

BANNON LAKES
Community Development District

April 15, 2025

AGENDA

Bannon Lakes

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092

Phone: 904-940-5850 - Fax: 904-940-5899

April 8, 2025

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 **Tuesday, April 15, 2025, at 6:00 p.m.** at 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. Approval of Minutes of the March 18, 2025 Meeting
- IV. Update Regarding Capital Projects Research and Planning
- V. Presentation of Capital Reserve Study Report
- VI. Discussion Items:
 - A. Master HOA
 - B. Pond Ownership
 - C. Shade at the Dog Park
 - D. Fiscal Year 2026 Proposed Budget
- VII. Consideration of Acceptance of Preserve at Bannon Lakes Tract Dedication
- VIII. Consideration of Resolution 2025-03, Resetting the Public Hearing to Adopt Rates
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager – Reminder to File Form 1 by July 1st Deadline
 - D. General Manager – Report
- X. Audience Comments

- XI. Supervisor's Requests
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIII. Next Scheduled Meeting May 22, 2025—at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092
- XIV. Adjournment

THIRD 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 Tuesday, March 18, 2025, at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Michael Sheldon	Chairperson
Kim Crenier	Vice Chairperson
Sandy Gehring	Supervisor
Thomas Cooper	Supervisor
John Ter Louw	Supervisor

Also present were:

Jim Oliver	District Manager
Alex Acree <i>by phone</i>	District Engineer
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order. Five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver opened the public comment period for agenda items only. There being no comments, next item followed.

THIRD ORDER OF BUSINESS

Recognition of Diana Lambert

Mr. Oliver stated staff got Diana Lambert a plaque but she is traveling right now.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 27, 2025 Meeting

Mr. Oliver presented the minutes from the February 27, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. Correction to fourth order of business item E meeting schedule, Resident Haley Miller provided an update.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Minutes of the February 27, 2025 Meeting, were approved as revised 5-0.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Traffic Study

Supervisor Cooper updated the Board on SJSO ability to offer traffic control/speed enforcement program. The Board authorized Supervisor Cooper to work with staff to begin program on a trial basis. District Manager will work with John and Alex on the sign issue as well as call SJSO.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Authorizing Supervisor Cooper to Work with Staff on Traffic Study, was approved 5-0.

B. Master HOA

Mr. Oliver noted the reason the Master HOA is on the agenda is the developers are coming off that Board and want to see interested residents on the Board for the Master HOA. Supervisor Sheldon discussed the Master HOA mission and potential change of Board members. The CDD has an interest in working closely with the MHOA. More research to be conducted. Leland is current HOA management company.

C. Pond Ownership

Supervisor Sheldon discussed proposed conveyance of neighborhood ponds (Stormwater Management Facilities or SMF) from various HOAs to CDD. They are awaiting responses from HOAs regarding level of interest and cost & SMF condition assessment.

D. Amenity Center Enhancements

The Board authorized Emily to purchase a \$500 or less piece of furniture.

E. Preserve at Bannon Lakes Tract Dedication

Mr. Oliver noted this is a request from Pulte to convey two lakes and adjoining common areas to the District. Tabled as CDD gathers more information.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Gehring spoke about adding a small nonrefundable fee for private parties at the amenity center that would be different from the deposit. The policies and procedures would need to be changed to reflect that.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, to Add a Small Nonrefundable Fee for Private Parties, was approved 5-0.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing specific to report but offered to take any questions.

B. Engineer

Mr. Acree reported on Bio-Tech actions related to SJRWMD required monitoring and mitigation. Per SJRWMD permit, there are a lot of wetland mitigation requirements and some onsite wetland enhancement areas that require routine monitoring. The pond in the very North West portion has a littoral shelf that requires quarterly monitoring. Mr. Oliver noted this is simply to meet the Districts permit conditions with the Water Management District. He will bring that document to the next meeting.

C. District Manager

Mr. Oliver spoke about the capital projects survey that was presented last month. Staff provided rough preliminary cost estimates to each ranked project. Data to be further refined for evaluation by Board. The top five ranked projects per survey results are (1) gym expansion, (2) heat pool, (3) nature trail (walking trail), (4) landscape and other improvements to Bannon Lakes

Blvd, and (5) playground improvements. Will coordinate with engineer and architect for assistance in conceptual options for Board discussion. Other potential projects are still viable.

Mr. Oliver noted the Board is required to approve a budget by June 15th of each year. In this case, it will be approved at the May meeting. The District will adopt a budget in St. Johns County by September 1st so the assessment roll can be turned in. This will give 90 days or so to refine the budget.

D. General Manager– Report

Mr. Johnson submitted his report and asked for any questions. Ms. Wright reviewed the Amenity Managers Report.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Wayne Godwell (251 Rock Spring) – Asked if looking at roundabouts, speed bumps or sign of police are options for the CDD for St. Johns Co. to implement those features in the roadway.
- Sandra Lovett (Bridge Bay) – Does the Grove have a pond. Does their stormwater runoff have something to do with them being included? A Supervisor stated yes, they are aware.
- Alyssa Keadow (The Preserve) – Is there anything the community can do about scooters and e-bikes? Licensing is not required for scooters but golf cart drivers require a driving permit. The Board will look into whether e-bikes & scooters can be banned.
- Emily (Bridge Bay) – What is the liability that the CDD assumes for the not approved? Mr. Oliver noted none. The driver and owner are responsible for obeying the law.
- Haley (Preserve – Live Oak Circle) – Asked for clarification on the speeding and the sign, will it be a 25-mph sign or blinking light sign? They will get the cost for blinking light.
- Kelly Parker (The Preserve) – Possibility of a traffic camera with radar attached?
- Dwayne (South Shore) – Spoke about two portable goals that the kids tore up the nets and the goals were taken away permanently. How can they get the nets back and implement measures to prevent it from happening instead of taking it away? Kids have damaged the goals several times. The goals were not taken away, they were damaged beyond usable. The resident recommended investing in sturdier goals. Mr. Oliver recommended getting 2 upgraded goals and figure out a process.

