  - a. The Contractor shall have a well-experienced Account Manager. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. The Account Manager will communicate with the property's staff. In order to maintain continuity, the same Account Manager shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of management prior to any such change. This will assure Management that maintenance personnel remain familiar with the maintenance specifications, the Property and any changing conditions.
  - b. The crew members should be properly trained to carry out their assigned task, and should work in a safe, professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
  - c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
  - d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime. Also, Contractor agrees to follow all applicable government guidelines for hiring and to maintain an I-9 or other required documents on each employee.
  - e. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

#### SCHEDULE "B"

#### TURF PEST CONTROL & FERTILIZATION PROGRAM (ST. AUGUSTINE)

#### A. Application Schedule

<u>Month</u>	Application
January:	Late winter fertilization, broadleaf weed and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
Мау:	Early summer liquid fertilization with Arena and weed control

July: Insect and weed control

November: Fall fertilization and broadleaf weed/disease control

Note: Some applications will be combined for efficiency. Applications can be added or deleted based on soil samples, availability of products or inclement weather.

Late summer fertilization, insect and disease control

#### B. <u>Application Requirements</u>

September:

#### 1. Fertilization

- a. Annual program will include a minimum of 5 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
- 2. Insect/Disease Control
  - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

- a. Weed control will be limited to the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass.

#### 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

#### SCHEDULE "B1"

#### TURF PEST CONTROL & FERTILIZATION PROGRAM (BAHIA)

#### A. Application Schedule

<u>Month</u>	Application
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
September:	Chelated Iron application and Insect control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
	Note: Some applications will be combined for efficiency. Applications can be added or deleted based on soil samples, availability of products or inclement weather.

#### B. Application Requirements

1. Fertilization

- a. Annual program will include a minimum of 2 lbs of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the October fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- 2. Insect/Disease Control
  - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- 3. Weed Control
  - a. Weed control will be limited to the broadleaf variety under this program.
  - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass.
- 4. Warranty

There is no warranty for Bahia turf.

#### SCHEDULE "B2"

#### TURF PEST CONTROL & FERTILIZATION PROGRAM (BERMUDA)

#### A. <u>Application Schedule</u>

Month Application

January: Disease & Insect Control

February:	Fertilization 18-0-8 Ammonium Sulfate
	Barricade/Potash 0-0-22
March:	Fertilization 13-3-13 w/ Ronstar or equivalent product.
April:	Sedge & Broadleaf Weed Control/Disease & Insect Control
May:	Fertilization 14-0-14, TopChoice Application
June:	Disease & Insect Control as Needed.
Julie:	Disease & Insect control as Needed.
August:	Sedge & Broadleaf Weed Control/Disease & Insect Control
October:	Fertilization 18-0-8
November:	Disease & Insect Control
December:	Potash 0-0-62
Note: Some ap	plications will be combined for efficiency. Applications can be added or deleted based on

soil samples, availability of products or inclement weather.

#### B. Application Requirements

- 1. Fertilization
  - a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
  - b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

- c. The irrigation system will be fully operational prior to any fertilizer application.
- d. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
- 2. Insect/Disease Control
  - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- 3. Weed Control

Sedge control is included as a part of this program.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

#### SCHEDULE "C" TREE & SHRUB PEST CONTROL & FERTILIZATION PROGRAM

#### A. <u>Application Schedule</u>

<u>Month</u>	Application
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control/fertilization as needed
July/August:	Insect/disease control/fertilization as needed

#### October: Fall granular fertilization and insect/disease control as needed

#### December: Insect/disease control as needed

Note: Some applications will be combined for efficiency. Applications can be added or deleted based on soil samples, availability of products or inclement weather.

#### B. <u>Application Requirements</u>

#### 1. Fertilization

- a. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
- b. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
- c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- d. This program covers fertility requirements on shrubs, trees, and palms up to 15' overall height. All native trees or trees over 15' in overall height will require special consideration and are therefore excluded from this program.
- e. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- f. The irrigation system will be fully operational prior to any fertilizer application.
- g. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.
- 2. Insect/Disease Control
  - a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. Most insect and disease infestations require follow-up applications for control and are included in this program.

- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call. Service calls due to active infestations are included in this program.
- c. This program covers most disease and Insect activity on shrubs, trees, and palms up to 15' overall height. All native trees or existing trees over 15' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- 3. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, freeze damage, nematodes, borers, locusts, and diseases such as Verticillium, Fusarium Wilt, and Ganoderma Butt Rot that are untreatable with currently available chemicals, Texas Phoenix Palm Decline ("TPPD"), or lethal bronzing, soil contamination, drainage problems or conditions that prevent the contractor from providing proper irrigation, such as Water Management District restrictions or unapproved irrigation repairs, and Acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

#### SCHEDULE "D"- SPECIAL SERVICES

#### A. Flower Beds

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

- 1. Schedule
  - a. All flower beds on the property will be changed out four (4) times per year.
  - b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for profusion of color and display.
- 2. Installation
  - a. <u>2,050</u> Plants are to be installed utilizing a triangular spacing of 8"-10" O.C. (depending on type) between plants.
  - b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged pine bark.

- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- f. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed and are included in the scope of work.

#### 3. Maintenance

- a. Flower beds, pots and urns will be reviewed at each service visit for the following:
  - Removal of all litter and debris.
  - Removal of weeds.
  - Inspect for the presence of insect or disease activity and treat immediately.
- b. Pre-emergent herbicides are not to be used in annual beds.
- 4. Warranty

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze damage, theft, vandalism, rabbits, deer, or conditions beyond their control. Rabbit and deer repellant are not included in this contract and will be installed at an additional charge.

- 5. Payment Proration
  - a. Customer acknowledges that payment for each of the four (4) flower installations per contract year, in the quantities stated above, shall be included in the monthly payment, but the portion of each monthly payment attributed to flower installation is prorated in accordance with the schedule below. Should the contract be cancelled for any reason, by either party, prior to the end of the term, Customer is still responsible for any remaining payments due for future months that pertain to any flower installation that has already occurred prior to the cancellation in accordance with this schedule.

#### Approx. <u>September 2023</u>

AUGUST 2023	SEPTEIVIDER 2025	OCTOBER 2023
\$1,264.17	\$1,264.17	\$1,264.16

Due from Customer for 1<sup>st</sup> Flower Installation: \$<u>3,792.50</u>

#### Approx. December 2023

NOVEMBER 2023	DECEMBER 2023	JANUARY 2024
\$1,264.17	\$1,264.17	\$1,264.16

#### Due from Customer for 2<sup>nd</sup> Flower Installation: \$3,792.50

#### Approx. March 2024

FEBRUARY 2024	MARCH 2024	APRIL 2024
\$1,264.17	\$1,264.17	\$1,264.16

Due from Customer for 3<sup>rd</sup> Flower Installation: \$3,792.50

#### Approx. June 2024

MAY 2024	JUNE 2024	JULY 2024	
\$1,264.17	\$1,264.17	\$1,264.16	
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Due from Customer for 4<sup>th</sup> Flower Installation: \$<u>3,792.50</u>

b. Due to national material shortages and higher than average prices, Contractor retains the right to adjust the above amounts should the contractor's cost for these materials increase. The contract may then be equitably adjusted by written notice from Contractor to Owner, and subsequent Amendment to this Agreement.

#### B. <u>Monthly Reports</u>

Landcare Group, Inc. will submit to the Owner's Representative, a monthly report detailing what was done to the various areas of the property, including details for turf areas, trees and shrubs, the irrigation system, and any additional noteworthy areas of the property. The report is to be sent via email on a monthly basis, for the prior month of service, and shall provide information regarding any plans of action for the future.

#### SCHEDULE "E" – IRRIGATION MAINTENANCE

#### A. <u>Frequency of Service</u>

Contractor will perform the following itemized services under "Specifications" on a monthly basis.

#### B. <u>Specifications</u>

- 1. Activate each zone of the system.
- 2. Visually check for any damaged heads or nozzles needing repair.
- 3. Clean, straighten, or adjust any heads not functioning properly.
- 4. Report any valve or valve box that may be damaged in any way.
- 5. Leave areas in which repairs or adjustments are made free of debris.
- 6. Adjust controller to the watering needs as dictated by weather conditions and seasonal requirements including adjustment of rain sensor.

#### C. Qualifying Statements

- 1. Repairs
  - a. Repairs that become necessary that are over and above the routine maintenance contract will be done on a time and material basis at the rates of \$38.00/hr. for a technician and \$65.00/hr. for a specialist.
  - b. It is understood that time is of the essence for repairs so that sod, plants and trees do not die. Therefore, a not to exceed price of \$1,000.00 is approved without a formal proposal so that the contractor can proceed in a timely manner.
- 2. Service Calls
  - a. While there is no minimum service call charge for requests of service during normal business hours, any repairs required between scheduled visits will be billed on a time and material basis at the rates of \$38.00/hr. for a technician and \$65.00/hr. for a specialist.
  - b. Service calls that occur after hours on weekdays, on national holidays, or weekends, which are of an emergency nature will be billed on a time and material basis of \$65.00/hr. for a technician and \$95.00/hr. for a specialist.
  - c. When not an emergency, request for authorization must be submitted in written form to management for approval when the costs will exceed \$1,000.00. A description of the problem, its location and estimated cost should be included.
- 3. Contractor will pay special attention during irrigation maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas and to adjust any heads that are found to be out of position.
- 4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the owner.
- 5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, preexisting conditions, freeze, acts of God, or conditions beyond their control.
- 6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

#### SCHEDULE "F" - EXCLUSIONS & EXTRA SERVICES

#### A. Exclusions

All work restricted specifically to the described areas as listed in our scope of work.

Mulch replenishment is not included in this Agreement but can be proposed as an additional cost upon Owner's request.

No under brushing or any natural vegetation is included unless otherwise specified. No vines or material will be pruned away from property lines, this is an additional service.

No cut-backs due to freeze are included. This is an additional service and would be billed accordingly.

This does not include any brush trimming in center of canals/ponds or areas inaccessible to normal mowing conditions. Also excludes removal of large logs or anything two men cannot physically (within reason) pick up.

Any damage to screen enclosures not protected by landscape borders or kick plates.

Damage from dog urine, freezes, high winds, hail, hurricanes, tornado, floods, tsunami, lightning, fire, restrictions by governmental agencies including state or local watering restrictions, regulations, or mandates, acts of God, or any act of nature.

Pests, fungi, disease, or anything imported to or created in the United States that has no immediate control such as, but not limited to; Asian Cycad Scale, Bonder Nesting Whitefly, Borers, Chilli Thrips, Fig Whitefly, Fusarium Wilt, Ganoderma Butt Rot, Pink Hibiscus Mealy Bug, Rugose Spiraling Whitefly, Sri Lanka Weevil, and Take-All Root Rot. New pests are introduced into the United States every year and this list is subject to change without notice.

Damage caused by faulty irrigation controllers, timers, valves, solenoids, line breaks or anything affiliated with irrigation components restricting or stopping irrigating.

This does not include any maintenance or replacement to weathered items including sign repair, fence posts, timber retaining ties, or any other item that has deteriorated due to normal conditions. Any replacement of such items done by the Contractor will be done in the form of a written proposal to be paid by the Owner, and signed and dated by both parties prior to any additional work.

#### B. Extra Services

#### Mulch Replenishment:

The quantity estimated to replenish the <u>Brown</u> mulch in the areas included in the scope of this Agreement as of the date of this Agreement is approximately <u>315 cubic yards</u>. The quantity estimated of <u>Certified Playground</u> <u>Mulch</u> is <u>65 cubic yards</u>. The quantity estimated to replenish the <u>Pine Straw</u> is <u>350 bales</u>.

The anticipated price to install the **Brown** mulch is currently **\$46.00** per yard. The price to install the **Certified Playground Mulch** is **\$64.00** per yard. The price to install the **Pine Straw** is **\$7.00 per bale**. However, Contractor retains the right to adjust this figure, should Contractor's cost increase more than anticipated.

Therefore, the price to replenish the above referenced mulch one time is estimated to be **<u>\$21,100.00</u>**.

This amount is not included in this Agreement and would be due from Owner to Contractor in addition to the regular monthly maintenance payments upon completion of installation and receipt of Contractor's invoice.

#### Palm Pruning:

As of the date of this Agreement, the property has a total of <u>11</u> Phoenix variety palms and <u>22</u> non-Phoenix variety palms.

The anticipated price to prune each Phoenix palm is **\$100.00** each, and **\$50.00** each per non-Phoenix variety. However, Contractor retains the right to adjust this figure, should Contractor's cost increase more than anticipated.

Therefore, the price to prune all palms one time is estimated to be \$2,200.00.

This amount is not included in this Agreement and would be due from Owner to Contractor in addition to the regular monthly maintenance payments upon completion of installation and receipt of Contractor's invoice.


35 Enterprise Dr. Bunnell, Florida 32110 • Main Office: (386) 586-3321 • Fax: (386) 586-3330 • www.landcaregrp.com

#### **TERMS & COMPENSATION**

**This Agreement,** is entered into on \_\_\_\_\_\_, 2023 by and between Landcare Group, Inc., hereafter referred to as "Contractor", and **Bannon Lakes Community Development District**, the owner or designated owner's representative, hereinafter referred to as "Owner".

The Contractor and Owner wish to enter into an agreement that defines the terms and conditions in which the Contractor will provide grounds maintenance, pest control and fertilization, and irrigation services as stated in "Practical Specifications for Contract Landscape Maintenance", which is attached to this agreement.

Services: The Contractor agrees to perform landscape maintenance services for the Owners property, located at, Bannon Lakes CDD Common Area, lakes, front median easement, Duran Drive Bahia area, and Amenity Center at 435 Bannon Lakes Blvd., Saint Augustine, FL, hereinafter referred to as "Property", as put forth in the "Practical Specifications for Contract Landscape Maintenance".

**Term of Contract:** The Contractor shall render landscape maintenance services for the term of one <u>(1)</u> year(s) commencing on <u>August 1, 2023</u> and ending on <u>July 31, 2024</u>, unless terminated by either party by providing thirty (30) days written notice prior to the end of the current term.

**Compensation:** The Owner shall pay to the Contractor for services rendered, the sum of:

*Thirteen thousand, one hundred ten dollars and zero cents* (**\$13,110.00**) per month, or *One hundred fifty-seven thousand, three hundred twenty dollars and zero cents* (**\$157,320.00**) per year

To be paid within thirty (30) days of receipt of each monthly invoice sent via email. The Owner agrees to pay any and all expenses incurred by Contractor in the collection of due compensation.

**Price Escalation:** This Agreement is conditioned upon the ability of the Contractor to complete the services and provide the materials stated herein at the present prices for material and at the existing scale of wages for labor. If at any time during the contract term, and for any reason, Contractor is unable to provide these materials and services, at the prices and labor rates occurring at the time the Agreement commenced, the Compensation stated herein, and/ or the contract requirements of the Contractor may be equitably adjusted by written notice to Owner, and subsequent Amendment to this Agreement.

**Early Termination:** In the event that the Contractor fails to provide services as described herein, the Owner may terminate this agreement by giving thirty (30) days written notice by email or facsimile transmission letter. Contractor may also terminate this agreement in the same manner, or immediately if Owner refuses or fails to pay Contractor according to the terms of this agreement.

#### SIGNATURES ON FOLLOWING PAGE.

Owner's Initials\_\_\_\_\_

<i>Owner</i> Name:	BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT	<i>Contractor</i> Name:	Landcare Group, Inc., a Florida corporation
Signature:		Signature:	
Print Name:		Print Name:	David Jackson
Title:			Project Development Manager
Date:		Date:	

NINTH ORDER OF BUSINESS

# C community advisors, LLC Reserve Study Professionals





April 26, 2023

Mr. Jim Oliver Managing Partner Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Re: Level I Reserve Study for Bannon Lakes CDD

Dear Mr. Oliver:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

CRShapparl

Charles R. Sheppard *RS PRA CCI* President & Reserve Analyst



Community Advisors, LLC - 10459 Hunters Creek Court - Jacksonville Florida 32256 - (904) 303-3275

Scope of Work for District

Entry Features, Pools, Clubhouse, Fitness Center, Sport Courts, Playground, Dog Park, Stormwater System, with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes
- Pavement/Walks/Curbs(amenity)
- Fitness equipment

- Tennis courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

#### **Terms of Service**

#### Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

#### Financial Analysis

A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- Executive summary with current funding status, fund balances and assumptions.
- Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- Inventory of major components with replacement cost, useful and remaining life projections.
- Various charts and photographs of major components.
- Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

#### Payment Agreement & Terms

To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

	agreement for consulting services is accepted this date:
Profess	sional Fee: \$3,900.00 Deposit Required: -0-
Delivery of Draft	t Report is typically 4-6 weeks after completion of site visit
Authorized Signature:	Title:
Printed Name:	Date:

#### Partial Client List

#### **Community Development Districts**

Tolomato, (Nocatee) Amelia Concourse **Tisons Landing** Amelia Walk South Village Sampson Creek Middle Village **Ridgewood Trails** Glen St. Johns **Bartram Springs** Rivers Edge Aberdeen **Durbin Crossing** St. Johns Forrest **Dunes** Utility Double Branch Pine Ridge Brandy Creek Turnbull Creek Arlington Ridge Magnolia West Trails Southaven Madeira Beach Armstrong

#### Communities

Hammock Dunes Communities Oueens Harbour - Jacksonville, FL The Georgia Club - Statham, GA Corolla Light POA - Corolla, NC The Landings - Skidaway Island, GA Beresford Hall Assembly - North Charleston, SC Cumberland Harbour - St. Mary's, GA Villas of Nocatee - Jacksonville, Fl Vizcaya HOA - Jacksonville, FL Cimarrone POA - St. Johns, FL Deercreek Country Club Owners Association - Jacksonville, FL Deerwood Country Club - Jacksonville, FL Coastal Oaks - Ponte Vedra, FL Preserve at Summer Beach - Fernandina Beach, FL Amelia Park Neighborhood - Fernandina Beach, FL Amelia Oaks - Fernandina Beach, FL Coastal Oaks Amelia - Fernandina Beach, FL Ovster Bay POA - Fernandina, FL Oyster Bay Yacht Club - Fernandina, FL Ocean Breeze HOA - Fernandina Beach, FL The Enclave at Summer Beach - Fernandina Beach, FL RiverPlace at Summer Beach - Fernandina Beach, FL Amelia National - Fernandina, FL

#### Condominiums

Carlton Dunes - Amelia Island, FL Spyglass Villas - Amelia Island, FL Ocean Club Villas - Amelia Island, FL Sand Dollar Condominium - Amelia Island, FL Captain's Court - Amelia Island, FL Dunes Club Villas - Amelia Island, FL Villas at Summer Beach - Amelia Island, Fl Beachwood Villas - Amelia Island, FL Coastal Cottages - Amelia Island, FL Harrison Cove - Amelia Island, FL Marina San Pablo - Jacksonville, FL Laterra at World Golf - St. Augustine, FL Cumberland On Church - Nashville, TN Surf Club III - Palm Coast, FL The Peninsula - Jacksonville, FL The Plaza at Berkman Plaza - Jacksonville, FL 1661 Riverside - Jacksonville, FL Seascape - Jacksonville Beach, FL Southshore Condominium - Jacksonville Beach, FL Ocean Villas at Serenata Beach - St. Augustine, FL Watermark - Jacksonville Beach, FL Oceanic Condominium - Jacksonville Beach, FL Ocean 14 Condominium - Jacksonville Beach, FL Serena Point Condominium - Jacksonville Beach, FL Oceania Condominium - Jacksonville Beach, FL

#### **Active Adult Communities**

Del Webb Ponte Vedra - Ponte Vedra, FL Stone Creek by Del Webb - Ocala, FL Villages of Seloy - St. Augustine, FL Cascades at World Golf Village - St. Augustine, FL The Haven at New Riverside – Bluffton, SC Artisan Lakes – Jacksonville, FL

#### **Religious/Schools**

St. Mark's Episcopal Church - Brunswick, GA Memorial Presbyterian - St. Augustine, FL Grace Mem. Presbyterian - St. Augustine, FL Trinity Episcopal Church - St. Augustine, FL St. Mark's Towers - Brunswick, GA Isle of Faith Methodist - Jacksonville, FL Deermeadows Baptist - Jacksonville, FL Frederica Academy - St. Simons Island, GA Fishburne Military School - Waynesboro, VA The Greenwood School - Jacksonville, FL

## Reserve Analyst & Inspector's Credentials Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

License - Certified General Contractor, Certified Home Inspector - Florida

#### **Professional Designations & Memberships**

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



ELEVENTH ORDER OF BUSINESS

*B*.

#### **REQUISITION NO. 45** (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: 45
- (B) Name of Payee: Kutak Rock LLP
- (C) Amount Payable: \$467.50

(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: July 31, 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.

By: Jen V. hatan 6/2/23 Title: District Engineer

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

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Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3083157 Client Matter No. 2723-2

Invoice No. 3083157

2723-2

Mr. Jim Oliver
Bannon Lakes CDD
Governmental Management Services - St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

#### Re: Project Construction

For Professional Legal Services Rendered

06/14/22	W. Haber	0.80	220.00	Prepare documents for funding of entry road
06/15/22	W. Haber	0.30	82.50	Confer with Oliver regarding documents for funding of entry road improvements
06/30/22	W. Haber	0.60	165.00	Review documents for funding of Phase 2A Entry Road Improvements
TOTAL HC	OURS	1.70		
TOTAL FO	R SERVICES RI	ENDERED		\$467.50
TOTAL CU	RRENT AMOU	NT DUE		<u>\$467.50</u>

#### **REQUISITION NO. 46** (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: 46
- (B) Name of Payee: Kutak Rock LLP
- (C) Amount Payable: \$302.50

(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: **December 30, 2022** 

#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

the E Store Bv:

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.

By: Jen V. hatan 6/2/23 Title: District Engineer

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

December 30, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3158266 Client Matter No. 2723-2

Mr. Jim Oliver Bannon Lakes CDD Governmental Management Services – St. Augustine	
Suite 114 475 West Town Place	
St. Augustine, FL 32092	Invoice No. 3158266 2723-2
Re: Project Construction	

For Professional Legal Services Rendered

11/02/22	W. Haber	0.30	82.50	Confer conduit	with project	Dodson	regarding
11/09/22	W. Haber	0.80	220.00	Confer	with	Dodson nd FPL pro	regarding ject
TOTAL HOU	JRS	1.10					
TOTAL FOR	SERVICES REN	DERED					\$302.50
TOTAL CUR	RENT AMOUN	DUE					\$302.50
UNPAID INV	OICES:						
July 31, 2022		Invoice No	. 3083157				467.50
TOTAL DUE							\$770.00

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

#### **REQUISITION NO. 47** (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: 47
- (B) Name of Payee: Kutak Rock LLP
- (C) Amount Payable: \$220.00

(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: February 25, 2023

#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Unter Stant 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.

By: Jen V. hatan 6/2/23 Title: District Engineer

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3183007 Client Matter No. 2723-2

Mr. Jim Oliver Bannon Lakes CDD Governmental Management Se Suite 114 475 West Town Place St. Augustine, FL 32092	ervices – St	. Augustine	Invoice No. 3183007 2723-2
Re: Project Construction			
For Professional Legal Service	es Rendered		
01/16/23 W. Haber	0.80	220.00	Review correspondence and documents regarding FPL work; confer with Oliver and Dodson regarding same
TOTAL HOURS	0.80		
TOTAL FOR SERVICES REL	NDERED		\$220.00
TOTAL CURRENT AMOUN	T DUE		\$220.00
UNPAID INVOICES:			
July 31, 2022 December 30, 2022		o. 3083157 o. 3158266	467.50 302.50
TOTAL DUE			<u>\$990.00</u>

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

#### KUTAK ROCK LLP

V 341

Bannon Lakes CDD February 25, 2023 Client Matter No. 2723-2 Invoice No. 3183007 Page 2



#### NOTICE OF MEETINGS BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bannon Lakes Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2024** at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092 at 1:00 p.m. on the first Wednesday of each month listed (unless notated otherwise\*) as follows:

November 1, 2023 February 7, 2024 May 1, 2024 August 7, 2024 D.



#### Manager Report Amenities & Operations

#### Date of report: 7/17/2023

#### Amenity Manager Updates

Submitted by: Diana Lambert

#### **CLUBS/PROGRAMS ACTIVE AT BANNON LAKES**

- Monday: Pilates 10:00 -11:00am
  Mahjong 1:00pm-5:00pm
  Gift of Dance: 5:15pm-6:00pm (8/21-12/18)
- Tuesday: Book Club 7:00pm-10:00pm (1<sup>st</sup> Tuesday Monthly)
- Wednesday: Women's Card Club 1:00pm-5:00pm Men's Card Club 5:30-9:00pm
- Thursday: Pilates Class 10:00am-11:00am Games Club 1:00pm-5:00pm
- Saturday: Bunco 6:30-10:00pm (3<sup>rd</sup> Saturday Monthly)
  - o adjusted as needed to accommodate resident reservations.
- Inspired St. Johns Craft Nights once every 2-3 months
- Summer 2023 Programs
  - Gift of Dance Camp 9am-12pm (6/26-6/30) 8 residents registered.
  - Robotics Camp 9am-3pm (7/17-7/21) 9 residents registered.

#### Follow-up Items

Amenity Center Bench Ordered

#### Future Items

- Clubhouse Rental Times
  - Review to update rental times to set hours: 10am-4pm & 4pm-10pm
  - Possible addition of small rental fee
  - o Review pool party impacts during peak season and lack of outdoor rentable space

#### Upcoming & Completed Events

- July 1<sup>st</sup> Independence Day Weekend Event
- July 14<sup>th</sup> Summer Bash Event
- September 9th Back to School Event
- October 21<sup>st</sup> Fall Festival
- October 31<sup>st</sup> Halloween Kick-Off
- Summer Support Update

#### **Operations Manager Updates**

#### **Completed Projects**

• Duran Drive Landscape Improvements

#### **Pending Projects**

•

- Landcare is finishing annual canopy lift on trees
- Duran Drive Bike Rack/Bench installation review
- Replenish rock in Amenity Center Golf Cart Parking area
- Onsite staff continues to work to deter the ducks and geese from the Amenity Center
- Annual Winter pressure washing of entire Amenity Center Facility and Entry Monuments/Fencing

FOURTEENTH ORDER OF BUSINESS

A.



## **Bannon Lakes** Community Development District

## Unaudited Financial Reporting June 30, 2023



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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

June 30, 2023

	General	Debt Service	Capital Project	Capital Reserve	Total Governmental Funds
A <u>ssets:</u>					
Cash	\$376,958			\$28,761	\$405,720
SBA	\$1,903			\$62,524	\$64,42
Investments:					
Series 2016					
Reserve		\$370,625			\$370,62
Interest			·		\$0
Sinking			·		\$0
Revenue		\$523,375			\$523,375
Prepayment			·		\$0
Due From General Fund		\$15,291			\$15,291
Series 2021					
Reserve		\$207,150			\$207,150
Revenue		\$128,159			\$128,159
Interest		\$400			\$400
Prepayment		\$476			\$470
Due From General Fund		\$18,299			\$18,299
Construction			\$38,121		\$38,12
Series 2022					
Reserve		\$260,900			\$260,900
Revenue		\$5,176			\$5,170
Interest		\$181,332			\$181,332
Construction			\$1,071,726		\$1,071,720
Due from Other			·		\$0
Prepaid Expenses	\$5,862				\$5,862
Utilities Deposit	\$50				\$50
Total Assets	\$384,773	\$1,711,183	\$1,109,847	\$91,285	\$3,297,089
Liabilities:					
Accounts Payable	\$2,829				\$2,829
Due to Debt 2016	\$15,291		·		\$15,29
Due to Debt 2021	\$18,299		·		\$18,299
Total Liabilities	\$36,419	\$0	\$0	\$0	\$36,419
Fund Balances:					
Restricted for Debt Service 2016		\$909,291			\$909,29
Restricted for Debt Service 2021		\$354,484			\$354,484
Restricted for Debt Service 2022		\$447,408			\$447,40
Restricted for Capital Projects 2021			\$38,121		\$38,12
Restricted for Capital Projects 2022			\$1,071,726		\$1,071,72
Restricted for Capital Reserve				\$91,285	\$91,28
Nonspendable	\$50				\$5
Unassigned	\$348,305			\$0	\$348,30
Total Fund Balances	\$348,355	\$1,711,183	\$1,109,847	\$91,285	\$3,260,670

Total Liabilities & Fund Equity

\$384,773 \$1,711,183

\$1,109,847 \$

\$3,297,089

Community Development District

General Fund Statement of Revenues & Expenditures For the Períod endíng June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>REVENUES:</u>				
	<b>*</b>	<b>****</b>	<b>*---</b> 000	
Assessment - Tax Roll	\$573,530	\$573,530	\$555,980	(\$17,550)
Assessment - Direct	\$59,873	\$79,793	\$79,793	\$0 \$0
Developer Contributions	\$42,164	\$0	\$0	\$0
Interest	\$150	\$113	\$1,417	\$1,304
Facility Revenue	\$300	\$225	\$325	\$100
Miscellaneous	\$0	\$0	\$343	\$343
Total Revenues	\$676,017	\$653,661	\$637,858	(\$15,803)
EXPENDITURES:				
Supervisors	\$1,200	\$900	\$1,000	(\$100)
FICA Expense	\$0	\$0	\$77	(\$77)
Engineering	\$4,000	\$3,000	\$2,208	\$793
Attorney Fees	\$12,000	\$9,000	\$9,057	(\$57)
Dissemination	\$8,500	\$6,375	\$6,375	\$0
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$1,800	\$1,200	\$1,200	\$0
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Trustee Fees	\$12,000	\$12,000	\$13,541	(\$1,541)
Management Fees	\$49,140	\$36,855	\$36,855	\$0
Information Technology	\$1,800	\$1,350	\$1,350	\$0
Telephone	\$500	\$375	\$779	(\$404)
Postage	\$500	\$375	\$304	\$71
Insurance	\$7,497	\$7,497	\$6,717	\$780
Meeting Room Rental	\$2,200	\$1,625	\$1,625	\$0
Printing and Binding	\$1,600	\$1,200	\$730	\$470
Legal Advertising	\$2,000	\$1,500	\$1,083	\$417
Other Current Charges	\$600	\$450	\$244	\$206
Office Supplies	\$800	\$600	\$18	\$582
Website Services	\$1,200	\$900	\$900	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$122,512	\$92,877	\$91,735	\$1,142
Amenity Center	\$19,202	\$19,202	¢17.670	¢1 520
Insurance Utilities	\$19,202	\$19,202	\$17,670	\$1,532
Phone/Internet/Cable	\$7.200	¢ = 17=	¢C 227	(\$9(7)
Electric	\$7,300 \$25,000	\$5,475 \$18,750	\$6,337 \$11,940	(\$862) \$6,810
Water/Irrigation	,			\$1,829
Gas	\$15,000 \$200	\$11,250 \$150	\$9,421 \$0	\$1,829
Refuse	\$200 \$7,440	\$5,580	\$0 \$6,568	(\$988)
Security	\$7,440	\$3,380	\$0,308	(9208)
-	\$600	\$450	\$500	(\$50)
Security Monitoring Access Cards			\$509 \$741	(\$59) \$1.124
	\$2,500	\$1,875	\$/41	\$1,134
Management Contracts	¢ < 1 000	¢10 (10	¢10 660	ቀሳ
Facility Management	\$64,890 \$0	\$48,668	\$48,668 \$3,404	\$0 (\$2,404)
Facility Assistant	\$0	\$0	\$3,404	(\$3,404)

### Community Development District

General Fund Statement of Revenues & Expenditures For the Períod endíng June 30, 2023

	Adopted	Prorated	Actual		
	Budget	Thru 06/30/23	Thru 06/30/23	Variance	
Continued Management Contacts					
Field Mgmt/ Admin	\$21,122	\$15,841	\$15,842	(\$0)	
Pool Maintenance	\$12,600	\$9,450	\$9,450	(\$0) \$0	
Pool Chemicals	\$10,500	\$7,875	\$7,524	\$0 \$351	
Janitorial	\$14,039	\$10,529	\$7,982	\$2,547	
Janitorial Supplies	\$3.623	\$2,717	\$744	\$1,973	
Facility Maintenance	\$20,000	\$15,000	\$10,821	\$4,179	
Repairs & Maintenance	\$27,500	\$10,000	\$35,233	(\$14,608)	
Special Events	\$10,000	\$8,618	\$8,618	(\$14,008) \$0	
Holiday Decorations	\$1,500	\$1,500	\$1,500	\$0 \$0	
Fitness Center Repairs/Supplies	\$7,000	\$5,250	\$4,598	\$652	
Office Supplies	\$1,500	\$1,125	\$1,160	(\$35)	
ASCAP/BMI Licenses	\$500	\$375	\$1,100	\$375	
Pest Control	\$3,120	\$2,340	\$2,600	(\$260)	
restoniioi	\$5,120	\$2,540	\$2,000	(\$200)	
Amenity Center Expenditures	\$275,135	\$212,645	\$211,328	\$1,317	
Ground Maintenance Expenditures					
Hydrology Quality/Mitigation	\$3,000	\$2,250	\$0	\$2,250	
Landscape Maintenance	\$151,706	\$134,190	\$124,824	\$9,366	
Landscape Contingency	\$26,000	\$21,363	\$21,363	\$0	
Lake Maintenance	\$8,580	\$6,435	\$5,850	\$585	
Ground Maintenance	\$9,000	\$6,750	\$4,855	\$1,895	
Pump Repairs	\$2,000	\$1,500	\$0	\$1,500	
Streetlights	\$9,700	\$7,275	\$7,758	(\$483)	
Streetlight Repairs	\$5,000	\$3,750	\$0	\$3,750	
Irrigation Repairs	\$8,800	\$6,600	\$7,337	(\$737)	
Miscellaneous	\$5,000	\$3,750	\$0	\$3,750	
Reclaim Water	\$46,500	\$34,875	\$25,843	\$9,032	
Storm Cleanup	\$0	\$0	\$4,371	(\$4,371)	
Capital Reserve	\$3,084	\$3,084	\$3,084	\$0	
Total Ground Maintenance Expenditures	\$278,370	\$231,821	\$205,286	\$26,535	
TOTAL EXPENSES	\$676,017	\$537,343	\$508,349	\$28,994	
EXCESS REVENUES (EXPENDITURES)	\$0		\$129,509		
FUND BALANCE - Beginning	\$0		\$218,845		
FUND BALANCE - Ending	\$0		\$348,355		

## Community Development District General Fund Month By Month

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
Revenues:													
Assessments - Tax Roll	\$0	\$54,331	\$165,559	\$302,787	\$19,275	\$2,592	\$428	\$8,312	\$2,697	\$0	\$0	\$0	\$555,980
Assessments - Dírect	\$19,948	\$0	\$11,706	\$0	\$0	\$11,706	\$0	\$0	\$36,434	\$0	\$0	\$0	\$79,793
Developer Contributions - FR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$192	\$51	\$57	\$61	\$303	\$728	\$8	\$8	\$8	\$0 \$0	\$0 \$0	\$0 \$0	\$1,417
Facility Revenue	\$25	\$50	\$0	\$50	\$0	\$100	\$0 \$0	\$50	\$50	\$0 \$0	\$0 \$0	\$0 \$0	\$325
Míscelleaneous	\$0	\$0	\$115	\$0	\$0	\$150	\$0 \$0	\$0	\$78	\$0 \$0	\$0 \$0	\$0 \$0	\$343
Total Revenues	\$20,165	\$54,431	\$177,437	\$302,898	\$19,578	\$15,277	\$436	\$8,370	\$39,267	\$0	\$0	\$0	\$637,858
	\$20,105	\$J4,451	9177, <del>4</del> 37	\$302,030	\$13,570	φ1 <b>3,2</b> 11	\$430	<i>40,010</i>	<i>\$33,201</i>	ψŪ	ψŪ	φU	<i>4031,030</i>
<u>Expenditures</u> :													
<u>Administrativ</u> e													
Supervisors	\$0	\$200	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$0	\$15	\$0	\$0	\$31	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$77
Engineering	\$0	\$850	\$388	\$0	\$215	\$0	\$0	\$755	\$0	\$0	\$0	\$0	\$2,208
Attorney Fees	\$1,265	\$2,492	\$193	\$839	\$1,652	\$709	\$945	\$963	\$0	\$0	\$0	\$0	\$9,057
Dissemination	\$708	\$708	\$708	\$708	\$708	\$708	\$708	\$708	\$708	\$0	\$0	\$0	\$6,375
Annual Audít	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Assessment Roll	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Trustee Fees	\$3,333	\$0	\$0	\$6,667	\$0	\$3,541	\$0	\$0	\$0	\$0	\$0	\$0	\$13,541
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$0	\$0	\$0	\$36,855
Computer Time	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$1,350
Telephone	\$0	\$0	\$0	\$14	\$0	\$729	\$36	\$0	\$0	\$0	\$0	\$0	\$779
Postage	\$9	\$16	\$184	\$6	\$9	\$16	\$20	\$35	\$8	\$0	\$0	\$0	\$304
Insurance	\$6,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,717
Meeting Room Rental	\$0	\$750	\$0	\$438	\$0	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$1,625
Printing and Binding	\$56	\$35	\$145	\$31	\$38	\$73	\$44	\$26	\$282	\$0	\$0	\$0	\$730
Legal Advertising	\$465	\$0	\$235	\$71	\$71	\$0	\$241	\$0	\$0	\$0	\$0	\$0	\$1,083
Other Current Charges	\$0	\$10	\$0	\$134	\$0	\$100	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$244
Office Supplies	\$0 \$0	\$0	\$1	\$0	\$0 \$0	\$8	\$0 \$7	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$18
Website Services	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0 \$0	\$0 \$0	\$0 \$0	\$900
Dues, Licenses & Subscriptions	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$100	\$100	\$0 \$0	\$0 \$0	\$0 \$0	\$175
Total Admínístratíve	\$24,574	\$9,422	\$6,199	\$14,451	\$7,468	\$10,230	\$6,783	\$7,263	\$5,345	\$0 \$0	\$0 \$0	\$0 \$0	\$91,735
	\$24,574	<b>\$9,422</b>	\$0,199	\$14,451	\$7,400	\$10,230	\$0,783	\$7,203	\$3,345	ŞU	ŞU	\$U	\$91,735
<u>Ameníty Center</u>													
Insurance	\$17,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,670
Phone/Internet/Cable	\$724	\$686	\$686	\$851	\$469	\$899	\$455	\$890	\$677	\$0	\$0	\$0	\$6,337
Electric	\$1,382	\$1,285	\$1,343	\$1,398	\$1,414	\$1,586	\$1,851	\$1,681	\$0	\$0	\$0	\$0	\$11,940
Water/Irrigation	\$451	\$658	\$842	\$800	\$742	\$1,595	\$961	\$1,032	\$2,341	\$0	\$0	\$0	\$9,421
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$639	\$642	\$837	\$832	\$828	\$817	\$985	\$799	\$188	\$0	\$0	\$0	\$6,568
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$509	\$0	\$0	\$0	\$0	\$509
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$741	\$0	\$0	\$0	\$0	\$0	\$741
Facility Management	\$5,408	\$5,408	\$5,408	\$5,408	\$5,408	\$5,408	\$5,408	\$5,408	\$5,408	\$0	\$0	\$0	\$48,668
Facility Assistant	\$725	\$0	\$0	\$781	\$0	\$228	\$201	\$656	\$812	\$0	\$0	\$0	\$3,404
Field Mgmt/ Admin	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$0	\$0	\$0	\$15,842
Pool Maintenance	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$0	\$0	\$0	\$9,450
Pool Chemicals	\$96	\$0	\$743	\$659	\$558	\$1,263	\$879	\$2,360	\$966	\$0	\$0	\$0	\$7,524
FOULCHEMICAIS			2.1.14			,=		,	42.00				
		\$771	\$771	\$771	\$771	\$771	\$1.118	\$1.118	\$1.118	\$0	\$0	\$0	\$7.982
Janitorial Janitorial Supplies	\$771 \$66	\$771 \$51	\$771 \$174	\$771 \$0	\$771 \$53	\$771 \$76	\$1,118 \$81	\$1,118 \$219	\$1,118 \$25	\$0 \$0	\$0 \$0	\$0 \$0	\$7,982 \$744

## Community Development District General Fund Month By Month

	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
Repairs & Maintenance	\$6,727	\$4,008	\$3,025	\$9,783	\$3,550	\$2,962	\$2,208	\$1,766	\$1,203	\$0	\$0	\$0	\$35,233
Special Events	\$330	\$3,318	\$2,590	\$238	\$615	\$1,473	\$179	\$825	(\$950)	\$0	\$0	\$0	\$8,618
Holiday Decorations	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Fitness Center Repairs/Supplies	\$1,183	\$296	\$0	\$497	\$230	\$203	\$348	\$86	\$1,754	\$0	\$0	\$0	\$4,598
Office Supplies	\$9	\$146	\$485	\$13	\$66	\$142	\$94	\$13	\$192	\$0	\$0	\$0	\$1,160
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$520	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$0	\$0	\$0	\$2,600
Total Amenity Center	\$41,010	\$22,542	\$21,024	\$26,273	\$19,174	\$22,661	\$19,983	\$21,856	\$16,804	\$0	\$0	\$0	\$211,328
<u>Ground Maintenance Expenditures</u>													
- Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$11,602	\$11,602	\$11,602	\$11,602	\$11,602	\$32,012	\$11,602	\$11,602	\$11,602	\$0	\$0	\$0	\$124,824
Landscape Contingency	\$1,842	\$0	\$0	\$0	\$1,683	\$2,828	\$8,256	\$5,926	\$829	\$0	\$0	\$0	\$21,363
Lake Maintenance	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$0	\$0	\$0	\$5,850
Ground Maintenance	\$0	\$721	\$308	\$543	\$807	\$929	\$937	\$610	\$0	\$0	\$0	\$0	\$4,855
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$771	\$771	\$771	\$909	\$909	\$909	\$915	\$913	\$889	\$0	\$0	\$0	\$7,758
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$1,996	\$395	\$271	\$1,132	\$665	\$668	\$1,086	\$1,125	\$0	\$0	\$0	\$0	\$7,337
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclaim Water	\$2,590	\$2,295	\$2,903	\$2,517	\$2,146	\$2,092	\$2,734	\$3,975	\$4,590	\$0	\$0	\$0	\$25,843
Storm Cleanup	\$2,818	\$1,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,371
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,084	\$0	\$0	\$0	\$3,084
Total Ground Maintenance Expenditures	\$22,268	\$17,987	\$16,504	\$17,352	\$18,462	\$40,088	\$26,180	\$24,801	\$21,644	\$0	\$0	\$0	\$205,286
Total Expenditures	\$87,852	\$49,951	\$43,727	\$58,077	\$45,104	\$72,979	\$52,946	\$53,919	\$43,793	\$0	\$0	\$0	\$508,349
Excess Revenues (Expenditures)	(\$67,687)	\$4,480	\$133,710	\$244,821	(\$25,526)	(\$57,703)	(\$52,510)	(\$45,549)	(\$4,527)	\$0	\$0	\$0	\$129,50

## Community Development District

Debt Servíce Fund - 2016

Statement of Revenues & Expenditures **For the Períod ending June 30, 2023** 

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
	Buugot		11111 00/00/20	Variance
REVENUES:				
Interest Income	\$500	\$375	\$20,942	\$20,567
Special Assessments	\$741,250	\$741,250	\$743,369	\$2,119
TOTAL REVENUES	\$741,750	\$741,625	\$764,312	\$22,687
EXPENDITURES:				
<u>Series 2016</u>				
Interest Expense - 11/01	\$268,475	\$268,475	\$268,475	\$0
Principal Expense - 11/01	\$200,000	\$200,000	\$200,000	\$0
Interest Expense - 05/01	\$263,975	\$263,975	\$263,975	\$0
Principal Expense - 05/01 (Prepayment)	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$732,450	\$732,450	\$737,450	(\$5,000)
OTHER SOURCES/(USES)				
<u>omen ooonoeonoeon</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
	¢o	¢0	<b>^</b>	¢0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$9,300		\$26,862	
FUND BALANCE - Beginning	\$507,616		\$882,429	
FUND BALANCE - Ending	\$516,916		\$909,291	
## Community Development District

Debt Service Fund - 2021

Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>REVENUES:</u>				
Interest Income	\$100	\$75	\$10,104	\$10,029
Special Assessments	\$413,100	\$413,100	417,666	\$4,566
TOTAL REVENUES	\$413,200	\$413,175	\$427,770	\$14,595
EXPENDITURES:				
<u>Series 2021</u>				
Interest Expense - 11/01	\$130,213	\$130,213	\$130,213	\$0
Interest Expense - 05/01	\$130,213	\$130,213	\$130,213	\$0
Principal Expense - 05/01	\$155,000	\$155,000	\$155,000	\$0
TOTAL EXPENDITURES	\$415,425	\$415,425	\$415,425	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,225)		\$12,345	
FUND BALANCE - Beginning	\$132,180		\$342,139	
FUND BALANCE - Ending	\$129,955		\$354,484	

## Community Development District

## Debt Servíce Fund - 2022

Statement of Revenues & Expenditures

For the Períod ending June 30, 2023

	Adopted Prorated		Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Interest Income	\$0	\$0	\$11,424	\$11,424
Special Assessments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$11,424	\$11,424
EXPENDITURES:				
<u>Series 2021</u>				
Interest Expense - 11/01	\$175,084	\$175,084	\$175,084	\$0
Interest Expense - 05/01	\$175,084	\$175,084	\$175,084	\$0
TOTAL EXPENDITURES	\$350,168	\$350,168	\$350,168	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$350,168)		(\$338,743)	
FUND BALANCE - Beginning	\$525,252		\$786,151	
FUND BALANCE - Ending	\$175,084		\$447,408	

### Community Development District Capital Projects Fund Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Series 2021	Series 2022
REVENUES:	2021	
Interest Income	\$1,082	\$20,847
TOTAL REVENUES	\$1,082	20,847.07
EXPENDITURES:		
Capital Outlay	\$1,460	\$0
TOTAL EXPENDITURES	\$1,460	\$0
OTHER SOURCES/(USES)		
Interfund Transfer In/(Out)	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$378)	\$20,847
FUND BALANCE - Beginning	\$38,500	\$1,050,879
FUND BALANCE - Ending	\$38,121	\$1,071,726

## Community Development District

## Capítal Reserve Fund

Statement of Revenues & Expenditures *For the Períod ending June 30, 2023* 

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Interest Income	\$0	\$0	\$2,524	\$2,524
General Fund Transfer In	\$3,084	\$3,084	\$3,084	\$0
Total Revenues	\$3,084	\$3,084	\$5,608	\$2,524
Expenditures				
Capital Outlay	\$10,000	\$7,500	\$0	\$7,500
Repair and Maintenance	\$10,000	\$7,500	\$85,782	(\$78,282)
Other Current Charges	\$420	\$315	\$9	\$306
Total Expenditures	\$20,420	\$15,315	\$85,791	(\$70,476)
Excess Revenues (Expenditures)	(\$17,336)		(\$80,183)	
Fund Balance - Beginning	\$142,268		\$171,468	
Fund Balance - Ending	\$124,932		\$91,285	

## 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:	\$370,625.00
Bonds outstanding - 1/31/2016	\$11,850,000
Less: May 1, 2016	\$O
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)
Less: November 1, 2022	(\$200,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)

Current	Bonds	Outstanding
---------	-------	-------------

\$10,620,000

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)
Less: May 1, 2023	(\$155,000)

Current Bonds Outstanding

\$7,110,000

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

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### Bannon Lakes Community Development District FY23 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL ASMTS
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	163	-	-	-	32,970.60	32,970.60
PULTE HOME COMPANY LLC	157	-	42,311.52	-	46,822.40	89,133.92
SUBTOTAL ADMIN O&M	320	-	42,311.52	-	79,793.00	122,104.52
TAX ROLL ASSESSED	667	740,176.13	373,741.67	-	553,591.99	1,667,509.79
TOTAL ASSESSED		740,176.13	416,053.19	-	633,384.99	1,789,614.31

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	-	-	-		32,970.60	32,970.60
PULTE HOME COMPANY LLC	-		42,311.52		46,822.40	89,133.92
SUBTOTAL ADMIN O&M	-	-	42,311.52		79,793.00	122,104.52
TAX ROLL RECEIPTS	(7,193.96)	743,369.40	375,354.05		555,980.29	1,674,703.75
TOTAL RECEIPTS / DUE	(7,193.96)	743,369.40	417,665.57		635,773.29	1,796,808.27