- Sarah (Orchard Cove) – Are CDD fees going up? Mr. Oliver noted there is money in the budget for capital work but there will be O&M each year to operate and maintain so that would be extra. Anything you build and operate will have to be maintained, repaired, or replaced.
- Resident – With the possibility of the ponds converting to CDD, will the HOA drop? Mr. Oliver noted it should.
- Michael Craig (Orchard Cove) – Noted how the HOA presented it to him, the CDD already has control of all of the ponds.
- Resident – When considering enhancement of the fitness center, is there a way to have an external lock area that can be signed off by someone for equipment?

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Crenier is creating a Bannon Lakes Veterans Group. She will post information about a meeting on both Bannon Lakes pages.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2025

Mr. Oliver presented the unaudited financials as of February 28, 2025. The capital reserve fund has \$60,779 and the Series 2022 construction fund has a balance of \$878,000. There are positive variances in all areas on the income statement.

B. Assessment Receipt Schedules

Mr. Oliver noted the District will be fully collected in the next month or so.

C. Approval of Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Check Register, was approved 5-0.

March 18, 2025

Bannon Lakes CDD

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 04/15/2025 at
6:00 p.m. at the World Golf Village
Renaissance Hotel**

Mr. Oliver stated the next meeting is on April 15, 2025 at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Gehring, seconded by Ms. Crenier, all in favor, the meeting was adjourned 5-0.
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Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

Full Reserve Study Bannon Lakes CDD St. Augustine, Florida



**Prepared for FY 2025
Report Date: April 1, 2025**





April 1, 2025

Board of Supervisors
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32090

Re: Reserve Study Report for Bannan Lakes CDD

Dear Supervisors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Bannon Lakes CDD
St. Augustine, Florida
Funding Model Summary

		<i>Report Parameters</i>	
Report Date	April 1, 2025	Inflation	3.00%
Account Number	2140	Annual Assessment Increase	2.00%
Version	1	Interest Rate on Reserve Deposit	3.00%
Budget Year Beginning	October 1, 2025		
Budget Year Ending	September 30, 2026		
Total Units	986	2025 Beginning Balance	\$65,000

GENERAL INFORMATION

- Date of Completion: January 1, 2017
- Date of site visit: February 6, 2025
- Components Included: 37
- Current replacement cost: \$1,212,376
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- Current funding level is not adequate for funding component replacement in FY 2028/2029.
- Recommended contributions provide adequate funding with moderate contributions.
- Components with replacement cost less than \$1,600 are considered an operating expense.
- A stormwater system evaluation allowance is included to determine the condition of the system and make recommendations for maintenance and repair. Once this is complete that information should be incorporated into this analysis.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$78,078.89
<i>\$79.19 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$4,292.37</u>
Total Annual Allocation to Reserves	\$82,371.26
<i>\$83.54 per unit annually</i>	

Bannon Lakes CDD
Required Funding Model Projection

Beginning Balance: \$65,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,212,376	78,079	4,292		147,371
26-27	1,248,748	79,640	6,071	24,650	208,432
27-28	1,286,210	81,233	8,126	18,788	279,004
28-29	1,324,796	82,858	3,244	253,740	111,365
29-30	1,364,540	84,515	5,876		201,757
30-31	1,405,476	86,205	8,639		296,601
31-32	1,447,641	87,930	9,075	82,031	311,574
32-33	1,491,070	89,688	11,384	21,781	390,866
33-34	1,535,802	91,482	14,470		496,819
34-35	1,581,876	93,312	17,080	20,788	586,422
35-36	1,629,332	95,178	20,448		702,048
36-37	1,678,212	97,081	13,436	351,263	461,302
37-38	1,728,559	99,023	16,052	25,250	551,128
38-39	1,780,416	101,003	19,564		671,695
39-40	1,833,828	103,023	23,242		797,960
40-41	1,888,843	105,084	16,238	361,772	557,510
41-42	1,945,508	107,186	17,073	95,608	586,159
42-43	2,003,873	109,329	19,197	55,605	659,080
43-44	2,063,990	111,516	23,118		793,714
44-45	2,125,909	113,746	27,224		934,684
45-46	2,189,687	116,021	31,521		1,082,226
46-47	2,255,377	118,342	27,809	273,616	954,761
47-48	2,323,038	120,708	31,246	33,933	1,072,782
48-49	2,392,730	123,123	35,877		1,231,781
49-50	2,464,511	125,585	40,721		1,398,087
50-51	2,538,447	128,097	44,785	33,359	1,537,610
51-52	2,614,600	130,659	22,351	923,246	767,373
52-53	2,693,038	133,272	10,365	555,139	355,871
53-54	2,773,829	135,937	14,754		506,562
54-55	2,857,044	138,656	19,357		664,575