DIRECT INVOICES DUE IN INSTALLMENTS OF 25% DUE 10/15/22, 1/1/23, 4/1/23, 7/1/23 SERIES 2022 UNDER CAPITALIZED INTEREST UNTIL 11/1/2023. ASSESSMENTS START FY24

THERE IS AN ADDITIONAL \$42,164 DUE FOR DEVELOPER CONTRIBUTION

### TAX ROLL RECEIPTS

		SERIES 2016	SERIES 2021	SERIES 2022		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	O&M	TOTAL
ST JOHNS COUNTY DISTRIBUTION	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/02/22	4,754.27	2,400.60	-	3,555.81	10,710.68
2	11/17/22	24,514.61	12,378.31	-	18,334.95	55,227.88
3	11/28/22	43,373.47	21,900.83	-	32,439.85	97,714.15
4	12/12/22	63,099.52	31,861.23	-	47,193.35	142,154.09
5	12/15/22	158,259.90	79,911.14	-	118,365.63	356,536.68
6	01/20/23	404,838.74	204,417.70	-	302,786.69	912,043.13
INTEREST	02/01/23	992.45	501.12	-	742.27	2,235.84
7	02/21/23	24,779.38	12,512.01	-	18,532.98	55,824.37
8	03/30/23	3,466.04	1,750.13	-	2,592.32	7,808.49
INTEREST	04/06/23	571.93	288.79	-	427.76	1,288.47
9	05/08/23	11,113.00	5,611.36	-	8,311.63	25,035.99
10	06/16/23	3,606.08	1,820.84	-	2,697.06	8,123.98
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
			-		-	-
TOTAL TAX ROLL RECEIPTS		743,369.40	375,354.05		555,980.29	1,674,703.75

PERCENT COLLECTED DIRECT	0.00%	0.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.43%	100.43%	100.43%	100.43%
PERCENT COLLECTED	100.43%	100.39%	100.38%	100.40%



## Community Development District

Check Run Summary

## 4/1/23 - 6/30/23

Date	Check Numbers	Amount	Amount
General Fund			
4/1/23 - 4/30/23	1251-1269	\$65,016.49	
5/1/23 - 5/31/23	1270-1284	\$46,609.15	
6/1/23 - 6/30/23	1285-1302	\$44,069.51	
	Total General Fund Checks		\$155,695.15
Capital Reserve			
4/1/23 - 4/30/23	23-26	\$19,551.32	
6/1/23 - 6/30/23	27-28	\$4,688.70	
	Total Capital Reserve Checks		\$24,240.02
A (C (22)		¢005.10	
4/6/23	Republic Services	\$985.18	
4/18/23	St Johns County Utility Dept	\$985.18	
4/19/23	AT&T	\$271.27	
4/24/23	FPL	\$2,765.50	
4/25/23	AT&T	\$183.50	
4/28/23	Wells Fargo Credit Card	\$1,386.87	
5/9/23	Republic Services	\$798.74	
5/19/23	St Johns County Utility Dept	\$5,006.93	
5/22/23	AT&T	\$270.63	
5/23/23	AT&T	\$183.50	
5/23/23	FPL	\$2,594.62	
5/24/23	FICA IRS Tax payment	\$61.20	
5/30/23	Wells Fargo Credit Card	\$2,552.07	
5/30/23	AT&T	\$217.95	
6/6/23	Republic Services	\$188.47	
6/20/23	St Johns County Utility Dept	\$6,931.30	
6/20/23	AT&T	\$270.63	
6/23/23	AT&T	\$188.50	
6/27/23	FPL	\$889.43	
6/28/23	Wells Fargo Credit Card	\$1,142.24	
6/29/23	AT&T	\$217.95	
	Total Paid Electronically		\$28,091.66

Total Paid Checks and Electronically

\$208,026.83

\* Fedex Invoices will be available upon request

AP300R *** CHECK NOS. (	УЕАR-ТО-DAT 001252-001302	E ACCOUNTS PAYABLE PREPAID/COMPUT BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	ER CHECK REGISTER	RUN 7/24/23	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/04/23 00019	3/22/23 13129561 202303 320-5720 MAR POOL CHEMICALS	0-45210 POOLSURE		1,203.70	1,203.70 001252
4/04/23 00014	3/15/23 166 202302 330-5380	0-46100		806.89	
	GROUNDS MAINTENANCE 3/15/23 166 202302 320-5720 FACILITY MAINTENANCE	0-45100		1,400.00	
		RIVERSIDE MANAGMENT SERVICES,	INC		2,206.89 001253
4/18/23 00037	4/12/23 04122023 202304 300-2070 3/30 SJC TAX DIST #8	0-10200	*	3,466.04	
		BANNON LAKES CDD C/O BANK OF 1	NEW		3,466.04 001254
4/18/23 00076	4/12/23 04122023 202304 300-2070 3/30 SJC TAX DIST #8	0-10300	*	1,750.13	
	3/30 SJC IAX DISI #8	BANNON LAKES CDD C/O BANK OF 1	NEW		1,750.13 001255
4/21/23 00080	3/29/23 32923 202303 320-5720	0-60000	*	280.00	
	FIX LIGHT MOTION DETECT	ALFRED W. GROVER D.B.A.			280.00 001256
4/21/23 00096	3/31/23 288283 202303 320-5720	0-60000	*	185.00	
	CLUBHOUSE CAMERA RPR	ATLANTIC SECURITY			185.00 001257
4/21/23 00040	3/23/23 9 202303 310-5130	0-49000		100.00	
	SE2016 5/1/23 PREPAY \$5	K DISCLOSURE SERVICES LLC			100.00 001258
4/21/23 00030	3/28/23 1115136 202303 320-5720	0-54500		160.00	
	MAR PEST CONTROL 3/28/23 1115234 202303 320-5720	0-54500	*	100.00	
	MAR RODENT CONTROL	FREEDOM PEST CONTROL			260.00 001259
4/21/23 00003	4/01/23 103 202304 310-5130			4,095.00	
	APR MANAGEMENT FEES 4/01/23 103 202304 310-5130	0-53000	*	100.00	
	APR WEBSITE ADMIN 4/01/23 103 202304 310-5130	0-35100	*	150.00	
	APR INFO TECH 4/01/23 103 202304 310-5130		*	708.33	
	APR DISSEM AGENT SRVCS		*		
	4/01/23 103 202304 310-5130 OFFICE SUPPLIES	0-27000	^	7.30	

AP300R \*\*\* CHECK NOS. 001252-001302

#### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/23 BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL

PAGE 2

CHECK VEND# .....INVOICE..... ...EXPENSED TO... DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT ....CHECK.... AMOUNT # \* 202304 310-51300-42000 19.62 4/01/23 103 POSTAGE 4/01/23 103 202304 310-51300-42500 \* 43.50 COPIES + 4/01/23 103 202304 310-51300-41000 35.90 TELEPHONE GOVERNMENTAL MANAGEMENT SRVCS LLC 5,159.65 001260 . . . . . . . . . . . . . . . . . . . 4/21/23 00086 4/05/23 2687 202304 320-57200-46110 \* 740.75 26 BIT CLAMSHELL PROX BAD 740.75 001261 ID WORKPLACE LLC \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \* 4/21/23 00090 4/01/23 JAK04230 202304 320-57200-45300 1.118.25 APR MONTHLY CLEANING JANI-KING OF JACKSONVILLE 1,118.25 001262 4/21/23 00078 3/31/23 3197867 202302 310-51300-31500 \* 1,651.69 FEB GENERAL COUNSEL 1,651.69 001263 KUTAK ROCK LLP 4/21/23 00017 4/01/23 84382B 202304 330-53800-46800 \* 650.00 APR LAKE MAINTENANCE 650.00 001264 LAKE DOCTORS, INC. . . . . . . . . . . . . . \* 4/21/23 00013 3/24/23 13740 202303 330-57200-46210 1,157,00 REPAIR RUTS IN TURF 3/24/23 13741 202303 330-57200-46210 \* 103.00 DEAD TREE REMOVAL \* 3/31/23 13823 202303 330-53800-46200 13,800.00 BROWN MULCH-COMMON AREAS 3/31/23 13823 202303 330-53800-46200 \* 4,160.00 PLAYGROUND MULCH-AMENITY 3/31/23 13823 202303 330-53800-46200 \* 2,450,00 PINE STRAW BALE-LAKE BANK 4/01/23 13811 202304 330-53800-46200 \* 11,601.51 APR LANDSCAPE MAINTENANCE \* 4/04/23 13826 202304 330-57200-46210 4,378.00 VIBURNUM CTR PARK LOT 4/04/23 13827 202304 330-57200-46210 \* 3,878.00 PLANT REPLACEMENTS LANDCARE GROUP, INC. 41,527.51 001265 4/21/23 00014 3/31/23 168 202303 320-57200-34000 228.00 MAR FACILITY ASSISTANT 3/31/23 169 202303 320-57200-49400 107.50

MAR SPEC EVENT ASSISTANT

AP300R YE *** CHECK NOS. 001252-001302	EAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	TER CHECK REGISTER	RUN 7/24/23	PAGE 3
CHECK VEND#INVOICE EXE DATE DATE INVOICE YRMO	PENSED TO VENDOR NAME DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/12/23 170 202303	3 320-57200-60000	*	47.73	
MAR MAINTENANO 4/12/23 170 202303	3 330-53800-46100	*	929.15	
MAR GROUNDS MA 4/12/23 170 202303	3 320-57200-45100	*	2,168.00	
MAR FACILITY N	MAINTENANCE RIVERSIDE MANAGMENT SERVICES	, INC		3,480.38 001266
4/21/23 00105 2/21/23 4869 202302	2 320-57200-60000	*	394.00	
TELEPHONE ENTR	SOUTHEASTERN BUSINESS SOLUTIO	ONS INC		394.00 001267
4/21/23 00062 3/29/23 38944 202303	3 320-57200-60000	*	405.00	
RPLC BELI/SCH	ED MAINT THIGPEN HEATING AND COOLING I	INC.		405.00 001268
4/24/23 00064 9/19/22 51264 202304 MEETING ROOM F	4 310-51300-46000	*	437.50	
MEETING ROOM F	RENAISSANCE RESORT			437.50 001269
5/19/23 00092 4/01/23 5533907 202304 RULE DEVELOPME	4 310-51300-48000	*	48.96	
4/01/23 5533907 202304 RULEMAKE PARKI	4 310-51300-48000	*	123.76	
4/01/23 5533907 202304 MAY 3 MTG #872	4 310-51300-48000	*	68.00	
MAI 5 MIG #0/2	CA FLORIDA HOLDINGS LLC			240.72 001270
5/19/23 00030 4/26/23 1117319 202304 APR PEST CONTE	4 320-57200-54500	*	160.00	
4/26/23 1117903 202304 APR RODENT CON	4 320-57200-54500	*	100.00	
	FREEDOM PEST CONTROL			260.00 001271
5/19/23 00003 5/01/23 104 202305 MAY MANAGEMENT	5 310-51300-34000	*	4,095.00	
5/01/23 104 202305 MAY WEBSITE AL	5 310-51300-53000	*	100.00	
5/01/23 104 202305 MAY INFO TECH	5 310-51300-35100	*	150.00	
5/01/23 104 202305		*	708.33	
5/01/23 104 202305 OFFICE SUPPLIE	5 310-51300-51000	*	.42	
5/01/23 104 202305 POSTAGE		*	35.25	

AP300R *** CHECK NOS.	001252-001302 YEAR-TC	D-DATE ACCOUNTS PAYABLE PREPAID/COMPU BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	JTER CHECK REGISTER	RUN 7/24/23	PAGE 4
CHECK VEND# DATE	INVOICEEXPENSEI DATE INVOICE YRMO DPT	D TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/01/23 104 202305 310- COPIES		*	25.95	
	001110	GOVERNMENTAL MANAGEMENT SRVC	CS LLC		5,114.95 001272
5/19/23 00090	5/01/23 JAK05230 202305 320- MAY MONTHLY CLEANIN	-57200-45300 NG	*	1,118.25	
		JANI-KING OF JACKSONVILLE			
5/19/23 00078	4/28/23 3211128 202303 310- MAR GENERAL COUNSEI				
		KUTAK ROCK LLP			709.24 001274
5/19/23 00017	5/01/23 91805B 202305 330- MAY LAKE MAINTENANG	-53800-46800	*	650.00	
		LAKE DOCTORS, INC.			650.00 001275
5/19/23 00013	3/31/23 13836 202303 330-	-53800-46400	*	1,825.25	
	MAR IRRIGATION MAIN 3/31/23 13836 202303 330-	-53800-46400	*	1,157.00-	
	DUP PAY INV13740 5/01/23 13860 202305 330- MAY LANDSCAPE MAINT	-53800-46200	*	11,601.51	
	5/02/23 13873 202305 330- TREE REPLACEMENT	-57200-46210	*	497.00	
		LANDCARE GROUP, INC.			12,766.76 001276
	5/03/23 4305 202305 320- 5/26 MC/DJ MEMB MEN	-57200-49400		450.00	
		MICHAEL A. GILBERT DBA			450.00 001277
5/19/23 00019	4/25/23 13129561 202304 320- APR POOL CHEMICALS	-57200-45210	*	878.85	
	5/11/23 13129561 202305 320- MAY POOL CHEMICALS	-57200-45210		1,480.70	
	MAT FOOL CHEMICALS	POOLSURE			2,359.55 001278
5/19/23 00014	4/30/23 172 202304 320-	-57200-34100	*	201.25	
	APR FACILITY ASSIST 5/01/23 171 202305 320-	-57200-45200	*	1,050.00	
	MAY POOL MAINT SRVC 5/01/23 171 202305 320-	-57200-46001	*	1,760.17	
	MAY CONTRACT ADMIN 5/01/23 171 202305 320-	-57200-34000	*	5,407.50	
	MAY FACILITY MANAGE 5/11/23 173 202304 330- APR GROUNDS MAINTEN	-53800-46100	*	936.74	

AP300R *** CHECK NOS. (	YEAR-TO-DATE 001252-001302 E E	ACCOUNTS PAYABLE PREPAID/COMPUTE ANNON LAKES - GENERAL FUND ANK A BANNON LAKES-GENERAL	R CHECK REGISTER	RUN 7/24/23	PAGE 5
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/11/23 173 202304 320-57200- APR FACILITY MAINTENANCE		*	1,100,111	10,760.77 001279
		RIVERSIDE MANAGMENT SERVICES,			
5/19/23 00105	2/24/23 4880 202302 320-57200- DOORKING CTRL BOARD SRVC	60000	*	2,178.00	
		SOUTHEASTERN BUSINESS SOLUTION	IS INC		2,178.00 001280
5/19/23 00099	4/25/23 14631 202304 320-57200- PLAYGROUND GATE REPAIR	60000	*	325.00	
	4/25/23 14632 202304 320-57200-	60000	*	850.00	
	GATE REPAIR VAKPAK DAMAGE	STERLING SPECIALTIES, INC			1,175.00 001281
5/19/23 00088	4/24/23 14175 202304 320-57200-	60100	*	348.24	
	DISINFECTANT WIPES	WIPES LLC			348.24 001282
	5/18/23 1119555 202305 320-57200-	54500	*		
5/20/25 00050	MAY PEST CONTROL		*	100.00	
	5/18/23 1120708 202305 320-57200- MAY RODENT CONTROL		'n		
		FREEDOM PEST CONTROL			260.00 001283
5/26/23 00014	4/01/23 167 202304 320-57200- APR POOL MAINT SRVC	45200	*	1,050.00	
	4/01/23 167 202304 320-57200- APR CONTRACT ADMIN	46001	*	1,760.17	
	4/01/23 167 202304 320-57200-	34000	*	5,407.50	
	APR FACILITY MANAGEMENT	RIVERSIDE MANAGMENT SERVICES,	INC		8,217.67 001284
6/02/23 00090	6/01/23 JAK06230 202306 320-57200-		*	1,118.25	
	JUN MONTHLY CLEANING	JANI-KING OF JACKSONVILLE			1 118 25 001285
6/02/23 00013			*		
6/02/23 00013	APR IRRIG MAINT SRVC			,	
	5/18/23 13895 202305 330-57200- APPLY SEED & 2X WATERING		*	992.00	
	5/22/23 13898 202305 330-57200- INSTALL DRAIN PIPE	46210	*	814.50	
	5/23/23 13910 202305 330-57200- LAKE 1 & 3 GRASS BEDS	46210	*	2,716.00	
	5/23/23 13912 202305 330-57200- REMOVE SOD NEW BIKE RACK	46210	*	349.00	

AP300R *** CHECK NOS.	001252-001302 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU BANNON LAKES - GENERAL FUND BANK A BANNON LAKES-GENERAL	JTER CHECK REGISTER	RUN 7/24/23	PAGE 6
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/24/23 13915 202305 330-57200-46210 RPLC GOLD MOUND DURANTA	*	557.00	
	LANDCARE GROUP, INC.			6,514.65 001286
6/02/23 00085	CLEAN COUCH, CHAIRS, & RUG		110.70	
	ZEROREZ			416.70 001287
6/06/23 00003	6/01/23 105 202306 310-51300-34000 JUN MANAGEMENT FEES	*	4,095.00	
	6/01/23 105 202306 310-51300-53000 JUN WEBSITE ADMIN	*	100.00	
	6/01/23 105 202306 310-51300-35100 JUN INFO TECH	*	150.00	
	6/01/23 105 202306 310-51300-31600	*	708.33	
	JUN DISSEM AGENT SRVCS 6/01/23 105202306 310-51300-51000	*	.42	
	OFFICE SUPPLIES 6/01/23 105 202306 310-51300-42000	*	8.40	
	POSTAGE 6/01/23 105 202306 310-51300-42500	*	282.45	
	COPIES GOVERNMENTAL MANAGEMENT SRVC	CS LLC		5,344.60 001288
6/06/23 00078	5/31/23 3226025 202304 310-51300-31500 APR GENERAL COUNSEL	*	945.00	
	KUTAK ROCK LLP			945.00 001289
6/06/23 00017	6/01/23 99772B 202306 330-53800-46800 JUN LAKE MAINTENANCE	*	650.00	
	LAKE DOCTORS, INC.			650.00 001290
6/06/23 00013	6/01/23 13941 202306 330-53800-46200 JUN LANDSCAPE MAINTENANCE		11,601.51	
	LANDCARE GROUP, INC.			11,601.51 001291
6/19/23 00013	6/07/23 13957 202306 330-57200-46210 TREE RPL ENTRY SIDE POND3	*	829.00	
	IREE RPL ENIRY SIDE FONDS LANDCARE GROUP, INC.			829.00 001292
6/19/23 00019	5/31/23 13129561 202305 320-57200-45210	*	878.85	
	POOL CHEMICAL DELIVERY POOLSURE			878.85 001293
6/19/23 00014	5/31/23 175 202305 320-57200-34100 MAY FACILITY ASSISTANT	*	656.25	

*** CHECK NOS. 001252-001302	2 BA	ANNON LAKES - GENERAL FUNI ANK A BANNON LAKES-GENERAI	)	1.01. <i>, , 21, 23</i>	1101 /
CHECK VEND#INVOICE DATE DATE INV	EEXPENSED TO /OICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/01/23 174			*	1,050.00	
6/01/23 174			*	1,760.17	
6/01/23 174		34000	*	5,407.50	
J U.	JN FACILITY MANAGEMENT	RIVERSIDE MANAGMENT SERV	/ICES, INC		8,873.92 001294
6/29/23 00007 9/06/22 020		31100	*	755.00	
	JG STORMWTR ANALYSIS	ENGLAND THIMS & MILLER	INC		755.00 001295
6/29/23 00013 5/31/23 139	202305 330-53800-4	46400	*	1,125.00	
	AY IRRIGATION MAINT SRVC	LANDCARE GROUP, INC.			1,125.00 001296
6/29/23 00094 6/28/22 710	08081 202306 320-57200-6		*	959.75	
	PR TOUCHSCREEN ISSUE	LIFE FITNESS			959.75 001297
6/29/23 00106 3/04/23 030	042023 202303 310-51300-4	41000	*	718.80	
ME	ETING-CALL IN	MICHAEL B SHELDON			718.80 001298
6/29/23 00019 6/12/23 131			*	831.00	
JU.	JN POOL CHEMICALS	POOLSURE			831.00 001299
6/29/23 00014 6/20/23 176	5 202305 330-53800-4		*	610.05	
6/20/23 176	AY GROUNDS MAINTENANCE 5 202305 320-57200-4	45100	*	1,423.45	
МА	AY FACILITY MAINTENANCE	RIVERSIDE MANAGMENT SERV	/ICES, INC		2,033.50 001300
6/29/23 00032 11/16/22 886	51 202211 320-57200-6	50000	*	24.00	
11/16/22 886	IRE EXTINGUISHER INSPECT 51 202211 320-57200-6	50000	*	65.00	
SE.	ERVICE CHARGE	ST JOHNS FIRE EQUIPMENT	INC		89.00 001301
6/29/23 00089 6/23/23 23-	-00599 202306 320-57200-6	50000	*	384.98	
RP	PLC PROBE CHEM FEED SYST	VAK PAK, INC			384.98 001302

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/24/23 PAGE 7

BANL -BANNON LAKES- BPEREGRINO

AP300R

AP300R *** CHECK NOS.	001252-001302		ABLE PREPAID/COMPUTER - GENERAL FUND LAKES-GENERAL	CHECK REGISTER	RUN 7/24/23	PAGE 8
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLAS	VENDOR NAME S	STATUS	AMOUNT	CHECK AMOUNT #

TOTAL FOR REGISTER 155,695.15

pool	sure	) Invoice		Date Invoice #	+ 1	3/22/2023 31295613753
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043			Due Date	4/11/2023		
ar@poolsure.com 800-858-POOL (76	365)		PO#			
www.poolsure.com		Deli	very Ticket #	Sales Order #13	43259	
			Delivery Date	3/22/2023		
BIIITo		Deliv	and a state of the second s	Bannon Lakes	Pool	
Riverside Manageme	ent Services			13BAN025		
Bannon Lakes CDD			AZ License #	#331721		
9655 Florida Minning bldg 300 suite 305 Jacksonville FL 3225	57		ShipTo	Bannon Lake 435 Bannon St. Augustine	Lakes Blvd FL 32095	
LATE FEE: This constitute month late charge and att	is notice under the truth in lend orney fees.	ding act that any accounts re	maining unpaid afte	r the due date	are subject to 1	1/2% per
Item ID	ltem		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivere	bd	400	gal	2.77	1,108.00
160-050	Pool Acid bulk by Gallon		30	gal	3.19	95.70
	0	BEIVE R 27 2023				
					Subtotal	1,203,70

Approved 3.27.23 Denise Powers Pool Chemicals: 1.320.57200.45210

Subtotai 1,203.70 Shipping Cost (FEDEX GROUND) 0.00 Totai 1,203.70 Amount Due \$1,203.70

**Remittance Slip** 

Customer 13BAN025 Invoice # 131295613753 Amount Due Amount Paid \$1,203.70

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

Involce #: 166 Invoice Date: 3/15/2023 Due Date: 3/15/2023 Case: P.O. Number:

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

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Description	Hours/Qty Rate	Amount
Facility Maintenance February 1 - February 28, 2023	2,208.89	2,206.89
RECEIVE MAR 2 1 2023 BY:		
Approved 3.17.23 Denise Powers \$806.89: Grounds Maintenance 1.330.53800.46100 \$1400.00: Facility Mainteannce 1.320.57200.45100		
	Total	\$2,206.89
Juny Lanhut	Payments/Credits	\$0.00
× × 3-21-23	Balance Due	\$2,206.89