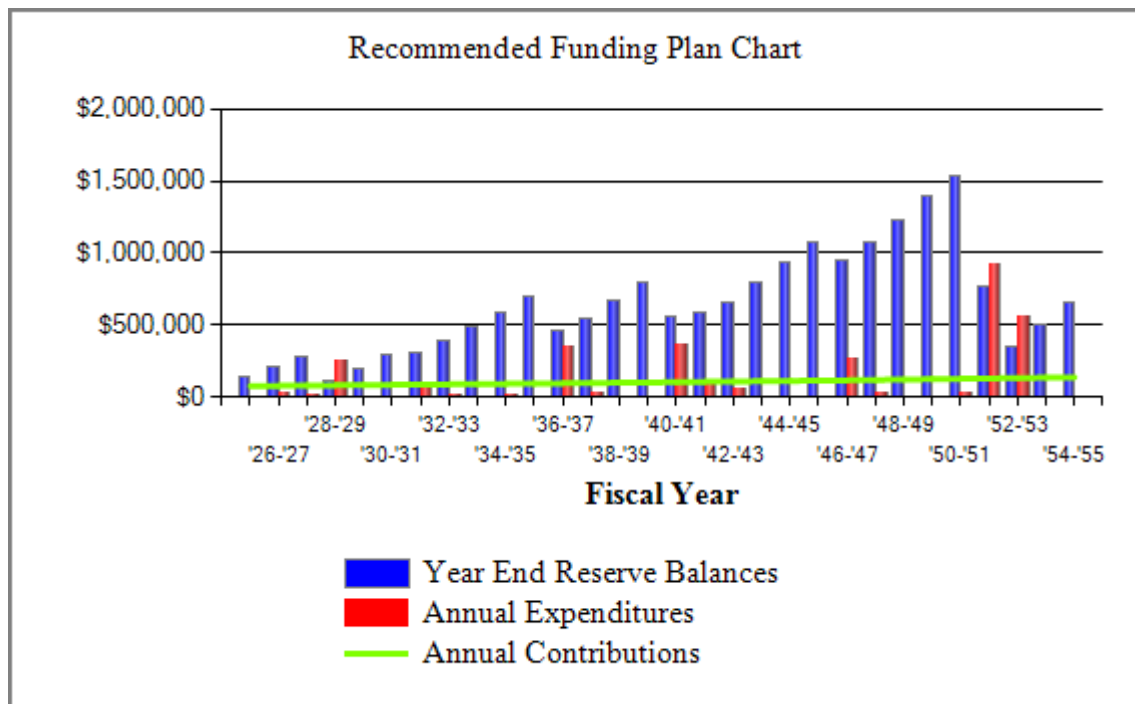
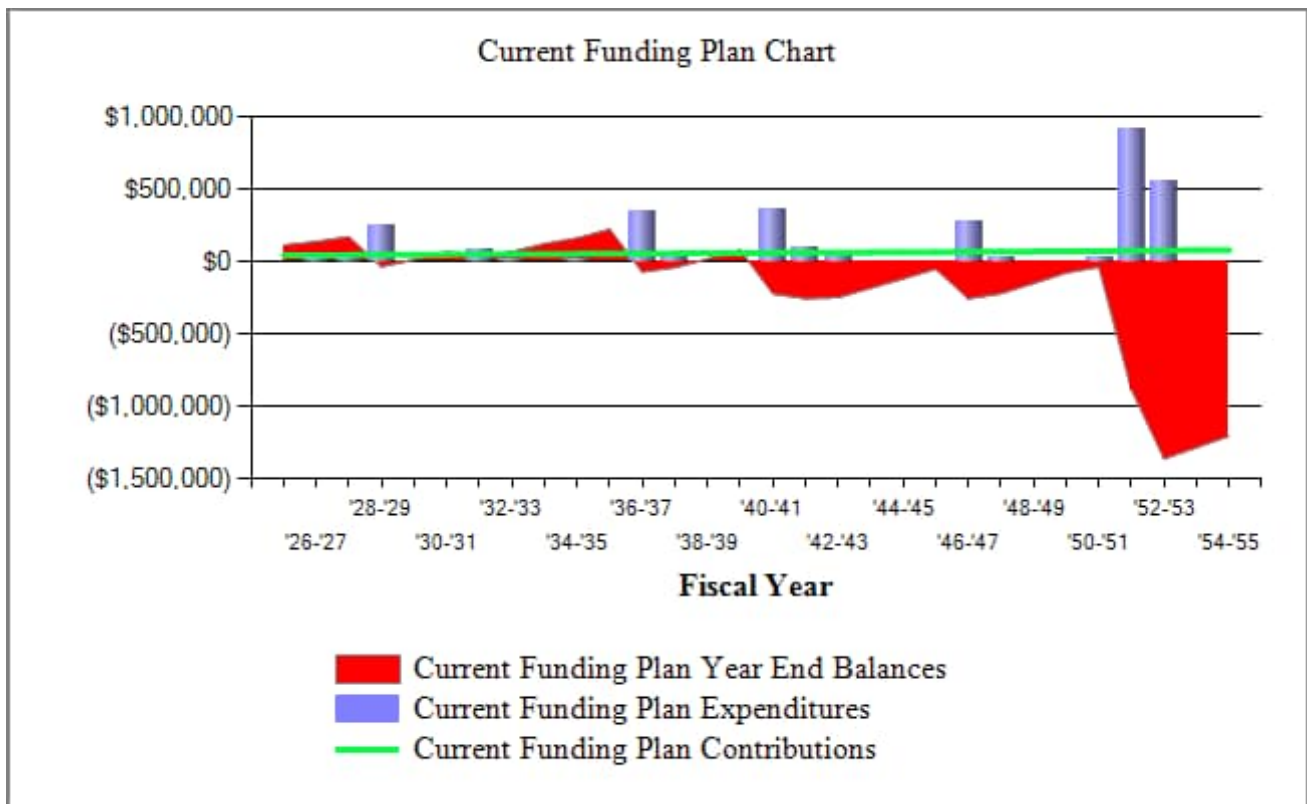