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF FEBRUARY 2023

Date	<u>Hours</u>	<u>Employee</u>	Desoription
2/1/23 2/2/23	1 6	K.B. P.S.	Picked up supplies for repairs and installs Diagnosed issue with outdoor fan, installed bike rack into concrete, sealed expansion joint in pool
2/2/23	1	К,В,	Moved clubhouse fumiture for yoga, checked chemicals in pool
2/3/23	3.5	К.В.	Took down basketball bird deterrents on fence, removed debris in parking lot and main road, cleaned up pump area, emptied and restocked all dog waste receptacies, checked and changed all trash receptacies
2/6/23	3	К.В.	Fixed dog park gate, blew leaves and debris off sidewalks, straightened and organized tables and chairs, removed debris around amenity center, checked and changed all trash receptacles, emplied and restocked all dog waste receptacles
2/9/23	8	P.S.	Chacked sensors in gym, traced wires, concrete gate post into the ground, zip iled broken fence for safety hazard
2/9/23	6.13	К.В.	Fixed golf cart parking railings, cut wood for clubhouse chair dolly, fixed swing chair in playground, put up windscreens that fell down, moved furniture for yoga class, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/10/23	1.83	К.В.	Blew leaves and debris off pool deck, walkways, tennis courts and baskelball courts, removed debris from around amenity center, checked and changed all trash receptacies, emotied and restocked dog waste receptacies
2/13/23	2.38	К.В.	Straightened and organized all pool deck and patio furniture, blew leaves and debris off sidewalk, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris from around amenity center, pool, field, parking lot and roadways
2/14/23	1	K.B.	Raised level in pool and checked and adjusted chemicals
2/15/23	6,5	К.В.	Put decoys up around pool, put guards on handles at pool, took tape down from clubhouse and nails, organized and straightened chairs and tables, removed debris from lakes and roadways, straightened fence at playground, removed duck feces from pool deck
2/17/23	3	К.В.	Pressure washed pool chairs and pavilion chairs, straightened and organized all tables and chairs, removed debris around amenity center, checked and changed all trash receptacies, emplied and restocked all dog waste receptacies, blew leaves and debris off skiewalks
2/20/23	4	К,В,	Blew leaves and debris off sidewalks, courts and pavilion, removed debris on main road, armanity center, around lake and community roadways, checked and changed all trash receptacies, emptied and restocked all dog waste receptacies
2/23/23	7.18	K.B.	Moved clubhouse fumiture for yoga and moved fumiture back in place after yoga, checked chemicals in pool, blew leaves and debris off sidewalks and couris, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from around amenity center, main road and berms
2/24/23	3	К.В.	Put locks on cabinets in clubhouse, blaw leaves and debris off pool deck, sidewalks and courts, removed debris around amenity center and main road, checked and changed all trash receptacles, emptiled and restocked all waste receptacles
2/27/23	5	M.C.	Removed debris from around amenity center, roadways, parking lot and field, checked and changed all trash receptacies, emplied and restocked dog waste receptacles, straightened, organized and cleaned all tables and chairs, inspected property for maintenance
TOTAL	62,52	 	
MILES	42		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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BANNON LAKES

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COMMUN	Bannon Lakes	
	General Fund	
	Check Request	
Date	Amount	Authorized By
April 12, 2023	\$3,466.04	Sheryl Fulks
	Payable to:	
Bannon	Lakes CDD c/o BNY Mellon #37 DS 2	2016
Date Check Needed:	Budget Categ	
ASAP	1-300-20700-	-10200
	Intended Use of Funds Requested:	
3/30/23 SIC	2 TAX DIST #8 3,46	56.04
5156125 510		
<u> </u>		
	<u> </u>	
	3,4	66.04

### Bannon Lakes Community Development District FY23 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	FY 20 O&M ASMNT	TOTAL ASMTS
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	163.00	-	-		32,970.60	32,970.60
PULTE HOME COMPANY LLC	157.00	-	42,311.52	-	46,822.40	89,133.92
SUBTOTAL ADMIN O&M	320.00	-	42,311.52	-	79,793.00	122,104.52
TAX ROLL ASSESSED	667	740,176.13	373,741.67	-	553,591.99	1,667,509.79
TOTAL ASSESSED		740,176.13	416,053.19		633,384.99	1,789,614.31

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)	24,727.95	-	-	8,242.65	8,242.65
PULTE HOME COMPANY LLC	22,283.48		31,733.64	35,116.80	66,850.44
SUBTOTAL ADMIN O&M	47,011.43	-	31,733.64	43,359.45	75,093.09
TAX ROLL RECEIPTS	27,254.48	728,078.38	367,633.08	544,543.85	1,640,255.31
TOTAL RECEIPTS / DUE	74,265.91	728,078.38	399,366.72	587,903.30	1,715,348.40

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	SERIES 2022		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	O&M	TOTAL
	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/02/22	4,754.27	2,400.60	-	3,555.81	10,710.68
2	11/17/22	24,514.61	12,378.31	-	18,334.95	55,227.88
3	11/28/22	43,373.47	<sup>1</sup> 21,900.83	-	32,439.85	97,714.15
4	12/12/22	63,099.52	31,861.23	-	47,193.35	142,154.09
5	12/15/22	158,259.90	79,911.14	-	118,365.63	356,536.68
6	01/20/23	404,838.74	204,417.70	-	302,786.69	912,043.13
INTEREST	02/01/23	992.45	501.12	-	742.27	2,235.84
7	02/21/23	24,779.38	12,512.01	-	18,532.98	55,824.37
8	03/30/23	3,466.04	1,750.13	-	2,592.32	7,808.49
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-		-	-	-
		-	_		-	-
FOTAL TAX ROLL RECEIPTS		728,078.38	367,633.08	-	544,543.85	1,640,255.3

PERCENT COLLECTED DIRECT	0.00%	0.00%	54.34%	61.50%
PERCENT COLLECTED TAX ROLL	98.37%	98.37%	98.37%	98.37%
PERCENT COLLECTED	98.37%	95.99%	92.82%	95.85%

	Bannon Lakes	
	General Fund	
(	Check Request	
Date	Amount	Authorized By
April 12, 2023	\$1,750.13	Sheryl Fulks
	Payable to:	
Bannon La	akes CDD c/o BNY Meilon #76 DS 2	2021
nte Check Needed:	Budget Categ	017.
ASAP	1-300-20700-	
<u>I</u>	Intended Use of Funds Requested:	
3/30/23 SJC T	AX DIST #8 1,75	50.13
	······································	
<u>,</u>		
	1,7:	50.13
(Attach supporting d	ocumentation for request.)	

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

April 18, 2023

### VIA FEDERAL EXPRESS

Bank of New York Mellon Attn: Caroline Cowart 4655 Salisbury Road, Ste 300 Jacksonville, FL 32256

Reference: Fiscal Year 2023 Assessment Receipts

Attached, please find assessment receipts to be applied as follows:

BOND ISSUE	ACCOUNT	ACCOUNT #	AMOUNT
2016	REVENUE	4997758401	3,466.04
2021	REVENUE	9345858401	1,750.13
GENERAL FUND			-
TOTAL DEPOSIT		\$	5,216.17

Should you have any questions regarding the above or enclosed, please feel free to contact me.

Sincerely,

## Sheryl Fulks

Sheryl Fulks

Assessment Roll Administrator (GMS) Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092 Phone: 904-940-5850 <u>sfulks@gmsnf.com</u>

PAYEE	CHECK NUMBER	CHECK DATE	AMOUNT
BANNON LAKES CDD	5244	4/18/2023	3,466.04
BANNON LAKES CDD	5245	4/18/2023	1,750.13

TOTAL DEPOSIT	<b>I</b>		\$	5,216.17
	ļ	1	T	-,

3/29/2023

32923

## Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 FL License: EC 13010167





DATE:

**INVOICE #** 

Bill To:

Bannon Lakes 475 W. Town PL Suite 114 St Augustine, FI 32092-3649

Job Location:

435 Bannon Lakes Blvd

DESCRIPTION OF WORK	Α	MOUNT
Service Call:	6	
1) Trouble shoot problem with lighting motion detector in gym		
Found unterminated wiring and made proper connections that solved the issue.		
Labor: 1 electrician 3.5 hours @ \$80 per hour		280.00
Approved 3.31.23 Denise Powers Repairs/Maint: 1.320.57200.60000		
TOTAL	\$	280.00

Please make check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



www.smarthome.biz sales@smarthome.biz



### **INVOICE NO. 288283**

Site: Bannon Lakes - 435 Bannon Lakes Blvd Site Address: 435 Bannon Lakes Blvd St Augustine FL 32095 Job No.: 75631 Job Name: Order No.:

Description INV

FIRST CALL Customer needs to update the password on the access system. POC: (904)907-1100

mbronson@gmsnf.com 435 Bannon Lakes Blvd

St Augustine FL 32095

### Service - Security

	Sub-Total ex Tax	\$185.00
	Tax	\$0.00
	Total	\$185.00
	Sub-Total ex Tax	\$185.00
"Thank you-we really appreciate your business! Please send payment within 21 days of		00.001 ψ 00.02

receiving this involce.	lax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$185.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$185.00

There will be a 1.5% interest charge per month on late invoices.

Approved 3.31.23 Denise Powers Repairs/Maint: 1.320.57200.60000 Update Camera System Software and fix issues with login and timestamp on video.



SMARTHOME.BIZ

PLEASE PAY BY	AIMIOUNI	INVOICE DATE
04/28/2023	\$185.00	03/31/2023

## **INVOICE NO. 288283**

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How	To Pay		INVOICE NO. 28828	3
	Credit Card (MasterCard, Visa, Amex )		Mail Detach this section and mail cheque to:	
	Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211	
	Card Holder's Name: CCV:			
	Expiry Date: / Signature:			
NAME:	<b>Riverside Management Services</b>	DUE DA	ATE: 04/28/2023 AMOUNT DUE: \$1	85.00

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

## Invoice

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Date	Invoice #
3/23/2023	9

Bill To

Bannon Lakes CDD C/O GMS

	Terms	Due Date
1,310.513,490	Net 30	4/22/2023
Amortization Schedule Series 2016 5-1-23 Prepay \$5,000		aunt 100.00
	Total Payments/Credi	\$100.00 ts \$0.00
Phone # E-mail	Balance Due	\$100.00
865-717-0976 toarter@disclosureserv.	vices.info	

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## Service Slip/Invoice

IN	VOICE	11151	36	
			<b>~~</b>	
D/	TE:	3/28/2	023	
	<b></b>	0,20,2	~~~	
OF	RDER:	11151	36	
<b>.</b>	<b>`````````````````````````````````````</b>	11101	~~	

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

Bill To: [106210]

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

#### Work Location:

[106210]

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

Vork Date 3/28/2023	Time 11:59 AM	Target Pest	Technician 2MARCUS	Marcus Lopez	Time I
Purel	ase Order	Terms L DUE UPON RECEIPT	ast Service Map Code 3/28/2023	Lic:JE276424	Time O
Ş	Service		Description		Price
MONTHLY		Monthly Pest Control			\$160.00
				SUBTOTAL	\$160.00
				TAX AMT. PAID	\$0.00 \$0.00
				TOTAL	\$160.00
Appro	vod 3 28 23			AMOUNT DUE	\$160.00
Denis	ved 3.28.23 e Powers	E7000 E4E00			
Pest	Control: 1.320	.57200.54500			
			receiv		
			MAR 2.8 2023		



INVOICE: 1115234 DATE: 3/28/2023
DATE: 3/28/2023
DATE: 3/28/2023
DATL. UIZUIZUZJ
ORDER: 1115234
UTOMIC. ITTOLOT

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

Work

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

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

Bill To:

Work Date 3/28/2023	10:37 AM	Target Pest	Technician 2MARCUS	Marc	us Lopez	Time In
Pureha	se Order	Terms L DUE UPON RECEIPT	ast Service 3/28/2023	Map Code	Lic:JE276424	Time Out
St	nvice		Deso	ription		Price
RODENT		Rodent Control				\$100.00
					SUBTOTAL	\$100.00
					TAX AMT. PAID	\$0.00 \$0.00
					TOTAL	\$100.00
					AMOUNT DUE	\$100.00
Approve	ed 3.28.23 Powers			rent		
Denise Pest Co	Powers ontrol: 1.320.5	57200.54500				
				MAR 2.8 <u>202</u> 3		
				BY6.		

### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

> Invoice #: 103 Invoice Date: 4/1/23 Due Date: 4/1/23 Case: P.O. Number:

Bill To:

- Bannon Lakes CDD 475 West Town Place
- Suite 114

...

St. Augustine, FL

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023       [.3/0.5]3,340         Website Administration - April 2023       530         Information Technology - April 2023       351         Dissemination Agent Services - April 2023       316         Office Supplies       510         Postage       420         Copies       420         Telephone       410         PR 05 2023       8         BY:       8		4,095.00 100.00 150.00 708.33 7.30 19.62 43.50 35.90	4,095.00 100.00 150.00 708.33 7.30 19.62 43.50 35.90
	 Total		\$5,159.65
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$5,159.65

## Invoice

### ID Workplace LLC

### 4171 West Hillsboro Blvd Suite 13 Coconut Creek, FL 33073

# Invoice

 Date
 Invoice #

 4/5/2023
 2687

### Bill To

Bannon Lakes CDD C/o GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092

Bannon Lak	es CDD	
C/o GMS		
475 West To	wn Place, Suite 114	
Attn: Denise	Powers/904-907-1100	
St. Augustin	e, FL 32092	
Ĭ	-	

		Rep	S.O. No	o. P	.O. No.	Terms	
		MW22	1618			Net 30	
Item	Description		Ordered	Invoiced	Each	Total	
Prox26ClamshellT	26 Bit Clamshell Proximity Bad	ge	200	200	3.59	718.00 718.00	
Shipping & Handling	UPS Shipping & Handling		1		22.75	22.75	
	4/5 - shipped UPS Track# 1ZY828A90394285059						
		ECEN APR 05 20	23				
Approved 4.5.23 Denise Powers Access Cards: 1.320.57200.46110				Subtota		\$740.75	
				Sales Ta	\$0.00		
				Total	\$740.75		
				Paymen	ts/Credits	\$0.00	
				Balan	ce Due	\$740.75	

## Ship To



Remit To: JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL 32207 (904) 346-3000

Invoice						
Date	Number					
04/01/2023	JAK04230265					
Due Date	Cust #					
04/30/2023	486021					
Invoice Amount \$ 1,118.25	Amount Remitted					

Sold To: BANNON LAKES For: Same as Sold To

For:

Same as Sold To

435 BANNON LAKES BLVD

ST AUGUSTINE FL 32095

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

Invoice No	No Date Cust No SIsmn No PO Number Franchisee							Due Date
JAK04230265	04/01/2023	486021	CRISTINA TRELLE		KINGDOM	04/30/2023		
Quantity	Description Unit Price Extended						ended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR APRIL 1118.25						1118.25	
	Approved 4.3.21 Denise Powers 1.320.57200.45300							
	Amoun					Amount of Sale		\$ 1,118.25
	Sales Tax						\$ 0.00	
			e All Checks Payable -KING OF JACKSONV			Total		\$ 1,118.25

### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023



Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Reference: Invoice No. 3197867 Client Matter No. 2723-1 Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver Bannon Lakes CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place St. Augustine, FL 32092 .310.513.315

Invoice No. 3197867 2723-1

### Re: General Counsel

TOTAL HOURS

For Professional Legal Services Rendered

02/01/23	W. Haber	0.50	137.50	Confer with Oliver regarding agenda for February meeting; prepare resolution re-setting towing hearing
02/01/23	K. Jusevitch	0.60	75.00	Prepare resolution resetting rules hearing and confer with Haber
02/11/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/14/23	W. Haber	0.60	165.00	Prepare for Board meeting
02/15/23	W. Haber	3.40	935.00	Prepare for and participate in Board meeting

5.60

### KUTAK ROCK LLP

Bannon Lakes CDD March 31, 2023		
Client Matter No. 2723-1 Invoice No. 3197867		
Page 2		
TOTAL FOR SERVICES RENDERED		\$1,505.00
DISBURSEMENTS		
Meals	8.31	
Travel Expenses	138.38	
TOTAL DISBURSEMENTS		<u>146.69</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,651.69</u>

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

The Lake Doctors, Inc.

Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500

Suite 114

BANNON LAKES CDD Denise Powers 475 W Town Place

St Augustine, FL 32092

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

ACCOUNT NUMBER	DATE	BALANCE
723475	4/2/2023	\$650.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

### 00000001165220010000000843820000006500089

Please Return this portion with your payment

Invoice Due Date 4/11/2	2023 Invoice	84382B	PO #						
Invoice Date Description		Quantity	Amount	Tax	Total				
435 BANNON LAKES BLVD,	435 BANNON LAKES BLVD, ST AUGUSTINE, FL ST AUGUSTINE, FL 32092								
	agement - As Needed,Water Manager	ment -	\$325.00	\$0.00	\$325.00				
Monthly			\$325.00	\$0.00	\$325.00				
Please remit payment for this month's involce.									
Approved 4.3.23 Denise Powers 1.330.53800.468	8 800 - Lake Maintenance		ann an Anna an Anna Anna Anna Anna Anna						
Please provide remittanc		Credits							
otherwise payments will	anding invoices.		Adjustment	\$0.00					
				-	AMOUNT DUE				
Total Account Balance including this invoice:		\$650.00	This Invoi	This Invoice Total:					
To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148									
Customer Account #: 723475			Corporate Address						
Portal Registration #:				4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256					
Customer Portal Link:	www.lakedoctors.com/conta	act-us/make-a-payme		,					

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information
# Landcare Group Irrigation • Landscape • Maintenance 35 Enterprise Drive

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

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

Terms	Date	Invoice #
Net 30	3/24/2023	13740

Invoice



Project			Project #	
Amenity Center Sod Repair	Amenity Center Sod Repair		M101	
Description	Quantity	Rate	Amount	
Repair ruts in turf made by pool pump truck at Amenity Center			- w	
Lawn Sand, per Yard	4	65.00	260.00	
Sod, Bermuda (Certified 419), Per Pallet	1	360.00	360.00	
Labor, General	9	38.00	342.00	
Machine, Gator w/ Operator	3	65.00	195.00	
Approved 3.27.23 CHANGE ORDER #1 March 23, 2023 Increased quantity of Sand, Lawn YD from 3 to 4. Increased price of Sand, Lawn YD from \$195.00 to \$260.00. (+\$65.00) Increased quantity of Labor General from 8 to 9. Increased price of Labor General from \$304.00 to \$342.00. (+\$38.00) Total change to estimate +\$103.00				
Denise Powers Repairs/Maint: 1.320.57200.60000 (repair caused by equipment brought in for Pool Sand Filter Replacement)				
	£	Total	\$1,157.00	
Attn. Denise Powers	Payments/Credits		edits \$0.0	
	Balance Due \$1.15		ue \$1,157.00	



	I	Invoice
Terms	Date	Invoice #
Net 30	3/24/2023	13741

Project			Proje	ect#
Tree Removal			M1	01
Description	Quantity	Rate	Amo	ount
Remove a small dead Pine tree on lake bank			***********	
Labor, General	1	38.00	38.	00
Machine, Gator w/ Operator	1	65.00	65.	00
Approved 3.27.23 Denise Powers Landscape Contingency: 1.330.57200.46210				
Dead tree removal on main amenity center pond (dog park side)				
······································		Total	· · · · · · · · · · · · · · · · · · ·	\$103.00
Attn. Denise Powers		Payments/Credits		\$0.00
	Balance Due \$1		\$103.00	



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

Terms	Date	Invoice #
Net 30	4/1/2023	13811

Invoice



Project			Project #
Bannon Lakes CDD			<b>M101</b>
Description	Quantity	Rate	Amount
Monthly maintenance for the month of April	1	11,601.51	11,601.51
Approved 4.3.23 Denise Powers Landscape Maintenance: 1.330.53800.46200 Attn. Denise Powers		Total Payments/C	\$11601.51 Fredits \$0.00
Aun. Demse i owers		Balance Due \$11,60	



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

 Terms	Date	Invoice #
Due Upon Receipt	3/31/2023	13823

Invoice



Project			Project #
Property Mulch			M101
Description	Quantity	Rate	Amount
Install brown mulch over common area and playground mulch in amenity. Install pine straw on lake banks.			
Mulch, Brown, Per Yard	300	46.00	13,800.00
Mulch, Certified Playground, Per Yard @ 6" Depth	65	64.00	4,160.00
Mulch, Pine Straw Bale	350	7.00	2,450.00
Approved 4.4.23 Denise Powers Landscape Maintenance: 1.330.53800.46200			
		Total	\$20410.00
Attn. Denise Powers Payments/Credits			
	Balance Due \$20,41		<b>Due</b> \$20,410.00



Terms	Date	Invoice #
Net 30	4/4/2023	13826

Invoice

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		WI	
	And a second sec		J

	1	Y.		
Project			Proj	ect#
Amenity Center Parking Lot	Amenity Center Parking Lot			101
Description	Quantity	Rate	Am	ount
February 3, 2023         > Increased quantity of VOS #7 from 25 to 95. Increased price of VOS #7 from \$800.00 to \$3,040.00. (+\$2,240.00)         > Increased quantity of Mulch, Brown YD from 2 to 9. Increased price of Mulch, Brown YD from \$92.00 to \$414.00. (+\$322.00)         > Increased quantity of Labor General from 4 to 16. Increased price of Labor General from \$152.00 to \$608.00. (+\$456.00)         > Increased quantity of Dump Fee from 1 to 1.5. Increased price of Dump Fee from \$120.00 to \$180.00. (+\$456.00)         > Increased quantity of IR 38Labor from 1 to 3. Increased price of IR 38Labor from \$38.00 to \$114.00. (+\$76.00)         Total change to estimate +\$3,154.00				
Approved 4.5.23 Denise Powers Landscape Contingency: 1.330.57200.46210				
		Total		\$4,378.00
Attn. Denise Powers		Payments/	Credits	\$0.00
Page 2		Balance	Due	\$4,378.00



Invoice

Irrigation • Landscape • Maintenance 35 Enterprise Drive
Bunnell, FL 32110
(386) 586-3321

Terms	Date	Invoice #
Net 30	4/4/2023	13826

Project		· · · [	Project #
Amenity Center Parking Lot			M101
Description	Quantity	Rate	Amount
Remove Anise from parking lot, and replace with Viburnum			
Viburnum, Select Walter's (Viburnum obovatum "Select"), #7	95	32.00	3,040.00
Mulch, Brown, Per Yard	9	46.00	414.00
Labor, General	16	38.00	608.00
Dump Fee, Per Trip	1.5	120.00	180.00
Irrigation Labor	3	38.00	114.00
IRRIGATION PARTS	1	22.00	22.00
REVISION #1         September 26, 2022         > Decreased quantity of VO #7 from 65 to 25. Decreased price of VO #7 from \$2,080.00         to \$800.00. (-\$1,280.00)         > Removed 2 Gold Mulch Yard. (-\$92.00)         > Added 2 Mulch, Brown YD. (+\$92.00)         > Decreased quantity of Labor General from 16 to 4. Decreased price of Labor General from \$608.00 to \$152.00. (-\$456.00)         > Decreased quantity of Dump Fee from 2 to 1. Decreased price of Dump Fee from \$240.00 to \$120.00. (-\$120.00)         Total change to estimate -\$1,856.00			
		Total	
		Payments/Credits	
Page 1		Balance	Due



Invoice

Irrigation • Landscape • Maintenance
35 Enterprise Drive
Bunnell, FL 32110
(386) 586-3321

Terms	Date	Invoice #
Net 30	4/4/2023	13827

Project			Project #
Plant Replacements			M101
Description	Quantity	Rate	Amount
Amenity Center Roundabout: Remove Iris and Roses, add dirt, and replace with Jasmine and Gold Mound Duranta			
Jasmine, Asiatic (Trachelospermum asiaticum 'Minima'), #1	140	6.00	840.00
Arboricola (Schefflera arboricola 'Trinette'), #3	65	18.00	1,170.00
Mulch, Brown, Per Yard	2	46.00	92.00
Top Soil, per yard	4	49.00	196.00
Dog Park: Remove Iris along fence, and add Parsoni Juniper in gaps			
Juniper, Parsoni (Juniperus chinensis 'Parsonii'), #3	12	11.00	132.00
Fitness Center: Move Flax Lily from under Oak tree to golf cart parking lot, and add Parsoni Juniper where Flax Lily was removed			
Juniper, Parsoni (Juniperus chinensis 'Parsonii'), #3	12	11.00	132.00
For All 3 Areas:			
Labor, General	32	38.00	1,216.00
Dump Fee, Per Trip	1	30.00	30.00
Irrigation Modifications	1	70.00	70.00
		 Total	
Attn. Denise Powers		Payments/C	redits
Page 1		Balance Due	



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

# Invoice

Terms	Date	Invoice #
Net 30	4/4/2023	13827



Project			Proje	ct#
Plant Replacements			<b>M</b> 1	01
Description	Quantity	Rate	Amo	unt
April 4, 2023 > Removed 65 DER #3. (-\$780.00) > Added 65 SAT #3. (+\$1,170.00) > Decreased price of IR Modifications from \$100.00 to \$70.00. (-\$30.00) Total change to estimate +\$360.00				
Approved 4.5.23 Denise Powers Landscape Contingency: 1.330.57200.46210		Total		\$3,878.0
Attn. Denise Powers	Attn. Denise Powers Payments/Credits		redits	\$0.0
Page 2		Balance		\$3,878.0

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

# Invoice

Involce #: 168 Invoice Date: 3/31/2023 Due Date: 4/5/2023 Case: P.O. Number:

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

Description acility Assistant through March 2023	9.12 25.0	00 228.00
1,320.57200.34000		
APR 05 2023		
Ang Lanhut 4-5-23		
	Total	\$228.0
	Payments/Credits	\$0.0
	Balance Due	\$228.0

#### BANNON LAKES CDD

#### FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
9.12	Facility Assistant	\$ 25.00	\$ 228.00
	Covers March 2023		
	TOTAL DUE:	-	\$228.00

Facility Assistant 1.320.57200.34000

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#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT FACILITY ASSISTANT BILLABLE HOURS THROUGH MARCH 2023

<u>Date</u>	<u>Hours</u>	Employee	Description
3/3/23 3/27/23	5.05 4.07	D.L. D.L.	Completed daily checklist and returned calls and emails Completed daily checklist and returned calls and emails
TOTAL	9.12		

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### **Riverside Management Services, Inc**

Invoice

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

Invoice #: 169 Invoice Date: 3/31/2023 Due Date: 4/5/2023 Case: P.O. Number:

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

Description pecial Event Assistant through March 2023	Hours/Qty F	25.00	107.50
1.320,57200,49400			
PECEIVE APR US 2023			
Juny Lanhut 4-5-23			
	Total		\$107.50
	Payments/C	redits	\$0.00
	Balance Du	8	\$107.50

#### BANNON LAKES CDD

#### SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
4.3	Special Event Assistant	\$ 25.00	\$107.50
	Covers March 2023		
	TOTAL DUE:		\$107.50

Special Event Assistant 1.320.57200,49400

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#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL EVENT ASSISTANT BILLABLE HOURS THROUGH MARCH 2023

-

Date	<u>Hours</u>	<u>Employee</u>	Description
3/25/23	4,3	D.L.	Special Event - Spring Event
TOTAL	4.3		

-

-

#### **Riverside Management Services, Inc**

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

Bill To:

Suite 305

Bannon Lakes CDD 9655 Florida Mining Blvd W

Jacksonville, FL 32257

# Invoice

Invoice #: 170 Invoice Date: 4/12/2023 Due Date: 4/12/2023 Case: P.O. Number:

Hours/Qty Rate Amount Description 3,097.15 3,097.15 Facility Maintenance March 1 - March 31, 2023 47.73 47.73 Maintenance Supplies E APR 13 2023 BY: Approved 4.13.23 Denise Powers 60000 1.320.57200.54500 - Repairs/Maintenance: \$47.73 1.330.53800.46100 - Grounds Maintenance: \$929.15 1.320.57200.45100 - Facility Maintenance: \$2168.00 \$3,144.88 Total Janut 4.13-23 Payments/Credits \$0.00 \$3,144.88 **Balance Due** 

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#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF MARCH 2023

Date	<u>Hours</u>	<u>Employee</u>	Description
3/2/23	10.33	M.C.	Replaced dog waste station at far end of large dog park, worked on handicap pool chair to see parts were removed, reset chair not working properly, need to shut off water to work on it the shut off is at the road, called for assistance at the moment it is closed, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around amenity center, common areas, pool area, courts, field and parking lot
3/3/23	3.7	M.C.	Pressure washed pool chairs and deck, removed garbage from fitness center, patios, pool
3/7/23	6.55	M.C.	area and common areas Blew leaves and debris off pathways around amonity center, pressure washed to finish cleaning pool lounge chairs and tables, pressure washed tables and chairs, removed damage tape at basketball net and replaced, reattached tennis windscreens, straightened and organized all lounge chairs, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around amonity center
3/8/23	8,5	M,C.	Replaced guard on pool gate exit, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris from roadways and lakes, reviewed placement of new doggy stations
3/10/23	4.78	M.C.	Fixed pool exit by raising guard bar to open is now visible, blew leaves and debris off pickleball courts, tennis courts and basketball courts, put up coyote and pinwheels to discourage the geese and ducks, removed feces off basketball courts, removed debris around courts, amenity center, pool and parking lot, checked and changed all trash receptacies, emptied and restocked all dog waste receptacies
3/14/23	6,3	M.C.	Assisted with installing washer/o-ring on handlcap chair for pool, put acid into container, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris from roadways and takes, cleaned up dumpster area, inspected lock on dog park door
3/16/23	6.9	M.C.	Moved furniture for pliates class, removed debris around amenity center, main entry, grass area on International Goff and Barmon Lakes Boulevard and Duran Drive, light inspection in restrooms, blew leaves and debris off amenity center and connecting sidewalks, cleaned around dumpster removing leaves, cleaned cobwebs from amenity center and fitness building, straightened and organized chairs on pool deck
3/17/23	5.1	M.C.	Installed last bolt in handicap chair, biew leaves and debris off tennis courts and pickleball courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around amenity center, pool area and courts
3/21/23	5.28	M.C.	Biew leaves and debris off sidewalk around amenity center, tennis courts, pickleball courts and basketball courts, checked playground for rocks mixed into mulch, removed debris along the take banks, amenity center, pool, field and courts, completed handicap end caps installation, outdoor television adjusted cables and cords with zip ties to clean up appearance, straightened and organized all chairs and tables, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/23/23	8.05	M.C.	Removed metal pins from old rusted doggy station bag holder and prepare for reuse, checked pool equipment breaker not tripped but reset just to verify, light inspection on outdoor lighting and bulbs needing replacement, removed debris from all areas around amenity center, locks at pool and fitness center water access has been removed, replaced hinges on pool gate and made some adjustments, gate now closes on its own
3/24/23	4.55	M.C.	Dissemble landscape light to replace non working LED light, straightened and organized tables, chairs and trash receptacles in proper arrangement, pressure washed tables, chairs and floors, hung spring sign for Easter Egg Seekers
3/28/23	7	M.C.	Stratghtened and organized chaits and tables on pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, blew leaves and debris off pool deck and walkways, worked on dog locks on park, installed two new dog station poles and caution taped off
3/30/23	9.45	M.C.	Removed debris around amenity center, moved furniture for yoga class, finished installing dog stations along Bannon Lakes Boulevard, blew leaves and debris off walkways around amenity center and pool deck, straightened and organized pool deck chairs and tables, inspected new signs for dog park residents only, zip-tied windscreens that were down, removed debris on main roadways, fifty-five plus community removed debris right side behind pool
3/31/23	2	M.C.	Straightened and organized chairs and tables on pool deck, checked and changed all trash receptacles, emplied and restocked dog waste receptacles
TOTAL	88.49		
MILES			*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

### MAINTENANCE BILLABLE PURCHASES

#### Period Ending 4/05/23

DISTRICT	DATE	<u>SUPPLIES</u>	PRICE	EMPLOYEE
BL BANNON LAKES	1/25/23	Pool Putty (3)	47.73	C.H.
		τοται	\$47.73	

#### Southeastern Business Solutions Inc.

410-10 Blanding Blvd #181 Orange Park, FL 32073 US (904)234-7801 registration@sebs-inc.com http://www.sebs-inc.com

BILL TO	
Bannon Lakes	그는 것 같은 것 같
	DATE FLIGASE PAY DUE DATE
	02/21/2023 \$394.00 02/21/2023
	· · · · · · · · · · · · · · · · · · ·

PRODUCT	QTY	AMOUNT
Trip Charge nitial trip charge	1	60.00
L <b>abor</b> Labor in hours	1	90.00
1 <b>831-175 TCP/IP</b> 1830-175 TCP/IP Converter Kit for DKS model 183x Telephone Entry Systems	1	244.00

TOTAL DUE \$394.00

THANK YOU.

Approved 4.17.23 Denise Powers Repairs/Maint: 1.320.57200.60000

	Â	ECEIVE		
THE GPE HEATING & COOLING Since 1962 2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com	EN DECE a, INC. DECE MAR 3	MAR 3 1 2023	Linvo Number: 389 Date: 3/29 Account No: 126 Terms: NE Reference: Ord Service Advisor: Billy Customer PO#:	44 9/2023 1153 T DUE UPON RECEIPT ler 38944
Billing Addre Bannon Lake 475 W. Town St. Augustine	s CDD Place, Suite 114	NOTES	Service Address: Bannon Lakes Ameni 435 Bannon Lakes Bh St. Augustine, FL 320	vd
Performed scheduled mainter	nance on 3 split systems. Rep	placed 1 Belt-A48		
Item CPM 8L083	Description Commercial Planned Maintenance 18x24x1 Pleated Filter	Qty 1.00 1.00	\$385.( \$0.(	\$0.00
8L088	18x20x1 Pleated Filter	1.00	\$0.0	
8L061 MISC-ENVIRON-FEE	16x25x1 Pleated Filter Misc. Supplies & Enviromental	3.00	\$0.0 \$20.0	
Net due on day of installation, or in a until payments have been made in fu 1 - ½ % per month will be added. Bu contract	ccordance with financing agreement. II. Accounts not paid within thirty (30	) days of notice of invoice a	re in default and a late payment	charge of
Thigpen Heating and Cooling, Inc. i are still on premises.	s not responsible for any property o	damages unless damage h	as occurred while employees	
Approved 3.31.23 Denise Powers	3		Non-Taxable: Taxable:	\$405.00 \$0.00
	.320.57200.60000		Sub Total: Sales Tax: Freight:	\$405.00 \$0.00
			Total: Total Paid:	\$405.00
			Total Due:	\$405.00
	CACO56729	CACO56726	CN208226	

Renaissance Resort at the World Golf Village

500 South Legacy Trail St Augustine FL 32092

Phone 904-940-8000

Invoice **#51264** Date **09/19/2022** 

### INVOICE

#### Customer

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

Qty	Description	Charged
1	Meeting Room Rental - Event Date 5/3/2023	\$350.00
	25% Service Charge	\$87.50
	PR 2 1 2023 BY: 1.310.513.460 Bannon Lakes Community Development District Exempt #85-8017166046C-0	
r	ayment Details	\$437,50
	Direct Bill Amount Due	\$437.50

LOCALiq	ACCO Bannon La	ACCOUNT # 764131	<b>PAGE #</b> 1 of 1	
FLORIDA	INVOICE # 0005533907	BILLING PERIOD Apr 1- Apr 30, 2023	PAYMENT DU May 20, 2	
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	) TOTAL AMOUNT D	
	\$0.00 \$0.00		\$240.7	2
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIE	BILLING INQUIRIES/ADDRESS CHANGES		LID
	1-877-736-7612 o	47-2390	983	
Bannon Lakes Cdd - Gms 475 W. Town PI. Ste. 114 Saint Augustine, FL 32092-3649 http:///////////////////////////////////	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.			

### 000076413100000000000055339070002407267176

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR\_15652

Date	Description		Amount
4/1/23	Balance Forward		\$0.00

Start-End Date Order Number	Description	PO Number	Package Cos
<b>4/4/23</b> 8631235	RULE DEVELOPMENT		\$48.96
<b>4/5/23</b> 8631736	RULEMAKING FOR OVERNIGHT PARKING AND PARKING ENFORCEMENT		\$123.76
4/25/23 8723551	Bannon Lakes May 3 Mtg		\$68.00

1.310.513.480



	PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	IR PAYMENT	
LOCALIQ				PAYMENT DUE DATE		AMOUNT PAID
		Bannon Lakes Cdd - Gms		May 20, 2023		
FLORIDA		ACCOUNT NUMBER 764131		0005533907		
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$240.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240.72
REMITTANCE ADD	DRESS (Include Account	# & Invoice# on check)	TO P	AY WITH CREDIT CA	RD PLEASE FILL OL	JT BELOW:
CA	Florida Holdings, PO Box 631244	LLC	Card Number	MASTERCARD		AMEX
PO Box 631244 Cincinnati, OH 45263-1244		Exp Date	<u>   </u>	CVV Code Date		

00007641310000000000055337070002407267176

**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;

04/04/2023

and that the fees charged are legal. Sworn to and subscribed before on 04/04/2023

Legal Clerl WI. County of Brown Notary, State of My commision expires

my communitient emp.		
Publication Cost:	\$48.96	
Order No:	8631235	# of Copies:
Customer No:	764131	1
PO #:		

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Please do not use this form for payment remittance.



PO Box 631244 Cincinnati, OH 45263-1244

#### NOTICE OF RULE DEVELOPMENT BY BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Bannon Development Community Lakes District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective District the αs operations of provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. A public hearing will be conducted by the District on May 3, 2023, at 1:00 p.m., at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

District Manager Pub: 4/4/23; #8631235 **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:

#### 04/05/2023

PO #:

and that the fees charged are legal. Sworn to and subscribed before on 04/05/2023

datty	-	
Legal Clerk	Uh	VILLYN
Notary, State of WI	, County of B	rown. ZS. 26
My commision exp	ires	
Publication Cost:	\$123.76	
Order No:	8631736	# of Copies:
Customer No:	764131	1

### THIS IS NOT AN INVOICE!

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NOTICE OF RULEMAKING FOR OVERNIGHT PARKING AND PARKING ENFORCEMENT BY BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Bonrd of Supervisors ("Boord") of the Bonnon Lokks Community Development District ("District") on Any 3, 2023, of 1:05 p.m., of the World Golf Village Renoissonce Hatel, 500 S. Legocy Troll, S.I. Augusting, Florida 2009.

Hocesuchere winn Chopkes 199 dia 120, Florido Statules, the District hereby gives the public notice of its latent to a color its proceed Review Relating to Overright Parking and Parking Enforcement ("Rule,") The public hearing will pravide an opportunity for the public to address propased rules for overright parking and another enforcement.

The proposed rules may be smeated of the public hearing pursuonit to discussion by the Board and public the Rule is to provide for efficient District operations as provided for in Section 19035. Florida Stolutes, A copy of the proposed rules and dutilitant intermation on the public hearing may be abtained by contacting the District Manager of Gent and Stolutes and Stolutes, A copy of the proposed rules and Augustine, Florida 3007, Phi (904) 948-850, Specific legal authority for the rule includes Sections 190.011, 190,0123, Florida 510/Hz, Florida 1007, 112,54, Florida 510/Hz, Florida 1007, 112,54, Florida 510/Hz, Florida 1007, 112,54, Florida 510/Hz, Florida 1007, 113,54, Florida 510/Hz, Florida 1007, 113,54, Florida 510/Hz, Florida 1007, 113,54, Florida 1007, 110,011(5) and Dictober 11, 201.

Any person who wishes to provide the District with a proposal for d lower cost resultatory afternative as provided by Section 120.541(1), *Florida Statutes*, must do sa in writing within twenty-one (21) days ofter upidication of this patien.

The public hearing more be continues to a doku, time, and pices to be specified on the record at the hearing. If anyone chooses to uppeal any docision of the Baard with respect is ony motire cossidered of the public hearing, such person will need a record af the proceedings to made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or slaff may perilicipate in the public hearing by speaker testimen.

Pursuant to provisions of the Amartcons with Disabilities Act, any person radjoiring special accommodations to participate in this incoring is asked to addre the billist incoring hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augusting, Florida 32072, Phr. 1001 940-850 ("District Manager's Office"). If you are hearing ar specet impaired, pervice carl table 953-8720, who can aid you in contacting the District Manager's Office.

MARIAH VERHAGEN Notary Public State of Wisconsir 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

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#### 04/25/2023

PO #:

and that the fees charged are legal. Sworn to and subscribed before on 04/25/2023

	Jelaku	tl
Legal Clerk	lichi	Mary
Notary, State of WI	, County of Brow	8.25.26
My commision expi	res	
Publication Cost:	\$68.00	
Order No:	8723551	# of Copies:
Customer No:	764131	1

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### MARIAH VERHAGEN Notary Public State of Wisconsin

PO Box 631244 Cincinnati, OH 45263-1244

#### NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on Wednesday, May 3, 2023 at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person regulring special accommodations at this meeting because of a disability or physical impair-ment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver District Manager Pub: Apr. 25, 2023; #8723551

### Service Slip/Invoice

INING	DICE:	1117319		
IIAAC	ЛС <b>Е</b> .	1111316		
		41001000		
DAT	Ľ:	4/26/202	.3	
ORD	ER:	1117319		



ork Date 4/26/2023	Dime 01:16 PM	Target Pest	Technician 2MARCUS	Marcus Lopez	Time
Puneh	ase Order	Terms I DUE UPON RECEIPT	ast Service Map Code 4/26/2023	Lic:JE276424	Time Ø
S	ervice		Description		Price
IONTHLY		Monthly Pest Control			\$160.00
				SUBTOTAL	\$160.00
				TAX AMT. PAID	\$0.00 \$0.00
	Approved 4.27. Denise Powers	23		TOTAL	\$160.00
	Denise Powers	.320.57200.5450	n		
	Fest Control.	1.320.37200.3430	0		\$400 DD
				AMOUNT DUE	\$160.00

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

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INVOIC	E: 111790	n beidaneiteriei	
INVOIG	E:	<b>13</b>	
DATE.	4/26/20	500	
DATE:	4/20/20	123	
ORDER	• 111790	<ul> <li>Second and a second seco</li></ul>	
URUER	. 11/31	10	



Work Date	lime	larget Pest			ninie In
4/26/2023	12:34 PM		2MARCUS	Marcus Lopez	
			and the second second		THE AND
FUNCI	ase Order		BICOBAUME	Map Code	Timesen
		DUE UPON RECEIPT	4/26/2023	Lic:JE276424	

Service	Desci	iption	Price
RODENT	Rodent Control		\$100.00
		SUBTOTAL	\$100.00
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$100.00
E	Approved 4.27.23 Denise Powers Pest Control: 1.320.57200.54500		\$100.00

FREEDOM PEST CONTROL

904-272-BUGS (2847) INFO@FREEDOMPESTCONTROLFL.COM 3600 Peoria Rd. Suite 103 Orange Park, FL 32065

## Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

# Invoice

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



Invoice #: 104 Invoice Date: 5/1/23 Due Date: 5/1/23 Case: P.O. Number:

Description		Hours/Qty	Rate	Amount
Management Fees - May 2023 Website Administration - May 2023 Information Technology - May 2023 Dissemination Agent Services - May 2023 Office Supplies Postage Copies	1.310.513.340		4,095.00 100.00 150.00 708.33 0.42 35.25 25.95	4,095.00 100.00 150.00 708.33 0.42 35.25 25.95
	<b>KRANKA</b> ANTONIN OLEV A ANTONIA	Total		<u>1</u> \$5,114.95
		Paymen	ts/Credits	\$0.00
		Balance	Due	\$5,114.95

		Invo	bice
<b>7</b> İŻ	Remit To:	<b>Date</b>	<b>Number</b>
	JANI-KING OF JACKSONVILLE	05/01/2023	JAK05230264
Jani	5700 ST. AUGUSTINE ROAD	<b>Due Date</b>	Cust #
The King of Cean	JACKSONVILLE FL 32207	05/31/2023	486021
in any point of	(904) 346-3000	Invoice Amount \$1,118.25	Amount Remitted

Sold To: BANNON LAKES For: Same as Sold To

For:

Same as Sold To

435 BANNON LAKES BLVD

ST AUGUSTINE FL 32095

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

Jani The King of Clean

Sold To: BANNON LAKES 435 BANNON LAKES BLVD ST AUGUSTINE FL 32095

Invoice No	Date	Cust No	Slsmn No	PO Number		Franchisee		Due Date
JAK0523026	4 05/01/2023	486021	CRISTINA TRELLE		KINGDOM HANDS INVESTMENTS, LLC 05/31/			05/31/2023
Quantity			Description			Unit Price	Ext	ended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MAY <b>FECEIVE</b> MAY 0 1 2023 Denise Powers Janitorial Maintenance: 1.320.57200.45300					1118.25		1118.25
			ke All Checks Payable I-KING OF JACKSON			Amount of Sale Sales Tax Total		\$ 1,118.25 \$ 0.00 \$ 1,118.25

### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2023



Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

#### ACH/Wire Transfer Remit To:

Reference: Invoice No. 3211128 Client Matter No. 2723-1 Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver Bannon Lakes CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place St. Augustine, FL 32092 1.310.573.315

Invoice No. 3211128 2723-1

Re: General Counsel

For Professional Legal Services Rendered

03/04/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/08/23	W. Haber	0.30	82.50	Review and respond to correspondence regarding common area ownership
03/13/23	K. Jusevitch	0.20	25.00	Prepare record retention resolution package and correspond with district manager
03/27/23	W. Haber	0.20	55.00	Review correspondence from developer's counsel regarding real property conveyance
03/29/23	W. Haber	0.40	110.00	Confer with Oliver and Lancaster regarding conveyance of common area
03/31/23	W. Haber	0.20	55.00	Confer with Jusevitch regarding deed for common area conveyance
03/31/23	K. Jusevitch	1.50	187.50	Prepare deed and confer with Haber

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP Bannon Lakes CDD April 28, 2023 Client Matter No. 2723-1 Invoice No. 3211128 Page 2			
TOTAL HOURS	3.30		
TOTAL FOR SERVICES REND	ERED		\$707.50
DISBURSEMENTS			
Freight and Postage		1.74	
TOTAL DISBURSEMENTS			<u>1.74</u>
TOTAL CURRENT AMOUNT I	DUE		<u>\$709.24</u>

	MAKE CHECK	PAYABLE TO:			PLE	ASE FILL OUT BELOW IF PAYING BY CF	REDIT CARD
Post Office Box 20 Tampa, FL 33622-0 (904) 262-5500	)122	BY	MAY U1 2	VE 1023	CARD NUMBER SIGNATURE	EXP. OATE AMOUNT F	
	ADDR	SSEE			ACCOUNT NUMB		BALANCE \$650.00
Please check if addres		ect and indicate change o	n reverse side		723475	5/1/2023	\$000.00
BANNON LA Denise Powe 475 W Town Suite 114 St Augustine	ers n Place					Doctors e Box 20122 33622-0122	
00000000116	52200100	0000009180500	0000065000	81	Please Retu	rn this portion with your pay	ment
Invoice Due Date	2 5/11/2	)23	Invoice	91805B		PO #	
Invoice Date	Description			Quan	tity Am	ount Tax	Total
435 BANNON LA	KES BLVD, S	T AUGUSTINE, F	L ST AUGUST	INE, FL 32092			
5/1/2023	Water Mana Monthly	gement - As Neede	d,Water Manage	ment -		25.00 \$0.00	\$325.00 \$325.00
Please remit payme	at for this m	onth's invoice			φ <b>υ</b> ,	25.00 \$0.00	
Please reinit payne		Ar De	oproved 5.1 enise Powe ike Mainter	ers	0.53800.468	300	
Please provide otherwise paym	remittance vents will b	information whe applied to the	nen submitting e oldest outst	g payments, anding invoice	s.	Credits Adjustmen	\$0.00 t \$0.00 AMOUNT DUE
Total Account	Balance i	ncluding this	invoice:	\$650.0	0	This Invoice Total:	\$650.00
		E-mail payme	ents@lakedo	octors.com t	o submit pay	ment by ACH	
Customer #:		723475	wheel the			Corporate	Address
Portal Registra	ation #:	0F4EFD82				4651 Salisbu Jacksonville,	ury Rd, Suite 155 . FL 32256
						JUCKSONVINC	- In (1999)

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Irrigation • Landscape • Maintenance

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

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

Terms	Date	Invoice #
Net 30	3/31/2023	13836

.