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

Bannon Lakes CDD
Current Funding Model Projection

Beginning Balance: \$65,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,212,376	45,000	3,300		113,300
26-27	1,248,748	45,900	4,036	24,650	138,586
27-28	1,286,210	46,818	4,998	18,788	171,615
28-29	1,324,796	47,754		253,740	-34,371
29-30	1,364,540	48,709	430		14,769
30-31	1,405,476	49,684	1,934		66,386
31-32	1,447,641	50,677	1,051	82,031	36,083
32-33	1,491,070	51,691	1,980	21,781	67,973
33-34	1,535,802	52,725	3,621		124,318
34-35	1,581,876	53,779	4,719	20,788	162,029
35-36	1,629,332	54,855	6,507		223,390
36-37	1,678,212	55,952		351,263	-71,921
37-38	1,728,559	57,071		25,250	-40,100
38-39	1,780,416	58,212	543		18,656
39-40	1,833,828	59,377	2,341		80,373
40-41	1,888,843	60,564		361,772	-220,835
41-42	1,945,508	61,775		95,608	-254,668
42-43	2,003,873	63,011		55,605	-247,262
43-44	2,063,990	64,271			-182,991
44-45	2,125,909	65,557			-117,435
45-46	2,189,687	66,868			-50,567
46-47	2,255,377	68,205		273,616	-255,978
47-48	2,323,038	69,569		33,933	-220,342
48-49	2,392,730	70,960			-149,382
49-50	2,464,511	72,380			-77,002
50-51	2,538,447	73,827		33,359	-36,533
51-52	2,614,600	75,304		923,246	-884,476
52-53	2,693,038	76,810		555,139	-1,362,805
53-54	2,773,829	78,346			-1,284,459
54-55	2,857,044	79,913			-1,204,546



This chart illustrates how the CDD's current funding plan will perform over time.

Bannon Lakes CDD
Income & Expense Spreadsheet .....	3-1

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance	65,000	147,371	208,432	279,004	111,365	201,757	296,601	311,574	390,866	496,819
Annual Assessment	78,079	79,640	81,233	82,858	84,515	86,205	87,930	89,688	91,482	93,312
Interest Earned	4,292	6,071	8,126	3,244	5,876	8,639	9,075	11,384	14,470	17,080
Expenditures		24,650	18,788	253,740			82,031	21,781		20,788
Ending Balance	147,371	208,432	279,004	111,365	201,757	296,601	311,574	390,866	496,819	586,422

Description

Fencing/Gates/Access Control

Aluminum Fence - Playground

Aluminum Fence - Pool

Chain Link Fence - Tennis Courts

Vinyl Privacy Fence - Pool Equipment

Vinyl Ranch Fence - Dog Park

Fencing/Gates/Access Control Total:

Stormwater System

Control Structures Allowance

Stormwater System Evaluation Allowance 8,240

Stormwater System Total: 8,240

Site Lighting

Light Poles Fixtures- Amenity

Light Poles Fixtures- Parking Lot

Site Lighting Total:

Building Components

Window/Door Allowance - Amenity Blds.

Roofing

Metal Roof/Gutters - Clubhouse

Metal Roof/Gutters - Fitness Building

Roofing Total:

Bannon Lakes CDD
Income & Expense Spreadsheet

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Painting										
Ext. Repair/Paint - Amenity Blds.		16,410								20,788
Painting Total:		16,410								20,788
HVAC										
Heat Pump 1 - Clubhouse				5,901						
Heat Pump 2 - Clubhouse				5,901						
Heat Pump 3 - Fitness Bld				7,868						
HVAC Total:				19,669						
Refurbishment Allowances										
Clubhouse Interior										
Fitness Restrooms										
Open Patios										
Pool Locker Rooms										
Rubber Flooring - Fitness Room										
Refurbishment Allowances Total:										
Furniture Fixtures Equip.										
Access Control System										
Camera System Allowance							2,627			
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse										
Furniture Allowance - Pool/Patios							35,822			
Furniture Fixtures Equip. Total:							38,448			
Sport Courts										
Basketball Pole/Goal										
Court Replacement										
Court Resurfacing (color coat)			18,788					21,781		
Shade Structure Replacement										
Sport Courts Total:			18,788					21,781		

Bannon Lakes CDD
Income & Expense Spreadsheet

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Playground										
Play Equipment Allowance							35,822			
Shade Structure Replacement										
Playground Total:							35,822			
Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Pool Lift							7,761			
Pool Resurfacing/Tile				234,071						
Shade Structure Replacement										
Swimming Pool Total:				234,071			7,761			
Operating Expense										
Air Handler Rebuild										
Benches/Trashcans										
Irrigation System Repair										
Landscape Replacement										
Monument Sign Refurbishment										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric										
Sidewalk Repair										
Sport Court Windscreens										
Water Coolers										
Maintained By Others										
Cluster Mailboxes										
Streets/Curbs/Walks										
Water/Sewer System										

Bannon Lakes CDD
Income & Expense Spreadsheet

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Year Total:		24,650	18,788	253,740			82,031	21,781		20,788

Bannon Lakes CDD
Income & Expense Spreadsheet

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	586,422	702,048	461,302	551,128	671,695	797,960	557,510	586,159	659,080	793,714
Annual Assessment	95,178	97,081	99,023	101,003	103,023	105,084	107,186	109,329	111,516	113,746
Interest Earned	20,448	13,436	16,052	19,564	23,242	16,238	17,073	19,197	23,118	27,224
Expenditures		351,263	25,250			361,772	95,608	55,605		
Ending Balance	702,048	461,302	551,128	671,695	797,960	557,510	586,159	659,080	793,714	934,684

Description

Fencing/Gates/Access Control

Aluminum Fence - Playground							19,025			
Aluminum Fence - Pool							38,301			
Chain Link Fence - Tennis Courts							24,546			
Vinyl Privacy Fence - Pool Equipment										
Vinyl Ranch Fence - Dog Park										
Fencing/Gates/Access Control Total:							81,872			

Stormwater System

Control Structures Allowance		6,921								
Stormwater System Evaluation Allowance		11,074								
Stormwater System Total:		17,995								

Site Lighting

Light Poles Fixtures- Amenity										
Light Poles Fixtures- Parking Lot										
Site Lighting Total:										

Building Components

Window/Door Allowance - Amenity Blds.										
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Roofing

Metal Roof/Gutters - Clubhouse										
Metal Roof/Gutters - Fitness Building										
Roofing Total:										