Invoice



Project	· · · · · · · · · · · · · · · · · · ·		Project #
Bannon Lakes CDD	M101		
Description	Quantity	r Rate	Amount
Irrigation Maintenance Service for March- see attached list.	1	1,825.25	1,825.25
Atta Danisa Bawara	V	Total Payments/C	\$1,825.25
Attn. Denise Powers	×	Payments/C	
		Balance I	Due \$668.25

#### Bannon Lakes CDD

\$ 204.00 p \$ 352.50 -fix, \$ 700.25	\$ 57.00	\$	242.00 409.50 ,042.25
\$ 93.50	• ••••	Ŧ	131.50 , <b>825.25</b>
	\$ 93.50	\$ 93.50 \$ 38.00 Total Due	• • • • • • • • • • • • • • • •



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

Terms	Date	Invoice #
Net 30	5/1/2023	13860

Invoice



Project			Project #
Bannon Lakes CDD			M101
Description	Quantity	Rate	Amount
Monthly maintenance for the month of May	1	11,601.51	11,601.51
1,330.538.462			
Approved 5.2.23 Denise Powers Landscape Maintenance: 1.330.53800.46200			
		Total	\$11601.5
Attn. Denise Powers		Payments/C	credits \$0.0
Auii. Denise Fowers		Balance	



Invoice

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

Terms	Date	Invoice #
Net 30	5/2/2023	13873

Project			Project #
Amenity Center Pond Tree			M101
Description	Quantity	Rate	Amount
Remove and replace a dead River Birch on the pond bank at the Amenity Center			
River Birch (Betula nigra), #30, 8' Ht. Multi-Trunk, Tree Guying Kit Included	1	250.00	250.00
Labor, General	4	38.00	152.00
Machine, Gator w/ Operator 1,370,572.46210	1	65.00	65.00
Dump Fee, Per Trip	0.25	120.00	30.00
BY:			
Approved 5.2.23 Denise Powers Landscape Contingency: 1.330.57200.46210			
		Total	\$497.00
Attn. Denise Powers		Payments/C	redits \$0.00
		Balance	Due \$497.00

# INVOICE



P.O. Box 23766 Jacksonville, FL. 32241 (904) 607-7111

TO: Bannon Lakes CDD 475 W. Town Place Ste 114 St. Augustine, FL 32092 INVOICE #4305

FOR: MC/DJ Member Event Memorial Day

DESCRIPTION	HOURS	RATE	AMOUNT
05/26/23 MC/DJ Member Memorial Day	11am-2pm		\$450.00
	BY:	EIVE 0 3 2023	
Approved 5.3.23 Denise Powers Summer Kick Off Event (Memorial Wkenc Special Events: 1.320.57200.49400	)		
		TOTAL	\$450.00

Make all checks payable to MagnetiX DJ Services.
poo	sure	Invoice	Dat Inv		4/25/202 3129561450
1707 Townhurs	t Dr	Term	S Net 20		
Houston TX 77	043	Due Dat	e 5/15/2023		
ar@poolsure.co 800-858-POOL	om . (7665)	PO	#		
www.poolsure.c	còm í	Delivery Ticket	# Sales Ord	er #1343650	
		Delivery Dat	e 4/21/2023		
		Delivery Locatio	n Bannon L	akes Pool	
ill <b>To</b> liverside Manage	mont Convisos	Customer	# 13BAN02	5	
annon Lakes CI	D	AZ License	# #331721		
655 Florida Minr Idg 300 suite 30 acksonville FL 3	5 🗍 🕴	Ship T	435 Bar	Lakes CDD Inon Lakes Blvd Istine FL 32095	
em ID	Item	Quantity	Units	Rate	Amount
	Item Bleach Minibulk Delivered		Units 300 gal	Rate 2.77	
15-300					831.0
<b>em ID</b> 15-300 60-050	Bleach Minibulk Delivered		300 gal	2.77	<b>Amount</b> 831.( 47.8

Approved 4.27.23 Denise Powers Pool Chemicals: 1.320.57200.45210

878.85 Subtotal Shipping Cost (FEDEX GROUND) Total 0.00 878.85 \$878.85 **Amount Due** 

**Remittance Slip** 

Customer 13BAN025

Invoice # 131295614500



Amount Due **Amount Paid**  \$878.85

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372

food	sure	Invoice		Date Invoice #	- 1:	5/11/2023 31295614772
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043			Due Date	5/31/2023		
ar@poolsure.com 800-858-POOL (766	35)		PO #			
www.poolsure.com		Deli	very Ticket #	Sales Order #13	43887	
			Delivery Date	5/10/2023		
		Deliv	ery Location	Bannon Lakes F	Pool	
Bill To Riverside Managemer	at Sorvices		Customer #	13BAN025		
Bannon Lakes ČDD			AZ License #	#331721		
9655 Florida Minning bldg 300 suite 305 Jacksonville FL 32257	,		Ship To	Bannon Lake 435 Bannon St. Augustine	Lakes Blvd FL 32095	
LATE FEE: This constitutes month late charge and atto	notice under the truth in lend mey fees.	ing act that any accounts re	maining unpaid afte	er the due date	are subject to 1	1/2% per
Item ID	Item		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	b	500	gal	2.77	1,385.00
160-050	Pool Acid bulk by Gallon		30	gal	3.19	95.70
	BY:	2 2023				

Approved 5.12.23 Denise Powers Pool Chemicals: 1.320.57200.45210 
 Subtotal
 1,480.70

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 1,480.70

 Amount Due
 \$1,480.70

Remittance Slip

Customer 13BAN025

Invoice # 131295614772



Amount Due

\$1,480.70

Amount Paid

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

# Invoice

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

Invoice #: 172 Invoice Date: 4/30/2023 Due Date: 4/30/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
acility Assistant through April 2023 1.3み0, 5700.34000	8.05	25.00	201.25
MAY 0.3 2023		-	
Jury Landut 5-3-23	Total		\$201.25
	Payments	/Credits	\$0.00
	Balance I	Due	\$201.25

### BANNON LAKES CDD

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### FACILITY ASSISTANT INVOICE DETAIL

<u>Quantity</u>	Description	Rate	Amount
8.05	Facility Assistant	\$ 25.00	\$201.25
	Covers April 2023		
	TOTAL DUE:		\$201,25

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Facility Assistant 1.320.57200.34000

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### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT FACILITY ASSISTANT BILLABLE HOURS THROUGH APRIL 2023

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<u>Date</u>	<u>Hours</u>	Employee	Description
4/7/23	8.05	L.H.	Completed daily checklist and returned calls and emails
TOTAL	8.05		

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

# Invoice

Invoice #: 171 Invoice Date: 5/1/2023 Due Date: 5/1/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - May 2023 1.320.57200.46001 - Contract Administration - May 2023 1.320.57200.34000 - Facility Management - Bannon Lakes - May 2023		1,050.00 1,760.17 5,407.50	1,050.00 1,760,17 5,407.50
NAY 03 2023			
Jury Lanhit 5-3-23			
	Total		\$8,217.67
	Payments/	Credits	\$0.00
	Balance D	ue	\$8,217.67

# **Riverside Management Services, Inc**

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

Involce #: 173 Involce Date: 5/11/2023 Due Date: 5/11/2023 Case: P.O. Number:

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

Description	Hours/Qly	Rete	Amount
Facility Maintenance April 1 - April 30, 2023		2,341.85	2,341.85
RECEIVER			
MAY 16 2023			
		-	
Approved 5.15.2023	Total		\$2,341.85
Denise Powers \$936.74: Grounds Maintenance 1.330.53800.46100 \$1405.11: Facility Maintenance 1.320.57200.45100	Payments	Credits	\$0.00
	Balance D	ue	\$2,341.85
Juny Lanhut 5-16-23			

044.000

120.2

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Date	Hours	<u>Employee</u>	Description
4/4/23	4.87	M.C.	Straightened and organized pool deck chairs and tables, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, blew leaves and debris off walkways and playgrounds, raked mulch under swings and slides, excerpted new play for offer
4/6/23	6.02	M.C.	assembled new chair for office Removed debris along Bannon Lakes Boulevard, along Duran and International Gold, replaced water filter in filness center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/7/23	3.93	M.C.	Blew mulch back into bushes, straightened and organized chairs, tables and lounge chairs, blew leaves and debits off concrete pad, installed signs at dog park stating
4/11/23	6.02	M.C.	for resident use only Straightened and organized pool deck tables and chairs, blew leaves and debris off sidewalks around amenity center, rehung windscreens that were knocked down by wind, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/13/23	8.82	M.C.	Moved all tables and chairs for yoga class, stored toilet paper rolls in fitness center closet, worked on dog park gate locks, drilled holes for newer smaller locks, removed and new similar lock was ordered to replace broken one, blew leaves and debris off dog park area, removed debris around amenity center, checked and changed
4/14/23	5.27	M.C.	all trash receptacles, emptied and restocked all dog waste receptacles Blew leaves and debris off sidewaiks around amenity center, straightened and organized all pool deck chairs and tables, walked property looking for red ant mounds and applying ant killer to mounds, fixed mat holder in fitness center, took down pin wheels and coyotes for next time, pressure washed patio floor and furniture due to a stain from a liquid or food
4/18/23	4.88	M.C,	Removed debris along grounds around fitness center and streets leading in and out of amenity center, hung signs for dog parks for weed treatments, blew mulch and debris from paths around fitness center and amenity center, removed umbrellas from pool deck, checked and changed all trash receptacies, emptied and restocked dog waste receptacies
4/20/23	6.15	M.C.	Straightened and organized pool deck tables and chairs, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, prepared hammerhead to be returned to main office, set up new hammer head and plugged in to charge overnight, went to monument to find sensor, blew leaves and debris off pool deck and walkways around amenity center
4/21/23	4.35	M.C.	Installed new door locks on dog park fence, adjusted metal fence that was corring apart, removed debris around amenity center, set up new umbrellas on pool deck, removed debris along streets and picked up dog waste
4/25/23	5.77	M.C.	Repaired one chase lounge chair, straightened and organized all tables and chairs, blew leaves and debris off walkways around amenity center, removed cob webs at fitness center entrances, men's and women's restrooms and amenity center office, raked mulch back under swings and silde at playground, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked all dno waste receptacles
4/27/23	8.35	'M.C.	Fixed latch on dog park, all doors working, straightened and organized chairs and tables, removed broken playground latch and installed new hinges, readjusted pool door to close better, pressure washed patio and furniture, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/28/23	2.48	M.C.	Blew leaves and debris off pool deck, playground area, tennis courts, pickleball courts, basketball courts and walkways around amenity center, straightened and organized chairs and tables, filled in holes at playground, removed debris around parking lot, picked up zip ties from around tennis and pickleball courts
TOTAL	66.91		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Southeastern Business Solutions Inc.

410-10 Blanding Blvd #181 Orange Park, FL 32073 US (904)234-7801 registration@sebs-inc.com http://www.sebs-inc.com

BILL TO		
Bannon Lakes	APR 2 6 2023	DATE PLEASE PAY DUE DATE 02/24/2023 \$2,178.00 02/24/2023

PRODUCT		QTY	AMOUNT
Trip Charge Initial trip charge		1	60.00
<b>Labor</b> Labor in hours		1	90.00
<b>1838 Control Board</b> DoorKing model1838 multi-door access controller. 3000 user ca capacity and 8000 event history buffer, 31 security levels, eleval	• •	1	1,808.00
TB 175 TB 175 gate closer		2	220.00
install 2 hydraulic closers for pool ped gates and 1838 control			
board due to the old control board not able to program	TOTAL DUE		\$2,178.00
			THANK YOU.

Approved 4.24.23 Denise Powers Repairs/Maintenance: 1.320.57200.60000

# Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

12.0. Mumbrar	Dette	linvoice#
	4/25/2023	14631

**Total Balance Due** 

\$325.00

# То

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

Bannon Lakes			
Playground			
PER: Denise P	owers		

Des Replace 1 - 4' aluminum 3 - rail fence panel to	erliption match picture and color of existing fenc	Amount ce.	325.00
Approved 5.12.23 Denise Powers	CEIVE AY 12 2023		
Repairs/Maint: 1.320.5720	0.60000		
1	E-mail	Total	\$325.00
	terri@sterlingspecialtiesinc.com	Payments/Credits	\$0.00

# **Sterling Specialties, Inc**

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

P.O. Miniber	DF1(c	linvende #
	4/25/2023	14632

311/To		
5011-11-0		
nnon Lakes CF		

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

Bannon Lak	es		
Playground			
PER: Denise	e Powers		

Des Remove & Replace: Two(2) - 4' aluminum 3 - rail fence panel to ma	actiption atch Style and color of existing fence.	Amoun	850.00
One(1) Fence Post to Match Existing	DENCE V 12 2023		
Approved 5.12.23 Denise Powers Repairs/Maint: 1.320.57200.600 Damage caused by Vakpak duri sent reimbursement check to the	ing new sand filter installation.	Vakpak	
	E-mail	Total	\$850.0
	terri@sterlingspecialtiesinc.com	Payments/Credits	\$0.0 <sup>.</sup>

terri@sterlingspecialtiesinc.com

**Total Balance Due** 

\$850.00

#### 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	l	SHIP TO Bannon Lakes - St. Augustine FL 435 Bannon Lakes Blvd St Augustine, FL 32095	SHIP DATE SHIP VIA	04/25/2023 UPS	INVOICE DATE TERMS DUE DATE	14175 04/24/2023 Net 15 05/09/2023
a da da ser br>La ser da ser La ser da ser	DESCRIPTI	ON		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case		ise - Four (4) - 800 count rolls of E disinfecting wipes	EPA	3	98.96	296.88T
Shipping	Freight Co	st		3	17.12	51.36
Sales Tax	Sales Tax ( 01:12:05 L	calculated by AvaTax on Wed Feb ITC 2023	22	1	0.00	0.00T
na anala any ina ina ana ana ang ina ina ang ina ina ang ina	a na anatoria na anatoria atan kata a		SUBTOTAL	ng mga ng	a ya na	348.24
			TAX			0.00
			TOTAL			348.24
			BALANCE DU	IE	g na	\$348.24

Approved 4.24.23 Denise Powers Fitness Center (Repairs/Supplies): 1.320.57200.60100 (Gym Wipes)

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	XX	6 <i>.</i> .		18 L.				ЦČС	69. S 123	126 . 5	n 12		178
	20120125			46255				3 19926					

1119555 INVOICE: DATE: **ORDER:** 1119555

Work

Location: [106210]

Bannon Lakes CDD

Bannon Lakes Resident's Club

435 B Bannon Lakes Blvd

St. Augustine, FL 32092

5/18/2023

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

[106210] Bill To:

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

W/or% Date 5/18/2023	Time Target Pest 02:38 PM	Technician 2MARCUS	Marcus Lopez	Time In
Purcha	se Order Terms DUE UPON R	Last Service Map Code ECEIPT 5/18/2023	Lic:JE276424	Time Out
				Price
	ervice.	Description		
MONTHLY	Monthly Pest Cor	NECEIVE MAY 2 2 2023	SUBTOTAL TAX AMT. PAID TOTAL	\$160.00 \$160.00 \$0.00 \$0.00 \$160.00
			AMOUNT DUE	\$160.00
	Approved 5.22.23 Denise Powers Pest Control: 1.320.572	200.54500		

26	Contraction of the			- 10 CAR	1. 11.	2 2	×	11 22/2		S2655-T		24
	a same		TW	88 - 3				4	187			
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	Sec	4 6	12 A. A	Bernt	and the		8 24	S. I. K.	Here Web	and the	Sec. 2	South A
6 Q	al sources	la substation				moderana	2 2000	Sec. Sec.	000000		200	2.202

1120708

5/18/2023

1120708

FREE	DO	MS	
PEST CO	)NTR	ol 🗸	
904-272-B	UGS (2	.847)	JUND,
INFO@FREEDON	<b>NPESTCO</b>	VTROLFLCO	M-JDV
3600 Peoria R	d. Suite	103	
Orange Park,	FL 3206	5	

[106210] Bill To:

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

Work Location. [106210]

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

INVOICE: DATE:

**ORDER:** 

Work Date Time 5/18/2023 04:10 F		Technician 2MARCUS	Marcus Lopez	Time In
Purchase Order	r Terms DUE UPON RECE	Last Service Map Code IPT 5/18/2023	Lic:JE276424	Time Out
Service		Description		Price
RODENT	Rodent Control			\$100.00
		MAY 2 2 2023	SUBTOTAL TAX AMT. PAID TOTAL	\$100.00 \$0.00 \$0.00 \$100.00
Approved 5. Denise Pow Pest Contro	.22.23 ers I: 1.320.57200.54500		AMOUNT DUE	\$100.00

# **Riverside Management Services, Inc** 9655 Florida Mining Blvd. W.

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

.

Involce #: 167 Invoice Date: 4/1/2023 Due Date: 4/1/2023 Case: P.O. Number:

Invoice

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

.

Description	Hours/Qty Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - April 2023 1.320.57200.46001 - Contract Administration - April 2023 1.320.57200.34000 - Facility Management - Bannon Lakes - April 2023	1,050.00 1,760.17 5,407.50	1,760.17
APR Ü5 2023		
June Lunder IT		
Jury Lanhut 4-5-23		
	Total	\$8,217.67
	Payments/Credits	\$0.00
	Balance Due	\$8,217.67



Remit To: JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL 32207 (904) 346-3000

Invoice					
Date 06/01/2023	Number JAK06230263				
Due Date	Cust #				
06/30/2023	486021				
Invoice Amount \$ 1,118.25	Amount Remitted				

Sold To: BANNON LAKES For:

Same as Sold To

435 BANNON LAKES BLVD

ST AUGUSTINE FL 32095

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

Jani

For: Same as Sold To

Sold To: BANNON LAKES 435 BANNON LAKES BLVD ST AUGUSTINE FL 32095

Invoice No	Date	Cust No	Slsmn No	PO Number		Franchisee		Due Date
JAK06230263	06/01/2023	486021	CRISTINA TRELLE		KINGDOM	HANDS INVESTMENT	06/30/2023	
Quantity			Description			Unit Price	Ext	ended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JUNE				1118.25		1118.25	
Approved 5.30.23 Denise Powers Janitorial Maintenance: 1.320.57200.45300							ф. 4.449.95	
					Amount of Sale		\$ 1,118.25	
			Sales Tax		\$ 0.00			
			e All Checks Payable -KING OF JACKSONV			Total		\$ 1,118.25



Irrigation • Landscape • Maintenance

 Date
 Invoice #

 4/30/2023
 13900

.

Terms

Net 30

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 April - see attached list.	1	1,086.15	1,086.15
MAY 2.2 2023			
Approved 5.22.23 Denise Powers Irrigation Repairs: 1.330.53800.46400			
	\$1,086.15		
Attn. Denise Powers			redits \$0.00
		Balance	Due \$1,086.15

# Bannon Lakes CDD

<u>Date</u>	Location	Description	M	aterial		Labor	T	<u>otal Cost</u>
4/3 4/6	Pond #2 Bannon Lakes Blvd.	6P, MPR, 1/2" cap, 2" ball valve ICD-100 decoder, Hunter solenoid, (10) DBYs, (11) 6Ps, (20) MPRs, (2) 3/4" caps,	\$ \$	33.00 540.15	\$ \$	76.00 266.00	\$ \$	109.00 806.15
4/10	Amenity Center	1/2" cap, 4" sod staple (2) 4" rotors, 6P, (2) nozzles, (2) MPRs, (2) 1/2" poly couplings	\$	57.00	\$	114.00	\$	171.00
					Тс	otal Due	\$	1,086.15

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Irrigation • Landscape • Maintenance 35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

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

Terms	Date	Invoice #
Net 30	5/18/2023	13895



Project			Project #	
Seed for Berm			M101	
Description	Quantity	Rate	Amount	
Apply Bahia seed and make 2 trips to apply Moisture Manager and water in at the back side of berm between Bridge Bay and Int. Golf Pkwy.				
Seed, Argentine Bahia seed (coated), per 50 lb. Bag	1	527.00	527.00	
One-time Commercial Moisture Manager Application	2	156.50	313.00	
Labor, General- For application of seed and 2 trips to water	4	38.00	152.00	
A REVISION 1				
		Total	\$992.0	
Attn. Denise Powers		Payments/0		
		Balance		

# Invoice



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

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

Terms	Date	Invoice #
Net 30	5/22/2023	13898

Invoice



Project			Project #
Amenity Center Drainage	M101		
Description	Quantity	Rate	Amount
Install drain pipe and 12" drain box near sidewalk, by Bermuda, between the courts and event field. Box will be in St. Augustine turf.			
Labor, General	8	38.00	304.00
Machine, Sod Cutter Hours w/ Operator	1	100.00	100.00
Drain Pipe, Solid 100' Roll	1	275.50	275.50
Coupler, Snap 4"	2	15.00	30.00
12" Drain Basin w/ Grate & 2 Outlets	1	105.00	105.00
Approved 5.22.23 Denise Powers Landscape Contingency: 1.330.57200.46210			
		Total	\$814.50
Attn. Denise Powers	7	Payments/	Credits \$0.00
		Balance	Due \$814.50



Invoice

Irrigation • Landscape • Maintenance 35 Enterprise Drive
Bunnell, FL 32110
(386) 586-3321

Terms	Date	Invoice #
Net 30	5/23/2023	13910

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

Project			Project #
Thin Out Lake Beds			M101
Description	Quantity	Rate	Amount
Thin out grass plant beds on Lake #1 at Bridge Bay, and Lake # 3 at Amenity Center. Add fill dirt and pine straw for touch up.			
Labor, General	32	38.00	1,216.00
Machine, Gator w/ Operator	12	65.00	780.00
Dump Fee, Per Trip	3	120.00	360.00
Fill Dirt Per Yard	2	40.00	80.00
Mulch, Pine Straw Bale MAY 2 3 2023 BY: Approved 5.23.23 Denise Powers Landscape Contingency: 1.330.57200.46210	40	7.00	280.00
Attn. Denise Powers		Total Payments/0 Balance	



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

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

1	Terms	Date	Invoice #
	Net 30	5/23/2023	13912

Invoice



Project			Project #	
Amenity Center Bike Rack	Amenity Center Bike Rack			
Description	Quantity	Rate	Amount	
Remove sod where new bike rack will be installed at Amenity Center, and move irrigation heads so bikes won't get sprayed. Also, will transplant Muhly grass at basketball court to other side of sidewalk.				
Labor, General	4	38.00	152.00	
Machine, Sod Cutter Hours w/ Operator	1	100.00	100.00	
Irrigation Labor	1	38.00	38.00	
IRRIGATION PARTS	1	29.00	29.00	
Mulch, Brown, 2 C.F. Bag	6	5.00	30.00	
CHANGE ORDER #1 May 23, 2023 > Decreased price of IR Parts from \$200.00 to \$29.00. (-\$171.00) > Added 6 Brown Mulch 2CF. (+\$30.00) Total change to estimate -\$141.00				
Approved 5.25.23 Denise Powers Landscape Contingency: 1.330.57200.46210				
· · · · · · · · · · · · · · · · · · ·		Total	\$349.0	
Attn. Denise Powers		Payments/C	redits \$0.0	
		Balance	Due \$349.0	



Irrigation • Landscape • Maintenance 35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

Terms	Date	Invoice #
Net 30	5/24/2023	13915

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

Project			Project #
Gold Mound Duranta			M101
Description	Quantity	Rate	Amount
Replace the Gold Mound Duranta that did not come back after winter, at the Amenity Center			
Gold Mound (Duranta erecta 'Gold Mound'), #3	25	12.00	300.00
Mulch, Brown, 2 C.F. Bag	15	5.00	75.00
Labor, General	4	38.00	152.00
Dump Fee, Per Trip	0.25	120.00	30.00
Approved 5 25 22			
Approved 5.25.23 Denise Powers			
Landscape Contingency: 1.330.57200.46210			

	Total	\$557.00
Attn. Denise Powers	Payments/Credits	\$0.00
	Balance Due	\$557.00



# Invoice

# Service Summary & Invoice

Zerorez Inc 225 Sampson Way, St. Augustine, FL 32092-1761 904-287-5727

Service Date & Time: 05-23-2023 08:00 AM Invoice #: 112088

Technician: Eric E

# **Bannon Lakes**

Contact: Denise Powers

Phone Work: 904-907-1100 435 Bannon Lakes Boulevard,

Email: bannonmanager@rmsnf.com

**Billing Address:** St. Augustine FL 32095

Service Address: 435 Bannon Lakes Boulevard, St. Augustine FL 32095

zerorez

Service/Product Description	Price	Qty	Total
z-Commercial Area Rug - Tax Exempt - 8x11 wool area rug - per square foot	\$1.00	88	\$88.00
z-Commercial Chair - Tax Exempt - 4 arm chairs	\$59.00	4	\$236.00
z-Commercial Discount - 10% discount	(\$0.10)	463	(\$46.30)
z-Commercial Sofa Tax Exempt - Linen sofa	\$139.00	1	\$139.00
		Subtotal	\$416.70
		Тах	\$0.00
MAY 2 3 2023		Total	\$416.70

# Unpaid \$416.70

Thank you for choosing Zerorez® Jacksonville! Unpaid invoices must be paid within 30 days of the invoice date. Past due invoices will incur an interest charge at 12% APR.

Approved 5.23.23 **Denise Powers** Repairs/Maintenance: 1.320.57200.60000

QV.

# Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763

**Invoice #:** 105 Invoice Date: 6/1/23 Due Date: 6/1/23 Case: P.O. Number:

Invoice

Bill To:

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

Management Fees - June 2023 Website Administration - June 2023 Information Technology - June 2023 Office Supplies Postage Copies	4,095.00 100.00 150.00 708.33 0.42 8.40 282.45	4,095.00 100.00 150.00 708.33 0.42 8.40 282.45
	al /ments/Credits ance Due	\$5,344.60 \$0.00 \$5,344.60

# KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023



Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

×

Reference: Invoice No. 3226025 Client Matter No. 2723-1 Notification Email: eftgroup@kutakrock.com

.

Mr. Jim Oliver Bannon Lakes CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3226025 2723-1

# Re: General Counsel

# For Professional Legal Services Rendered

04/01/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/03/23	W. Haber	0.70	192.50	Review and revise deed and easement for common areas; confer with Pulte representative regarding same
04/03/23	W. Haber	0.30	82.50	Review and revise minutes
04/12/23	W. Haber	0.20	55.00	Confer with HOA representative regarding common area conveyance
04/21/23	W. Haber	0.60	165.00	Review and revise resolutions for parking rules and budget
04/21/23	K. Jusevitch	0.30	37.50	Prepare budget and parking rules approval resolutions; confer with Haber and correspond with district manager
04/27/23	W. Haber	0.80	220.00	Review agenda for May meeting; review correspondence regarding

# KUTAK ROCK LLP

Bannon Lakes CDD May 31, 2023 Client Matter No. 2723-1 Invoice No. 3226025 Page 2

> parking rules and revise same; review correspondence regarding deed for common area, revise deed, and confer with Lancaster

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED

\$945.00

TOTAL CURRENT AMOUNT DUE

<u>\$945.00</u>

AKE	CHECK	PAYABL	<u>E TO:</u>	
-----	-------	--------	--------------	--

The Lake Doctors, Inc.

M

Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500 

 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 WSA
 EXP. DATE

 CARD NUMBER
 EXP. DATE

 SIGNATURE
 AMOUNT PAID

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	6/1/2023	\$650.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

#### 00000001165220010000000997720000006500081

Please Return this portion with your payment

Invoice Due Date	e 6/11/2023 Invo	pice 9	99772B	PO	#		
Invoice Date	Description		Quantity	Amount	Tax	Total	
435 BANNON LA	KES BLVD, ST AUGUSTINE, FL ST AU	JGUSTINE, F	L 32092				
6/1/2023	Water Management - As Needed, Water M	4anagement -		\$325.00	\$0.00	\$325.00	
	Monthly			\$325.00	\$0.00	\$325.00	
Please remit payme	ent for this month's invoice.		JUN 0 1 20	23			
			Approved 6 Denise Pov Lake Maint	5.1.2023 wers enance: 1.330	).53800.46800	)	
Please provide	remittance information when subr	mitting pay	ments,		Credits	\$0.00	
otherwise payn	nents will be applied to the oldest	outstandin			Adjustment	\$0.00	
						AMOUNT DUE	
Total Account	Balance including this invoice	<u> </u>	\$650.00	This Inve	oice Total:	\$650.00	
	E-mail payments@la	akedoctor	s.com to submi	t payment by A	СН	en en monoral de la companya de la c	
Customer #:	723475				Corporate Ad	dress	
Portal Registra	ation #: 0F4EFD82				4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256		
Customer Por	tal Link: www.lakedoctors.com	/contact-u	s/make-a-paymer	nt/			

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Invoice

Irrigation • Landscape • Maintenance 35 Enterprise Drive
Bunnell, FL 32110
(386) 586-3321

Terms	Date	Invoice #	
Net 30	6/1/2023	13941	

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

Project			Project #
Bannon Lakes CDD			M101
Description	Quantity	Rate	Amount
Monthly maintenance for the month of June	1	11,601.51	11,601.51
Approved 6.1.2023 Denise Powers Landscape Maintenance: 1.330.53800.46200			
	E	Total	\$11601.51
Attn. Denise Powers		Payments/C	redits \$0.00
		Balance	Due \$11,601.51

1000	sure	Invoice		Date Invoice :	# 1	5/31/2023 31295615260
1707 Townhurst D	r		Terms	Net 20		
Houston TX 77043	3		Due Date	6/20/2023		
ar@poolsure.com 800-858-POOL (7	665)		PO #			
www.poolsure.cor	n	De	ivery Ticket #	Sales Order #1	344187	
			Delivery Date	5/30/2023		
			very Location	Bannon Lakes	Pool	
Bill To			Customer #	13BAN025		
Riverside Managem Bannon Lakes CDD	ent Services		AZ License #	#331721		
bldg 300 suite 305 Jacksonville FL 322 LATE FEE: This constitut month late charge and at	es notice under the truth in len	ding act that any accounts re	Ship To emaining unpaid aft	435 Bannon St. Augustine er the due date	ə FL 32095	1/2% per
thomas interesting of the second	torney tees.					
	Item		Quantity	Units	Rate	Amount
Item ID		ed	Quantity 300		Rate 2.77	
Item ID 115-300 160-050	Item			) gal		Amount 831.00 47.85

Approved 6.7.2023 Denise Powers Pool Chemicals: 1.320.57200.45210 
 Subtotal
 878.85

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 878.85

 Amount Due
 \$878.85

Remittance Slip

Customer 13BAN025

Invoice # 131295615260



Amount Due Amount Paid \$878.85

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

Invoice #: 174 Involce Date: 6/1/2023 Due Date: 6/1/2023 Case: P.O. Number:

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

Description	Hours/Qty Ra	te Amount
1.320.57200.45200 - Pool Maintenance Services - June 2023 1.320.57200.46001 · Contract Administration - June 2023 1.320.57200.34000 - Facility Management - Bannon Lakes - June 2023	1 1	050.00 1,050.00 - 760.17 1,760.17 407.50 5,407.50
BY:		
Juny Landut 6-5-23		
•	Total	\$8,217.67
	Payments/Cre	edits \$0.00
	Balance Due	\$8,217.67

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

Invoice

Invoice #: 175 Invoice Date: 5/31/2023 Due Date: 5/31/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through May 2023	26.25	25.00	656.25
1.320.572.341			
JUN 03 2023			
Jury Lanhit 6-9-23			
·			
	Total	o/Crodito	\$656.25  \$0.00
	Payment		
	Balance	nne	\$656.25

#### BANNON LAKES CDD

## FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	<u>Rate</u>	Amount
26.25	Facility Assistant	\$ 25.00	\$656.25
	Covers May 2023		
	TOTAL DUE:	•	\$656.25

Facility Assistant 1.320.57200.34000

.

# BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT FACILITY ASSISTANT BILLABLE HOURS THROUGH MAY 2023

Date	<u>Hours</u>	<u>Employee</u>	Description
5/4/23	8	L.H.	Completed daily checklist and returned calls and emails
5/5/23	8.03	L.H.	Completed daily checklist and returned calls and emails
5/18/23	2	D.S.	Completed daily checklist and returned calls and emails
5/27/23	4.17	D,S,	Completed daily checklist and returned calls and emails
5/28/23	4.05	D.S.	Completed daily checklist and returned calls and emails
TOTAL	26,25		



Bannon Lakes, CDD c/o Governmental Management Services 475 West Town Place Suite 114 St. Augustine, FL 32092 
 September 06, 2022

 Project No:
 13061.30000

 Invoice No:
 0204676

Project 13061.30000 Bannon Lakes CDD (WA#2) State Mandated Storm Water Analysis (20 years)

## Professional Services rendered through August 27, 2022 Professional Personnel

Toressionary ersonner					
		Hour	s Rate	Amount	
Project Manager					
Milligan, Neal	8/13/2022	1.5	0 190.00	285.00	
Milligan, Neal	8/27/2022	1.0	0 190.00	190.00	
Engineering/Landscape D	esigner				
Dreher, Al	8/13/2022	2.0	0 140.00	280.00	
Totals		4.5	0	755.00	
Total Lat	oor				755.00
		Current	Prior	To-Date	
Total Billings		755.00	1,872.50	2,627.50	
Contract Limit				15,000.00	
Remaining				12,372.50	
		ìr	voice Total this	Period	\$755.00



England-Thims & Miller, Inc. ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 14775 CM SL Augustine Road • JASSammile, Roads 22250 • HI 934-442 6980 • fax 804-846-8465 CA-00002564 LC-0000316



Irrigation • Landscape • Maintenance

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

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

Terms	Date	Invoice #
Net 30	5/31/2023	13979

.

Invoice



Project			Project #	
Bannon Lakes CDD			M101	
Description	Rate	Amount		
Irrigation Maintenance Service for May - see attached list.	Quantity	1,125.00	1,125.00	
Approved 6.23.23 Denise Powers Irrigation Repairs: 1.330.53800.46400		Total		
Attn. Denise Powers	_	Payments/C	\$1,125.00 Fredits \$0.00	
	-	Balance		
### Bannon Lakes CDD

<u>Date</u>	Location	Description	M	laterial	•	<u>Labor</u>	<u>To</u>	otal Cost
5/4 5/22	Bannon Lakes Blvd. Front Entry, zone 19 &	6P, (3) MPRs (12) 6Ps, (20) MPRs, (2) ICD-100 decoders,	+	36.50 695.00	Ŧ	19.00 228.00	\$ \$	55.50 923.00
5/25	46 Amenity Center	(8) DBYs, 1/2" coupling RB solenoid, (2) DBYs, 6P, MPR	\$	89.50	\$	57.00	\$	146.50
					T	otal Due	\$	1,125.00

142885

INVOICE

**SCYBEX** 

INDOOR



LIFE FITNESS Main (800)735-3867

INVOICE #	7108081
ORDER #	81009220
CUSTOMER PO #	RGX170401113
INVOICE DATE	28-JUN-22
DUE DATE	28-JUL-22
BILL TO #	472876
SHIP TO #	472876

BILL TO: BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT 435 BRANDON LAKES BLVD SAINT AUGUSTINE FL 32092-3395

HAMMER

STRENGTH

SHIP TO: BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT 435 BRANDON LAKES BLVD SAINT AUGUSTINE FL 32092-3395

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED. SEE REVERSE SIDE FOR TERMS AND CONDITIONS.

Due Date:		Sales Re	p:	Terms of Sales:	Shipping Terms:	Ship Date:
28-JUL-22				NET 30		28-JUN-22
OTY		B/O	PART NO.	DESCRIPTION/SERIAL#	UNIT PRICE	EXTENSION
1	1	0	0K106-10131-0000	10131 WATER TREATMENT TABLETS (1 strip=10 tabs)	14.00	14.00
.5	.5	0	FS LABOR CHARGE	FIELD SERVICE LABOR CHARGE	110.00	55.00
1	1	0	FS TRIP CHARGE	FIELD SERVICE ONE TIME TRIP CHARGE	110.00	110.00
1	1	0	0K106-75029-0000	COMPUTER: L16, W/O USB, 75029	344.75	344.75
6	6	0	0K106-65702-0000	WHEEL:-B, SEAT, 65702	19.00	114.00
1	1	0	0K106-61501-0000	HANDLE/GRIPS/BELT: 61501	102.00	102.00
1	1	0	FS LABOR CHARGE	FIELD SERVICE LABOR CHARGE	110.00	110.00
1	1	0	FS TRIP CHARGE	FIELD SERVICE ONE TIME TRIP CHARGE	110.00	110.00

Order Comments:	SUB-TOTAL	959.75
Service Request: 5040097 Serial Number: RGX170401113 Install Date: 07-JUN-17 Problem Reported: GER-ALLLX-101 ELTOU ELECTRICAL;TOUCHSCREEN ISSUE Task: 96051257, 96059154	TAX: PAYMENTS/ADJUSTMENTS: BALANCE DUE: AS OF 21-JUN-2023	0.00 (0.00) 959.75

Approved 6.23.23 Denise Powers Fitness Ctr-Repairs/Maint: 1.320.57200.60100



DETACH PAYMENT STUB AND RETURN WITH CHECK PAYABLE TO: LIFE FITNESS Page 1 of 1

INVOICE: CUSTOMER PO: INVOICE DATE: DUE DATE: BALANCE DUE: AS OF 21-JUN-2023 7108081 RGX170401113 28-JUN-22 28-JUL-22 959.75

MAIL THIS PORTION ALONG WITH PAYMENT TO: LIFE FITNESS 2716 NETWORK PLACE CHICAGO IL 60673-1271

FOR CHANGE OF ADDRESS CHECK HERE AND FILL OUT NEW ADDRESS INFORMATION ON OTHER SIDE.





Page 2 of 6

### YOUR LAST BILL

			-\$536.73
BALANCE FORWARD			\$222.57
Previous balance		Feb 21	-\$719.30
Payment - thank you Credits & adjustments (904) 649-8134 Court	esy Credit	Feb 19	-\$40,00
Credits & adjostinaitis			

### THIS BILL SUMMARY

	Line Type	Plans	Equipment	Services	One-time charges	Total
T-4-14		\$191.00	\$0.00	\$4.69	\$807.47	\$1,003.16
Totals		\$120.00	· · · · · · · · · · · · · · · · · · ·	\$4.69	\$20.00	\$144.69
	Voice	Included				\$0.00
(323) 243 9523 (310) 971-8591	Voice	Included				\$0,00
(602) 526-4073	Voice	\$0.38		1	\$2.62	\$10.00
(801) 573-6195	Voice	\$14.12	(D) A	ein.	\$777.33	\$791.45
(801) 573-6338	Voice	\$20.00	(1)	7 -	<b>\$0.</b> 52	\$20,52
(954) 540-7280	Voice	\$20.00	peg-1			\$20.00
(904) 649-8134 - Removed	Mobile Internet	\$16.50		$\left( \right) \left( \right) $	-	\$16.50
				YUU	and the second	· · · · ·

\$180.38

\$120.00

Included

Included

\$0.38

Mar 05 - Apr 04

## **DETAILED CHARGES**

REGULAR CHARGES

 $\bigcirc$ 

VOICE LINES

(323) 243-9523

(310) 971-8591

(602) 526-4073

Account

ONE Plan

**ONE** Plan

PLANS		and the second s		\$191.00
MID-CYCLE CHAN	IGES		\$10.62	t i i i i i i i i i i i i i i i i i i i
These cha generated	nges were effective between Feb 05 and Mar	04, after your last bill wa	15	
VOICE LINES (801) 573-6195	ONE Plan	Feb 21 - Mar 04	\$6.67	
•	includes \$5.00 AutoPay Discount ONE Plan - Credit	Feb 16 - Mar 04	-\$12.55	· .
CONNECTED DEV	NCES			
		Feb 21 - Feb 21	\$1.83	1 A
(904) 649-8134	T-Mobile Home Internet - Tax Inclusive	Feb 13 - Feb 20	44.00	

YOU SAVED	х.
TOTAL	\$70.62
AutoPay discounts	\$35.00
Service discounts	\$19.62
Subscription discounts	\$16.00

#### YOU USED

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35.17 <sup>GB</sup> of unlimited data with ONE Plan	
(602) 526-4073	20.88 <sup>GB</sup>
(323) 243-9523	9.24 <sup>GB</sup>
(801) 573-6195	1.97 <sup>68</sup>
(310) 971-8591	1.48 <sup>GB</sup>
(801) 573-6338	0.89 <sup>68</sup>

ONE Plan ONE Plan

Includes \$10.00 AutoPay Discount

UNE Plan Includes \$5.00 AutoPay Discount and \$19.62 Fall 18 3rd Line Free

Charged in advance for bill period Mar 05 - Apr 04. Changes made after Mar 04 will be shown on a future bill.

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				Bill issue date Mar 04, 2023	Account Page 965533158 3 of 6
CONTINUED + REGULAR C	HARGES - VOICE LINES			· · · · · · · · · · · · · · · · · · ·	······································
01) 573-6195	ONE Plan		20.00	(954) 540-7	280 <b>0.71</b> <sup>GB</sup>
01) 573-6338	ncludes \$5.00 AutoPay Discount ONE Plan Includes \$5.00 AutoPay Discount	ans lans of all life in the second	20.00	1954) 540-7	
54) 540-7280	ONE Plan Includes \$5.00 AutoPay Discount		20.00	T-Mobile Int	ernet <b>0.00</b> GB
ERVICES		· · · · · · · · · · · · · · · · · · ·	\$4.69	3771 mir	utes of talk &
				15991 m	essages.
MOBILE SUBSCR	PTION	-		Please see im	portant unlimited plan details
ccount	Netflix Standard with Family Allowances Includes \$16,00 Family Discount	(\$20.50 value)	\$4.50	below	
		in an Early a			
AXES & FEES			17 - Carlos Angle Salahan (Carlos) Tanggan (Carlos)		
-Mobile fees & cha	irges		\$0.09		
overnment taxes	& fees.		\$0,10		
					물 중 강경 수 없는 것 같은
NE-TIME CHA	RGES	Feb 05 - Mar 04	\$807.47	er i ing sakar	an a
			and the second second		· · ·
					나는 것 같은 것은 것을 알 수요?
HARGED USAGE	•	an baub flan Alfa, Fri 18 N. S. H. S. H. S. H. S.			
801) 573-6195	Talk: 120 mins Itemized charges are listed on page 3	, .	\$5.99		
	Talk: 120 mins	1			na senjar
· · · · ·	Itemized charges are listed on page 3		······································	· · · ·	·. · · ·
801) 573-6338	Talk: 2 mins Itemized charges are listed on page 4		\$0.50 ···		
	ičemižeo cusi. đes are usted ou bade v	· · · · · · · · · · · · · · · · · · ·		: *** ** * *	
			Andrea Angelander (* 1935) Presentation		
OTHER ONE-TIME	CHARGES			•	
	One time charge for Service Warranty P	rocess Fee	\$20.00	\$.	· · · · · · · · ·
602) 526-4073	Payment Support Fee		\$10.00		
	Rate Plan Credit		-\$0.38	alit Valitationa	
TAXES & FEES					and the second
T-Mobile fees & ch		۵٬۰۰۰ ۲۵ میلوند و در مانوند با در میلوند و در مورد br>۱۰ مالی از مراکز از م ۱۰ مالی از مراکز از م	\$4.64		
Government taxes	. ,		\$53.91	• • •	
GOVEIIIIIdiji taxes					· · ·
					· · · · ·
	IADOE OFTAILO			:	
	HARGE DETAILS ily - charges are shown in the One-Time (	Charges section.			
(801) 573-619	<sup>2</sup> 5	Feb 05 - Mar 04	•		
TALK		•	•. •	-	
When	Who Description	Туре	Min Çç		
	OUT (877) 304-9269 1-877 #	R	1 \$5. 1 \$5.		

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527 PM OUT (877) 304-9269 612 PM OUT (877) 304-9269 613 PM OUT (877) 304-9269 629 PM OUT (877) 304-9269 629 PM OUT (877) 304-9269 645 PM OUT (877) 304-9269 7:00 PM OUT (877) 304-9269 7:05 PM OUT (877) 304-9269 1-877 # 1-877 # 1-877 # 1-877 # 1-877 # 1-877 # 1-877 # 1-877 # \$95.84 \$5.99 \$95.84 \$5.99 \$95.84 \$95.84 \$95.84 \$95.84 \$95.84 \$5.99 1 16 16 15 16 R R R R R R R R . ż ÷ ۰. j.

#### Bill issue date Mar 04, 2023

Account 965533158

Page

4 of 6

When	Who	Description	Туре	Min Cost
: 7:3	PH OUT (877) 304-9269 PM OUT (877) 304-9269 PH OUT (877) 304-9269	1-877 # 1-877 # 1-877 #	R R R	1.6 \$95.84 1.6 \$95.84 4 \$23.96
7:4 Tótals	3PM GUI (877)394-9209		-	120 \$718.80

The date and time corresponds to the local time where the mobile was located WHO: OUT Outgoing IN Incoming TYPE: R Reaming

Feb 05 - Mar 04 (801) 573-6338 TALK Min Cost Type When Who \$0.50 5 ñ Panama to USA Feb 12 5.02 PM OUT (413) 743-7088

The date and time corresponds to the local time where the mobile was located.

WHO: OUT Outgoing IN Incoming TYPE: R Reaming

### **TAXES & FEES BREAKDOWN**

Below are your T-Mobile fees & charges and your government taxes & fees

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The taxes & fees below were summarized as line items above or included in your monthly charges. Here is the breakdown of the individual charges.

#### **INCLUDED TAXES & FEES**

2111 BIANCO, Laguna Hills CA 92653-1840 DNE Plan - before taxes & fees	\$118,68
ONE Plan - before taxes & fees	\$19.96
ONE Plan - before faxes & fees	\$6.66
ONE Plan - before taxes & fees	\$19.61
ONE Plan - before taxes & fees	\$19.61
ONE Plan - Credit - before taxes & fees	-\$12.54
included T-Mobile fees & charges	
Regulatory Fee	\$0.02
Included Government taxes & fecs	
California High Cost Fund - A (CHCF-A)	\$0.01
California Teleconnect Fund	\$0.02
CA Advanced Services Fund	\$0.0
CA Relay Service and Communications Device Fund	\$0.0
Universal Lifeline Telephone Service Surcharge	\$0,1
State 988	\$0.4
	\$1.64

### ADDITIONAL T-MOBILE FEES & CHARGES

SERVICES		\$0.09
	Laguna Hills CA 92653-1840	
Account	Regulatory Fee	\$0.01
Account	Federal Universal Service Fund	\$0.08
ONE-TIME CHA	RGES	\$4.64
22111 BIANCO	, Laguna Hills GA 92653-1840	
(801) 573-619		\$4.64

### ADDITIONAL GOVERNMENT TAXES & FEES

SERVICES		\$0.10
22111 BIANCO, Lig	una Hills CA 92653-1840	
Account	CA Advanced Services Fund	\$0.01
Account	CA Relay Service and	\$0,01
	Communications Device Fund	
Account	California High Cost Fund - A	\$0.01
	(CHCF-A)	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Account	California Teleconnect Fund	\$0,01
Account	Universal Lifeline Telephone	\$0.06
	Service Surcharge	1. A 1
ONE-TIME CHARGE	ES	\$53.91
22111 BIANCO, La	guna Hills CA 92653-1840	• • •
	Emergency Telephone Users	\$2.16
<b></b>	Surcharge Tax (911)	
(801) 573-6195	California High Cost Fund - A (CHCF-A)	\$4,34
(101) 573-6195	California Teleconnect Fund	\$4.83
(801) 573-6195	CA Advanced Services Fund	\$6.30
(801) 573-6195	CA Relay Service and	\$0.8
· · · · · · · · · · · · · · · · · · ·	Communications Device Fund	
(801) 573-6195	Universal Lifeline Telephone	\$29,39
	Service Surcharge	
(601) 573-6338	Universai Lifeline Telephone	\$0.03