Bannon Lakes CDD
Income & Expense Spreadsheet

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
Painting										
Ext. Repair/Paint - Amenity Blds.								26,334		
Painting Total:								26,334		
HVAC										
Heat Pump 1 - Clubhouse						8,413				
Heat Pump 2 - Clubhouse						8,413				
Heat Pump 3 - Fitness Bld						11,217				
HVAC Total:						28,043				
Refurbishment Allowances										
Clubhouse Interior		48,725								
Fitness Restrooms		16,279								
Open Patios		13,842								
Pool Locker Rooms		79,732								
Rubber Flooring - Fitness Room							9,243			
Refurbishment Allowances Total:		158,578					9,243			
Furniture Fixtures Equip.										
Access Control System		16,611								
Camera System Allowance										
Fitness Equipment Allowance		41,527								
Furniture Allowance - Clubhouse		16,611								
Furniture Allowance - Pool/Patios										
Furniture Fixtures Equip. Total:		74,749								
Sport Courts										
Basketball Pole/Goal							4,493			
Court Replacement										
Court Resurfacing (color coat)			25,250					29,271		
Shade Structure Replacement		11,351								
Sport Courts Total:		11,351	25,250				4,493	29,271		

Bannon Lakes CDD
Income & Expense Spreadsheet

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
Playground										
Play Equipment Allowance										
Shade Structure Replacement		22,148								
Playground Total:		22,148								
Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Pool Lift										
Pool Resurfacing/Tile						333,729				
Shade Structure Replacement		66,443								
Swimming Pool Total:		66,443				333,729				
Operating Expense										
Air Handler Rebuild										
Benches/Trashcans										
Irrigation System Repair										
Landscape Replacement										
Monument Sign Refurbishment										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric										
Sidewalk Repair										
Sport Court Windscreens										
Water Coolers										
Maintained By Others										
Cluster Mailboxes										
Streets/Curbs/Walks										
Water/Sewer System										

Bannon Lakes CDD
Income & Expense Spreadsheet

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Year Total:		351,263	25,250			361,772	95,608	55,605		

Bannon Lakes CDD
Income & Expense Spreadsheet

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	934,684	1,082,226	954,761	1,072,782	1,231,781	1,398,087	1,537,610	767,373	355,871	506,562
Annual Assessment	116,021	118,342	120,708	123,123	125,585	128,097	130,659	133,272	135,937	138,656
Interest Earned	31,521	27,809	31,246	35,877	40,721	44,785	22,351	10,365	14,754	19,357
Expenditures		273,616	33,933			33,359	923,246	555,139		
Ending Balance	1,082,226	954,761	1,072,782	1,231,781	1,398,087	1,537,610	767,373	355,871	506,562	664,575

Description

Fencing/Gates/Access Control

Aluminum Fence - Playground

Aluminum Fence - Pool

Chain Link Fence - Tennis Courts

Vinyl Privacy Fence - Pool Equipment

Vinyl Ranch Fence - Dog Park

Fencing/Gates/Access Control Total:

7,013

68,853

75,867

Stormwater System

Control Structures Allowance

Stormwater System Evaluation Allowance

Stormwater System Total:

14,882

14,882

Site Lighting

Light Poles Fixtures- Amenity

Light Poles Fixtures- Parking Lot

Site Lighting Total:

5,953

26,788

32,741

Building Components

Window/Door Allowance - Amenity Blds.

Roofing

Metal Roof/Gutters - Clubhouse

Metal Roof/Gutters - Fitness Building

Roofing Total:

194,766

73,380

268,146

Bannon Lakes CDD
Income & Expense Spreadsheet

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Description										
Painting										
Ext. Repair/Paint - Amenity Blds.						33,359				
Painting Total:						33,359				
HVAC										
Heat Pump 1 - Clubhouse								11,995		
Heat Pump 2 - Clubhouse								11,995		
Heat Pump 3 - Fitness Bld								15,993		
HVAC Total:								39,983		
Refurbishment Allowances										
Clubhouse Interior										
Fitness Restrooms										
Open Patios										
Pool Locker Rooms										
Rubber Flooring - Fitness Room										
Refurbishment Allowances Total:										
Furniture Fixtures Equip.										
Access Control System										
Camera System Allowance		4,093								
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse		22,324								
Furniture Allowance - Pool/Patios		55,809								
Furniture Fixtures Equip. Total:		82,225								
Sport Courts										
Basketball Pole/Goal										
Court Replacement							398,176			
Court Resurfacing (color coat)			33,933					39,338		
Shade Structure Replacement										
Sport Courts Total:			33,933				398,176	39,338		

Bannon Lakes CDD
Income & Expense Spreadsheet

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Description										
Playground										
Play Equipment Allowance		55,809								
Shade Structure Replacement										
Playground Total:		55,809								
Swimming Pool										
Concrete Pavers - Pool Deck							192,227			
Filtration Refurbish Allowance							64,698			
Pool Lift		12,092								
Pool Resurfacing/Tile								475,818		
Shade Structure Replacement										
Swimming Pool Total:		12,092					256,924	475,818		
Operating Expense										
Air Handler Rebuild										
Benches/Trashcans										
Irrigation System Repair										
Landscape Replacement										
Monument Sign Refurbishment										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric										
Sidewalk Repair										
Sport Court Windscreens										
Water Coolers										
Maintained By Others										
Cluster Mailboxes										
Streets/Curbs/Walks										
Water/Sewer System										

Bannon Lakes CDD
Income & Expense Spreadsheet

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Year Total:		273,616	33,933			33,359	923,246	555,139		

Bannon Lakes CDD
Annual Expenditure Detail

Description	Expenditures
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Stormwater System	
Stormwater System Evaluation Allowance	8,240
Painting	
Ext. Repair/Paint - Amenity Blds.	16,410
Total for 2026 - 2027	\$24,650
Replacement Year 27-28	
Sport Courts	
Court Resurfacing (color coat)	18,788
Total for 2027 - 2028	\$18,788
Replacement Year 28-29	
HVAC	
Heat Pump 1 - Clubhouse	5,901
Heat Pump 2 - Clubhouse	5,901
Heat Pump 3 - Fitness Bld	7,868
Swimming Pool	
Pool Resurfacing/Tile	234,071
Total for 2028 - 2029	\$253,740
<i>No Replacement in 29-30</i>	
<i>No Replacement in 30-31</i>	
Replacement Year 31-32	
Furniture Fixtures Equip.	
Camera System Allowance	2,627
Furniture Allowance - Pool/Patios	35,822
Playground	
Play Equipment Allowance	35,822
Swimming Pool	
Pool Lift	7,761
Total for 2031 - 2032	\$82,031

**Bannon Lakes CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 32-33	
Sport Courts	
Court Resurfacing (color coat)	21,781
Total for 2032 - 2033	\$21,781
<i>No Replacement in 33-34</i>	
Replacement Year 34-35	
Painting	
Ext. Repair/Paint - Amenity Blds.	20,788
Total for 2034 - 2035	\$20,788
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Stormwater System	
Control Structures Allowance	6,921
Stormwater System Evaluation Allowance	11,074
Refurbishment Allowances	
Clubhouse Interior	48,725
Fitness Restrooms	16,279
Open Patios	13,842
Pool Locker Rooms	79,732
Furniture Fixtures Equip.	
Access Control System	16,611
Fitness Equipment Allowance	41,527
Furniture Allowance - Clubhouse	16,611
Sport Courts	
Shade Structure Replacement	11,351
Playground	
Shade Structure Replacement	22,148
Swimming Pool	
Shade Structure Replacement	66,443
Total for 2036 - 2037	\$351,263

**Bannon Lakes CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 37-38	
Sport Courts	
Court Resurfacing (color coat)	25,250
Total for 2037 - 2038	\$25,250
<i>No Replacement in 38-39</i>	
<i>No Replacement in 39-40</i>	
Replacement Year 40-41	
HVAC	
Heat Pump 1 - Clubhouse	8,413
Heat Pump 2 - Clubhouse	8,413
Heat Pump 3 - Fitness Bld	11,217
Swimming Pool	
Pool Resurfacing/Tile	333,729
Total for 2040 - 2041	\$361,772
Replacement Year 41-42	
Fencing/Gates/Access Control	
Aluminum Fence - Playground	19,025
Aluminum Fence - Pool	38,301
Chain Link Fence - Tennis Courts	24,546
Refurbishment Allowances	
Rubber Flooring - Fitness Room	9,243
Sport Courts	
Basketball Pole/Goal	4,493
Total for 2041 - 2042	\$95,608
Replacement Year 42-43	
Painting	
Ext. Repair/Paint - Amenity Blds.	26,334
Sport Courts	
Court Resurfacing (color coat)	29,271
Total for 2042 - 2043	\$55,605

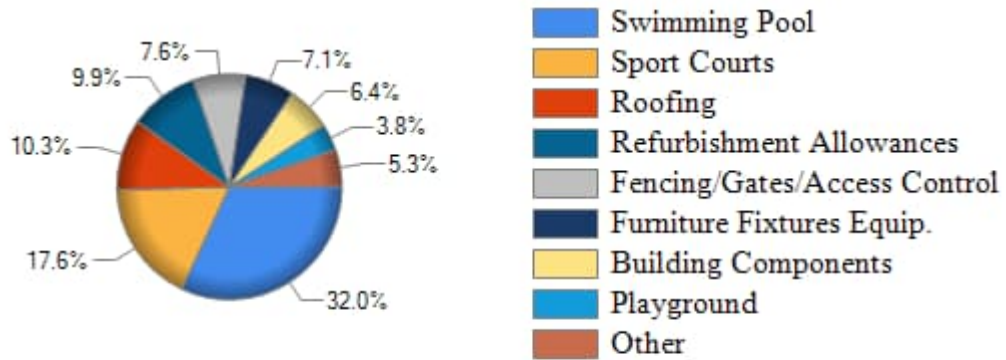
Bannon Lakes CDD
Annual Expenditure Detail

Description	Expenditures
<i>No Replacement in 43-44</i>	
<i>No Replacement in 44-45</i>	
<i>No Replacement in 45-46</i>	
Replacement Year 46-47	
Fencing/Gates/Access Control	
Vinyl Privacy Fence - Pool Equipment	7,013
Vinyl Ranch Fence - Dog Park	68,853
Stormwater System	
Stormwater System Evaluation Allowance	14,882
Site Lighting	
Light Poles Fixtures- Amenity	5,953
Light Poles Fixtures- Parking Lot	26,788
Furniture Fixtures Equip.	
Camera System Allowance	4,093
Furniture Allowance - Clubhouse	22,324
Furniture Allowance - Pool/Patios	55,809
Playground	
Play Equipment Allowance	55,809
Swimming Pool	
Pool Lift	12,092
Total for 2046 - 2047	\$273,616
Replacement Year 47-48	
Sport Courts	
Court Resurfacing (color coat)	33,933
Total for 2047 - 2048	\$33,933
<i>No Replacement in 48-49</i>	
<i>No Replacement in 49-50</i>	
Replacement Year 50-51	
Painting	
Ext. Repair/Paint - Amenity Blds.	33,359
Total for 2050 - 2051	\$33,359

Bannon Lakes CDD
Annual Expenditure Detail

Description	Expenditures
Replacement Year 51-52	
Roofing	
Metal Roof/Gutters - Clubhouse	194,766
Metal Roof/Gutters - Fitness Building	73,380
Sport Courts	
Court Replacement	398,176
Swimming Pool	
Concrete Pavers - Pool Deck	192,227
Filtration Refurbish Allowance	64,698
Total for 2051 - 2052	<u>\$923,246</u>
Replacement Year 52-53	
HVAC	
Heat Pump 1 - Clubhouse	11,995
Heat Pump 2 - Clubhouse	11,995
Heat Pump 3 - Fitness Bld	15,993
Sport Courts	
Court Resurfacing (color coat)	39,338
Swimming Pool	
Pool Resurfacing/Tile	475,818
Total for 2052 - 2053	<u>\$555,139</u>
<i>No Replacement in 53-54</i>	
<i>No Replacement in 54-55</i>	