		-		Bill Issue date	Account	Page
				Mar 04, 2023	965533158	Sofe
WHAT YOU NEED TO KNOW	t Av					
ONE Plan fecurring charges include applicable & charges as determined by your primary plac	s Government taxes & fees & e of use		utlined in the Terms & Cor 100) 937-8997 with any q		nobile.com/terms-co	nditions. Call
Notice of New Area Code Addition for 559 Ar Commission will make a recorded webcast av www.cpuc.ca.gov/AreaCodes/, The webcast v and the new area code. For more information	aliable beginning 4/23/2023 vill inform the public about t	S at E he 559 overlay re	QUIPMENT PROTECT quipment Protect by Assu- placement you may have toble.com for details.	rrant (in Puerto Rico: C/ selected. See Equipme	IPIC) is for the equipm nt Protection Terms i	hent repair & & Conditions at t-
splits-overlays. GOVERNMENT TAXES & FEES	•.	C S	ONTACT US ontact us with any questi	ons or disputes about y	our service or bill:	
Government taxes & fees includes sales, use, i governmental charges & fees that we are requ	excise; public utility & E911 lired by law to bill & remit. Th	taxes & hese may	➡ PHÓNE			040
change without houlds.			all (800) 937-8997 or 61	1 from your. I-Mobile de	AICE-111 ( (Ú \ \) XAO-1	1018. S ()
These fees & charges are T-Mobile recovery c What is included in the fees & charges may va	harges, not governmentally Iry by locale & rate plan & is	Inthroach roves	MAIL Vrite to T-Mobile Custome	er Relations, P.O. Box 37	380, Albuquerque, N	M 87176-7380,
change. These include: 1. Regulatory Programs & Telco Recovery Fe	n and a second of a		ONUNE	-Re' and an her law also lad	to your population	phile com
a. Regulatory Programs Fee (\$0.50 for v	oice lines, \$0,12 data only li with government mandates	nes)-defrays	lew your pill a neede dett	airs ouritie pà foßðinð in	o you accontact	0088.0011.
obligations, like E911 and local numb b. Telco Recovery Fee (\$2.99 for voice li	er portability nes, \$1.28 data only lines) -	defrays costs	lew Terms & Conditions o Iternet Policy at t-mobile	nline at t-mobile.com/t .com/openinternet.	erms-conditions and	our Open
and charges imposed on us by other of customers to theirs and for certain ne and services we obtain to provide you	twork facilities (e.g. leases),	operations,	artial megabytes (MB) ro ou can contact the Califo	unded üp. 1024 MB = 1	GB	onlaints that
		osed on us by	-Mobile was unable to re-	solve at Consumer Affai	rs Branch, 505 Van N	ess Ave., San :
2. State & federal Universal Service Fund ch	ical		rancisco, CA 94102, or b	v calling (800) 649-757	0 ar TDD (800) 229-6	846, or visiting
the government to support universal serv 3. Other governmental assessments includi	rice), the second second second	receipt &	rancisco, CA 94102, or b helr website at htto://ww imitations and want assis	y calling (800) 649-757 W.cpuc.ca.gov/complain tance from the Californi	0 or TDD (800) 229-6 nts, if you have hearin a Relay Service, Dial 1	g or speaking 🦾
the government to support universal serv 3. Other governmental assessments includ excise taxes.	rice). ng, without limitation, gross	réceipt &	rancisco, CA 94102, dr b heir website at http://ww imitations and want assis idtp.cpuc.ca.gov/relay.as	y calling (800) 649-757 Wicpuc ca gov/complet fance from the Californi px for more information	0 of TDD (800) 229-6 hts. If you have hearin a Relay Service, Dlal 1 -	g or speaking /11 or visit http:/
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T-MOBILE PO BOX 742596 CINCINNATI OH 45274-2596

Total due by Mar 25; 2023 \$466:43 You are paying by AutoPay

Account number: 965533168

Change your address - Check box and provide new address on reverse side

Amount enclosed

BRADEN B. SHELDON

Pay by phone: "PAY("729) Pay online: t-mobile.com/bay

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Get started at t-mo.co/MONEYBill

**T**Mobile MONEY

BankMobile FDIC

LAGUNA HILLS CA 92655-1840

SSITT BIVICO NOOTHEN B. SHELDON

Get free stuff and SAVO S

great deals every week.

weboil que avebaut élidoM-T est byoir hbb 21016 iel<sup>q</sup> sloc

Terms     Net 20       Terms     Net 20       Due Date     722023       ar@poolsure.com       Bill To       Customer # 1984/026       Delivery Location       Bannon Lakes CDD       AZ License # 1934/035       LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per       month late charge and attorney fees.       Item ID     Item       Quantity       JUN 14 2023       Bile CEIVED       JUN 14 2023 <td colspa<="" th=""><th>pools</th><th>ure</th><th>Invoice</th><th></th><th>Date Invoice #</th><th>ŧ .</th><th>6/12/2023 131295615475</th></td>	<th>pools</th> <th>ure</th> <th>Invoice</th> <th></th> <th>Date Invoice #</th> <th>ŧ .</th> <th>6/12/2023 131295615475</th>	pools	ure	Invoice		Date Invoice #	ŧ .	6/12/2023 131295615475
Houston TX 77043       Triangle for the second	1707 Toumburgt Dr			Terms	Net 20			
PO #         PO #         PO #         Bill To         Bannon Lakes Pool         Customer # 1384389         Delivery Date       6/12/2023         Bannon Lakes CDD         AZ License # #31721         Bannon Lakes CDD         AZ License # #31721         Step Tokets CDD         Jacksonville FL 32257         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per         Item ID       Item       Quantity       Units       Rate       Amount         To Ship To       Quantity       Units       Rate	Houston TX 77043			Due Date	7/2/2023			
www.poolsure.com     Delivery Ticket #     Sales Order #1344389       Bill To     6/12/2023     Bannon Lakes Pool       Riverside Management Services Bannon Lakes CDD     Guatomer #     13BAN026       9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257     Bannon Lakes CDD     #331721       LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.     Units     Rate       Item ID     Item     Quantity     Units     Rate     Amount       115-300     Bleach Minibulk Delivered     300     gal     2.77     831.00	ar@poolsure.com 800-858-POOL (7665)			PO #				
Bill To       Delivery Location       Bannon Lakes Pool         Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257       AZ License # #31721         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.       Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.       Manount         Item ID       Item       Quantity       Units       Rate       Amount         115-300       Bleach Minibulk Delivered       300       gal       2.77       831.00	www.poolsure.com		Deli	ivery Ticket #	Sales Order #13	44389		
Bill To       Customer #       13BAN025         Riverside Management Services Bannon Lakes CDD       #331721         9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257       Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.         Item ID       Item       Quantity       Units       Rate       Amount         115-300       Bleach Minibulk Delivered       300       gal       2.77       831.00				Delivery Date	6/12/2023			
Customer #       13BAN025         Bannon Lakes CDD       AZ License #       #331721         9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257       Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.         Item ID       Item       Quantity       Units       Rate       Amount         115-300       Bleach Minibulk Delivered       300       gal       2.77       831.00	<b>DUIT</b>		Deliv	ery Location	Bannon Lakes I	Pool		
AZ License # #331721         Ship To         Bannon Lakes ČDD       Bannon Lakes CDD         Jacksonville FL 32257       Ship To       Bannon Lakes CDD         LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per         Item ID       Item       Quantity       Units       Rate       Amount         115-300       Bleach Minibulk Delivered       300       gal       2.77       831.00		ervices		Customer #	13BAN025			
bldg 300 suite 305 Jacksonville FL 32257     Barlon Lakes Blvd 35 Bannon Lakes Blvd St. Augustine FL 32095       LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.       Item ID     Item     Quantity     Units     Rate     Amount       115-300     Bleach Minibulk Delivered     300     gal     2.77     831.00	Bannon Lakes ČDD			AZ License #	#331721			
Item ID       Item       Quantity       Units       Rate       Amount         115-300       Bleach Minibulk Delivered       300       gal       2.77       831.00         Image: Delivered       300       gal       2.77       831.00         Image: Delivered       300       gal       2.77       831.00         Image: Delivered       300       gal       2.77       831.00	blda 300 suite 305	I West		Ship To	435 Bannon	Lakes Blvd		
JUN 14 2023				Quantity	Units		Amount	
	115-300 Blea	ach Minibulk Delivered		300	) gal	2.77	831.00	
			23 200					

Approved 6.14.2023 Denise Powers Pool Chemicals: 1.320.57200.45210 
 Subtotal
 831.00

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 831.00

 Amount Due
 \$831.00

Remittance Slip

Customer 13BAN025

Invoice # 131295615475



Amount Due Amount Paid \$831.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

### **Riverside Management Services, Inc**

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

Bill To:

Suite 305

Bannon Lakes CDD 9655 Florida Mining Blvd W

Jacksonville, FL 32257

# Invoice

\$0.00

Involce #: 176 Invoice Date: 6/20/2023 Due Date: 6/20/2023 Case: P.O. Number:

Hours/Qty Amount Rate Description 2,033.50 2,033.50 Facility Maintenance May 1 - May 31, 2023 Approved 6.22.23 **Denise Powers** Grounds Maintenance 1.330.53800.46100: \$610.05 Facility Maintenance 1.320.57200.45100: \$1423.45 \$2,033.50 Jury Lanhit-6-23-23 Total **Payments/Credits** \$2,033.50 **Balance Due** 

N 23

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RMS

#### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF MAY 2023

Date	Hours	Employee	Description
5/9/23	5.6	M.C.	Blew leaves and debris off pool deck, walkways around amenity center, playground areas, basketball court and tennis court, installed handle on pool gate, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/11/23	6.77	M.C.	all train receptacies, empired and restocked all dog waste receptacies Applied joint compound on clubhouse wall patch, moved all fumiture for yoga class, blew leaves and debris off pool deck, walkways, tennis courts playground and basketball courts, straightened and organized lounge chairs, tables and pool deck fumiture, removed debris on Bannon Lakes Boulevard, Duran Drive and International Golf Parkway, checked
5/12/23	3.95	M.C.	and changed all trash receptacles, emptied and restocked all dog waste receptacles Straightened and organized pool deck chairs and tables, removed debris around amenity canter, checked and changed trash receptacles, raked playground and evened out high use areas, scraped white substance off basketball court, removed spider webs from
5/15/23	5.97	M.C.	fitness center, bathrooms, amenity office, clubhouse and maintenance room Used joint compound to add another coat to patch on the club house wall, removed debris through out the community and amenity center, emptiad and restocked dog waste receptacies, removed debris along main roads and lakes, blew leaves and debris off walkways around amenity center, installed blke rack between pool and playground
5/17/23	4.5	M.C.	Straightened and organized pool deck chairs and tables, blew leaves and debrie off pool deck and around emenity center, removed debris around emenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, sanded and painted club house wall
5/19/23	4	M.C.	Installed new dog stations and removed rusted ones, blew leaves and debris off pool deck and walkways, removed debris around amenity center and main road, straightened and organized pool deck chairs and tables, applied ant killer to multiple nests, emplied and restocked dog waste receptacles, checked and changed all trash receptacles
5/22/23	4	M.C.	Moved tow away zone to a more visible location in amenity parking lot, straightened and organized pool deck chairs and tables, removed debris around pool, basketball court, playground and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, blew leaves and debris off pool deck and walkways
5/24/23	5.23	M.C.	Pressure washed sidewalk covered in muddy footprints, installed blke rack back by basketball court, tennis court and pickleball courts, blew leaves and debris off sidewalks and playground slab, organized and straightened pool deck chairs and tables on pool deck, checked and changed all trash receptacies, emptied and restocked dog waste receptacies, treated fire ant mounds for second time
5/28/23	1.85	M.C.	Removed debris around pool deck, straightened and organized chairs and tables, removed lap lane lines and put them in the pool yard, tightened bolts and screws on community room fumiture, emptied and restocked dog waste receptacies
5/30/23	7.5	M.C.	Repaired main gate on pool deck, ordered new parts for gate, straightened and organized pool deck chairs and tables, removed debris along sidewalks and around amenity center, checked and changed trash receptacles, emplied and restocked dog waste receptacles
5/31/23	8.73	M.C.	Touched up paint on clubhouse walls, straightened and organized tables and chairs on pool deck, removed debris around pool deck, amenity center and roadways to the entrance, Installed one pool lap line, blew leaves and debris off pool deck, tennis courts and basketball courts, added zip-ties to windscreens, fixed flush for tollet In women's bathroom at pool, picked up supplies
TOTAL	58.1		

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

MILES

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St. John's Fire Equipment, Inc. 120 Palencia Village Dr # C-105 St Augustine, FL 32095 US +1 9043259010 ar.sjfe@gmail.com www.stjohnsfireequipment.com

INVOICE

BILL TO Riverside Property Management 435 Bannon Lake Blvd St.Augustine, Florida 32095

CEIVE JUN 23 2023 RV



SHIP TO Riverside Property Management 435 Bannon Lake Blvd St.Augustine, Florida 32095 INVOICE # 8861 DATE 11/16/2022 DUE DATE 11/23/2022 TERMS Payment Terms

\$89.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/16/2022	Extinguisher:F EX INSP Fire Extinguisher Inspection	3	8.00	24.00
11/16/2022	Service:SC Service Charge	1	65.00	65.00

BALANCE DUE

Credit Card: Please call 904-325-9010 ext 0 OR Please click on the "Review and Pay" link.

ACH:

Enter bank account and routing information.

Please remit check payment to: 6000 Philips Highway, Suite 10 Jacksonville, FL 32216 Bannon Lakes Amenity Center

Approved 6.23.23 Denise Powers Repairs/Maintenance: 1.320.57200.60000

ALL SALES ARE FINAL

Thank you for your business! License # FED16-000056 License # FED16-000036



1824 Phoenix Avenue Jacksonville, FL 32206

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

# Invoice

 Date
 Invoice #

 6/23/2023
 23-00599

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

P.O. Nu	nber	Terms	Rep	Via		Projec	:t
		COD	WL			Bannon ORP Probe	
Quantity	[	Item Code		Description	U/M	Price Each	Amount
1	CNT-H Labor	AYWARD-PRO	PROBE , HAYW Install ORP Prob	ARD ORP e ECEIVE JUN 2 3 2023	ea	338.73 46.25	338.73 46.25
			Approvec Denise P 1.320.572	l 6.23.23 owers 200.60000			
All work is	complete	)!	_ <u></u>		Total	J	\$384.98
PLEASE N DEPOSITS	S ARE N	ON-REFUNDABL	E ONCE CONS	TRUCTION HAS	Payme	nts	\$0.00
STARTED PROCESS		IT CARD PAYME E.	NTS ARE SUBJ	ECT TO A 2.5%	Balan	ce Due	\$384.98

AP300R *** CHECK DATES	YEAR-TO-DATE 2 04/01/2023 - 06/30/2023 *** B2 B2	ACCOUNTS PAYABLE PREPAID/C ANNON LAKES - CAPITAL RESE ANK B BANNON LAKES-CAPITAL	RVE	RUN 7/21/23	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/04/23 00008		51000	*	6,900.00	
	REROUTE IRRIG MAIN LINE 3/24/23 13740 202303 300-58400-6 RPR AMENITY CENTER TURF	51000	*	1,157.00	
		LANDCARE GROUP			8,057.00 000023
4/21/23 00044	4/17/23 04172023 202304 300-20700-1 11/30/22 POOL WEB HAM VAC	 L0000	*	2,762.47	
	4/17/23 04172023 202304 300-20700-1 4/12/23 TROP UMBRELLAS	10000	*	3,696.80	
	4/12/23 IROP UMBRELLIAS	BANNON LAKES CDD - GENER.	AL FUND		6,459.27 000024
4/21/23 00015	1/14/23 171294 202212 300-58400-6 TREE REMOVAL PROJECT		*	800.00	
		BIO-TECH CONSULTING INC			800.00 000025
4/24/23 00010	4/14/23 23-00276 202304 300-58400-6 INSTALL/TEST CHEM CONTROL	51000	*	4,235.05	
	INSTALL/ IEST CHEM CONTROL	VAK PAK			4,235.05 000026
6/29/23 00016	6/20/23 23-032.0 202306 300-58400-6 FURNITURE & MATERIALS FEE	51000	*	3,473.70	
		MICAMY DESIGN STUDIO LLC			3,473.70 000027
6/29/23 00012	6/16/23 JAX54570 202306 300-58400-6 CEDAR TREE REMOVAL	51000	*	1,215.00	
		YELLOWSTONE LANDSCAPE			1,215.00 000028
		TOTAL	FOR BANK B	24,240.02	
			FOR REGISTER	24,240.02	

BANL -BANNON LAKES- BPEREGRINO



Irrigation • Landscape • Maintenance 35 Enterprise Drive Bunnell, FL 32110 (386) 586-3321

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

Terms	Date	Invoice #
Net 30	3/24/2023	13738



Project			Project #
Bannon Lakes Main Line	M101		
Description	Quantity	Rate	Amount
Reroute irrigation main line around construction areas. Abandon existing main line and laterals that are located on construction site. Install sleeving under proposed entry and drive. Install sleeving under asphalt path.			
Machine, Excavator Hours w/ Operator	1	150.00	150.00
Machine, Trencher Hours w/ Operator	2	125.00	250.00
Irrigation Modifications. Includes parts and labor for reroute.	1	6,000.00	6,000.00
Labor and Materials to cut and repair asphalt pathway to install 2-1/2" sleeve.	1	500.00	500.00
CHANGE ORDER #1 ~~~~ March 24, 2023 > Removed 1 St. Augustine 500SF. (-\$380.00) Total change to estimate -\$380.00 			
Approved 3.27.2023 Denise Powers Capital Reserve Fund *District will be reimbursed from Developer, Altis Cardinal*			
		Total	\$6,900.0
Attn. Denise Powers		Payments/C	redits \$0.0
		Balance	Due \$6,900.0

Invoice



(386) 586-3321

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

Terms	Date	Invoice #
Net 30	3/24/2023	13740

RECE MAR 27 2023 BY:

Project			Project #	
Amenity Center Sod Repair	M101			
Description	Quantity	Rate	Amount	
Repair ruts in turf made by pool pump truck at Amenity Center				
Lawn Sand, per Yard	4	65.00	260.00	
Sod, Bermuda (Certified 419), Per Pallet	1	360.00	360.00	
Labor, General	9	38.00	342.00	
Machine, Gator w/ Operator	3	65.00	195.00	
Approved 3.27.2023 Approved 3.27.2023 Denise Powers Capital Reserve: 2:300:58400:61:000 *Repair needed due to damage from equipment required for Pool Sand Filter replacement*				
		Total	\$1,157.00	
Attn. Denise Powers		Payments/Credits \$0.0		
		Balance Due * \$1,157.00		



# Invoice

	Bannon Lakes COMMUNITY DEVELOPMENT D Capital Reserve	NSTRICT	APR 17 2023
	Check Request		
Date	Amount		Authorized By
April 17, 2023	\$6,459.27		Denise Powers
	Payable to:		
	Bannon Lakes CDD - Gener	al Fund #44	
Date Check Needed:		Budget Category:	
ASAP		2-300-20700-1000	
	1/30/22 Pool Web Hammerhead Vaccuun 4/12/23 Tropitone Umbrellas	a 2,762.47 3,696.80	
		6,459.27	∍
(Attach	supporting documentation for request.	}	



### Order 1393396154 confirmed

Poolweb <helpdesk@poolweb.com> To: bannonmanager@rmsnf.com

Mon, Oct 10, 2022 at 3:13 PM



ORDER 1393396154

# Thank you for your purchase!

Hi Denise, we're getting your order ready to be shipped. We will notify you when it has been sent.

View your order or Visit our store

### Order summary



Ultra Fine Volcanic Hammerhead Bag With Cleat - 28 Inches × 1 \$52.99



NOCO Battery Charger for Hammerhead Marine \$155.59 Battery × 1



Hammerhead Vacuum Battery - 12 Volt Deep Cycle × 1 \$377.58



Hammerhead Resort Vacuum With 21 Inch Head and 60 Foot Cord × 1 \$2,176.31

Subtotal	\$2,762.47
Shipping	\$0.00
Taxes	\$0.00

Total

\$2,762.47 USD

### **Customer information**

Shipping address Denise Powers Bannon Lakes CDD 435 Bannon Lakes Boulevard St. Augustine FL 32095 United States Billing address Denise Powers Bannon Lakes CDD 475 West Town Place Suite 114 St. Augustine FL 32092 United States

Shipping method Freight Truck Payment method VISA ending with 8145

If you have any questions, reply to this email or contact us at helpdesk@poolweb.com

# TROPITONE"

#### 5 Marconi Irvine, CA 92618

#### Please remit to:

32992 COLLECTION CENTER DR Bank of America CHICAGO, IL 60693-0329 - OR - Tropitone Furniture Company, Inc. (949) 951-2010 (949) 583-9601 (CREDIT DEPT FAX#) ABA No. 071000039 (For ACH Only)

Remit via ACH

Account Number 008188066481

Ship to:

76550 BANNON LAKES CCD ATTN: ACCOUNTS PAYABLE Bill to:

> 475 W TOWN PLACE STE 114 SAINT AUGUSTINE, FL 32092 UNITED STATES

**Remarks/Instructions:** 

# **Pro Forma Invoice**

#### Invoice # 745227

Invoice Date	16-FEB-23
Payment Terms	PAY IN ADVANCE
Current P.O. No.	BANNON LAKES CCD
Page Number	1(1)

BANNON LAKES ATTN: DENISE POWERS CBD 24HRS: 904-907-1100 435 BANNON LAKES DR SAINT AUGUSTINE, FL 32095 UNITED STATES

Customer No Order No. Order Type Sales Rep P.O. Number Payment Terms Plant 76550 745227 WO23 HOWE, JEFF BANNON LAKES CCD PAY IN ADVANCE FL1 F.O.B Freight Terms Ship Via Bill of Lading ORIGIN ADD OLD DOMINION Qty Qtv Qtv List Net Extended U/M Item No. Description Ordered Finish Stran Fabrie B.Ó Price Unit Price Total 1 BOH008PS PORT2 HX 8.0 PS 1.5 ALM 5424 6 EA 544.00 6 6 552.00 3,312.00 900 FREIGHT FREIGHT CHARGE 1 1 EA .00 384.80 384 80 "All applicable Sales tax will be calculated at the time of shipment and added to your invoice." A service charge of 2% per month (24% annually) will be added to any invoice after the maturity date. Sub Total Freight 3,696.80 Applicable sales taxes will be added for non-resale orders, as defined by the ship-to destination. .00 NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause Sales Tax 0.00 cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information. Payment Applied .00 \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* THANK YOU FOR DOING BUSINESS WITH TROPITONE \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Total Amt. Due (USD) 3,696.80



Environmental and Permitting Services 3025 E. South Street | Orlando, FL 32803 (407) 894-5969 | info@btc-inc.com (877) 894-5969 | www.bio-techconsulting.com

Bill To:

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

# Invoice

Invoice #: 171294 Invoice Date: 1/14/2023 Project Manager: JM Project #: 1215-448 B... Contract #: 22-2307

Project Name:

**Bannon Lakes** (22-2307)

						Terms:		Net 30
Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
12/19/2022	10-09 44-00	Arbor Evaluation Local Government Permitting - General	800.00 450.00	800.00 450.00		1 0	100.00% 0.00%	800.00 0.00
	65-00	General Coordination	0.00			0		0.00
		BY:						
		Approved 3.29.2023 Denise Powers Capital Reserve: 2.300.58400.61000 Tree removal project along Barr	non Lakes Bo	order with P	arkland (	Preserve		
		I	Cu	rrent Cha	arges			\$800.00
*	***We appreciate your business!***		Pa	yments/C	redits			\$0.00
	Net 1		Inv	oice Tota	al			\$800.00



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

## Invoice

 Date
 Invoice #

 4/14/2023
 23-00276

Bill To	Ship To
BANNON LAKES 435 BANNON LAKES BLVD ST. AUGUSTINE, FL 32095	

P.O. Nur	nber	Terms	Rep	Via		Proje	et
		COD	JW			Bannon I	Lakes
Quantity	\$\$\$\$ \$\$	I Item Code			U/M	Price Each	Amount
	Parts Se	S OF SHARE STOLEN STOLEN	Install and test ch	0 chemical controller w/WiFi emical controller ECEIVE APR 2 0 2023		3,779.44 (455.61	
			Denise F Capital F	Reserve: 2/300.58400. ecmical Feeder System	510 <b>0</b> 0		
All work is	complete	1	1		Total	<u>. I </u>	\$4,235.05
	S ARE N	ON-REFUNDABL			Payme	nts	\$0.00
STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE.		ЕСТ ТО А 2.5%	Balance Due \$4,235				



Micamy Design Studio 4887 Victor Street Jacksonville, FL 32207 904-683-6625 Acct@MicamyDesign.com BY:

BILL TO Bannon Lakes CDD 475 W Town Place, Suite 114 St. Augustine, FL 32092 SHIP TO PROJECT: Bannon Lakes CDD 475 W Town Place, Suite 114 St. Augustine, FL 32092

### INVOICE F 23-032.0-01

DATE 06/20/2023 TERMS Net 10

DUE DATE 06/30/2028

PURCHASE ORDER / PROJECT # F 23-032.0 PROJECT MANAGER

Jade Porter

D/A1/E	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
In the second	Furniture Fee	Furniture and Materials Fee - Tax Exemption # 85-0801716604C-0	1	1,418.70	1,418.70
·	Freight Fee	Freight Fee	1	245.00	245.00
•	Receiving Fee	Receiving Fee	1	30.00	30.00
	Delivery and Install	Delivery and Install (Vendor)	1	1,400.00	1,400.00
	Delivery and Install	MDS Delivery and Install	1	380.00	380.00

SUBTOTAL	3,473.70
ТАХ	0.00
TOTAL	3,473.70
TOTAL DUE	\$3,473.70

Approved 6.23.23 Denise Powers Capital Reserve: 2.300.58400.61000



Approved 6/16/23 Denise Powers

Capital Reserve: 2.300.58400.61000