Asset Current Cost by Category



Bannon Lakes CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fencing/Gates/Access Control								
Aluminum Fence - Playground	2017	41-42	25	0	16	228 Linear Feet	52.00	11,856
Aluminum Fence - Pool	2017	41-42	25	0	16	459 Linear Feet	52.00	23,868
Chain Link Fence - Tennis Courts	2017	41-42	25	0	16	478 Linear Feet	32.00	15,296
Vinyl Privacy Fence - Pool Equipment	2017	46-47	30	0	21	65 Linear Feet	58.00	3,770
Vinyl Ranch Fence - Dog Park	2017	46-47	30	0	21	974 Linear Feet	38.00	<u>37,012</u>
Fencing/Gates/Access Control - Total								\$91,802
Stormwater System								
Control Structures Allowance	2017	36-37	20	0	11	1 Lump Sum	5,000.00	5,000
Stormwater System Evaluation Allowance	2017	26-27	10	0	1	1 Lump Sum	8,000.00	<u>8,000</u>
Stormwater System - Total								\$13,000
Site Lighting								
Light Poles Fixtures- Amenity	2017	46-47	30	0	21	2 Each	1,600.00	3,200
Light Poles Fixtures- Parking Lot	2017	46-47	30	0	21	9 Each	1,600.00	<u>14,400</u>
Site Lighting - Total								\$17,600
Building Components								
Window/Door Allowance - Amenity Blds.	2017	56-57	40	0	31	1 Lump Sum	78,000.00	<u>78,000</u>
Building Components - Total								\$78,000
Roofing								
Metal Roof/Gutters - Clubhouse	2017	51-52	35	0	26	5,680 Square Feet	15.90	90,312
Metal Roof/Gutters - Fitness Building	2017	51-52	35	0	26	2,140 Square Feet	15.90	<u>34,026</u>
Roofing - Total								\$124,338
Painting								
Ext. Repair/Paint - Amenity Blds.	2017	26-27	8	2	1	7,081 Square Feet	2.25	<u>15,932</u>
Painting - Total								\$15,932
HVAC								
Heat Pump 1 - Clubhouse	2017	28-29	12	0	3	1 Each	5,400.00	5,400
Heat Pump 2 - Clubhouse	2017	28-29	12	0	3	1 Each	5,400.00	5,400
Heat Pump 3 - Fitness Bld	2017	28-29	12	0	3	1 Each	7,200.00	<u>7,200</u>
HVAC - Total								\$18,000
Refurbishment Allowances								
Clubhouse Interior	2017	36-37	20	0	11	880 Square Feet	40.00	35,200
Fitness Restrooms	2017	36-37	20	0	11	98 Square Feet	120.00	11,760
Open Patios	2017	36-37	20	0	11	1 Lump Sum	10,000.00	10,000
Pool Locker Rooms	2017	36-37	20	0	11	480 Square Feet	120.00	57,600
Rubber Flooring - Fitness Room	2017	41-42	25	0	16	120 Square Yards	48.00	<u>5,760</u>
Refurbishment Allowances - Total								\$120,320

Bannon Lakes CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Furniture Fixtures Equip.								
Access Control System	2017	36-37	20	0	11	1 Lump Sum	12,000.00	12,000
Camera System Allowance	2017	31-32	15	0	6	1 Lump Sum	2,200.00	2,200
Fitness Equipment Allowance	2017	36-37	20	0	11	Lump Sum	30,000.00	30,000
Furniture Allowance - Clubhouse	2017	36-37	10	10	11	Lump Sum	12,000.00	12,000
Furniture Allowance - Pool/Patios	2017	31-32	15	0	6	1 Lump Sum	30,000.00	<u>30,000</u>
Furniture Fixtures Equip. - Total								\$86,200
Sport Courts								
Basketball Pole/Goal	2017	41-42	25	0	16	1 Lump Sum	2,800.00	2,800
Court Replacement	2017	51-52	35	0	26	1,884 Square Yards	98.00	184,632
Court Resurfacing (color coat)	2023	27-28	5	0	2	1,884 Square Yards	9.40	17,710
Shade Structure Replacement	2017	36-37	20	0	11	1 Each	8,200.00	<u>8,200</u>
Sport Courts - Total								\$213,342
Playground								
Play Equipment Allowance	2017	31-32	15	0	6	1 Lump Sum	30,000.00	30,000
Shade Structure Replacement	2017	36-37	20	0	11	1 Each	16,000.00	<u>16,000</u>
Playground - Total								\$46,000
Swimming Pool								
Concrete Pavers - Pool Deck	2017	51-52	35	0	26	9,795 Square Feet	9.10	89,134
Filtration Refurbish Allowance	2017	51-52	35	0	26	1 Lump Sum	30,000.00	30,000
Pool Lift	2017	31-32	15	0	6	1 Each	6,500.00	6,500
Pool Resurfacing/Tile	2017	28-29	12	0	3	6,694 Square Feet	32.00	214,208
Shade Structure Replacement	2017	36-37	20	0	11	4 Each	12,000.00	<u>48,000</u>
Swimming Pool - Total								\$387,842
Operating Expense								
Air Handler Rebuild	Operating Expense						0.00	
Benches/Trashcans	Operating Expense						0.00	
Irrigation System Repair	Operating Expense						0.00	
Landscape Replacement	Operating Expense						0.00	
Monument Sign Refurbishment	Operating Expense						0.00	
Playground Mulch	Operating Expense						0.00	
Pool Filtration Partial Replacement	Operating Expense						0.00	
Pool Furniture Partial Replacement	Operating Expense						0.00	
Shade Fabric	Operating Expense						0.00	
Sidewalk Repair	Operating Expense						0.00	
Sport Court Windscreens	Operating Expense						0.00	
Water Coolers	Operating Expense						0.00	
Operating Expense - Total								

Bannon Lakes CDD Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
Maintained By Others							
Cluster Mailboxes						0.00	
Streets/Curbs/Walks						0.00	
Water/Sewer System						0.00	
Maintained By Others - Total							
Long Life Components							
Building Foundations/Frames						0.00	
Electrical Panels/Wiring/Devices						0.00	
Plumbing Pipes/Valves						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,212,376

**Bannon Lakes CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Fencing/Gates/Access Control			
1004	Aluminum Fence - Playground	41-42	5-7
1014	Aluminum Fence - Pool	41-42	5-7
1061	Chain Link Fence - Tennis Courts	41-42	5-8
1066	Vinyl Privacy Fence - Pool Equipment	46-47	5-9
1065	Vinyl Ranch Fence - Dog Park	46-47	5-10
Stormwater System			
1062	Control Structures Allowance	36-37	5-12
1056	Stormwater System Evaluation Allowance	26-27	5-12
Site Lighting			
1067	Light Poles Fixtures- Amenity	46-47	5-13
1041	Light Poles Fixtures- Parking Lot	46-47	5-13
Building Components			
1029	Window/Door Allowance - Amenity Blds.	56-57	5-15
Roofing			
1009	Metal Roof/Gutters - Clubhouse	51-52	5-16
1005	Metal Roof/Gutters - Fitness Building	51-52	5-16
Painting			
1083	Ext. Repair/Paint - Amenity Blds.	26-27	5-18
HVAC			
1042	Heat Pump 1 - Clubhouse	28-29	5-19
1043	Heat Pump 2 - Clubhouse	28-29	5-19
1045	Heat Pump 3 - Fitness Bld	28-29	5-19
Refurbishment Allowances			
1031	Clubhouse Interior	36-37	5-21
1060	Fitness Restrooms	36-37	5-21
1039	Open Patios	36-37	5-22
1030	Pool Locker Rooms	36-37	5-23
1033	Rubber Flooring - Fitness Room	41-42	5-24
Furniture Fixtures Equip.			
1079	Access Control System	36-37	5-26

**Bannon Lakes CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Furniture Fixtures Equip. Continued...</i>			
1082	Camera System Allowance	31-32	5-26
1032	Fitness Equipment Allowance	36-37	5-27
1034	Furniture Allowance - Clubhouse	36-37	5-27
1035	Furniture Allowance - Pool/Patios	31-32	5-28
Sport Courts			
1078	Basketball Pole/Goal	41-42	5-30
1011	Court Replacement	51-52	5-30
1010	Court Resurfacing (color coat)	27-28	5-31
1077	Shade Structure Replacement	36-37	5-32
Playground			
1074	Play Equipment Allowance	31-32	5-34
1080	Shade Structure Replacement	36-37	5-34
Swimming Pool			
1068	Concrete Pavers - Pool Deck	51-52	5-36
1016	Filtration Refurbish Allowance	51-52	5-36
1070	Pool Lift	31-32	5-37
1015	Pool Resurfacing/Tile	28-29	5-38
1072	Shade Structure Replacement	36-37	5-39
Operating Expense			
	Air Handler Rebuild	25-26	5-41
	Benches/Trashcans	25-26	5-41
	Irrigation System Repair	25-26	5-42
	Landscape Replacement	25-26	5-42
1069	Monument Sign Refurbishment	25-26	5-43
1075	Playground Mulch	25-26	5-43
	Pool Filtration Partial Replacement	25-26	5-44
	Pool Furniture Partial Replacement	25-26	5-45
	Shade Fabric	25-26	5-46
	Sidewalk Repair	25-26	5-47
1076	Sport Court Windscreens	25-26	5-47
1071	Water Coolers	25-26	5-48
Maintained By Others			
1058	Cluster Mailboxes	25-26	5-50

**Bannon Lakes CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Maintained By Others			
	Streets/Curbs/Walks	25-26	5-50
	Water/Sewer System	25-26	5-50
Long Life Components			
	Building Foundations/Frames	25-26	5-51
	Electrical Panels/Wiring/Devices	25-26	5-51
	Plumbing Pipes/Valves	25-26	5-51
	Total Funded Assets	37	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	37	

**Bannon Lakes CDD
Component Detail**

Aluminum Fence - Playground - 2041

Asset ID	1004	228 Linear Feet	@ \$52.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$11,856.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	25	Future Cost	\$19,025.40
Replacement Year	41-42		
Remaining Life	16		



Aluminum Fence - Pool - 2041

Asset ID	1014	459 Linear Feet	@ \$52.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$23,868.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	25	Future Cost	\$38,301.13
Replacement Year	41-42		
Remaining Life	16		

Bannon Lakes CDD

Component Detail

Aluminum Fence - Pool continued...



Chain Link Fence - Tennis Courts - 2041

Asset ID	1061	478 Linear Feet	@ \$32.00
		Asset Actual Cost	\$15,296.00
		Percent Replacement	100%
		Future Cost	\$24,545.59
Category	Fencing/Gates/Access Control		
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	16		

Bannon Lakes CDD Component Detail

Chain Link Fence - Tennis Courts continued...



Vinyl Privacy Fence - Pool Equipment - 2046

Asset ID	1066	65 Linear Feet	@ \$58.00
		Asset Actual Cost	\$3,770.00
		Percent Replacement	100%
		Future Cost	\$7,013.31
Calibrating/Gates/Access Control			
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	21		

**Bannon Lakes CDD
Component Detail**

Vinyl Privacy Fence - Pool Equipment continued...



Vinyl Ranch Fence - Dog Park - 2046

Asset ID	1065	974 Linear Feet	@ \$38.00
Calculated		Asset Actual Cost	\$37,012.00
Fencing/Gates/Access Control		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$68,853.22
Useful Life	30		
Replacement Year	46-47		
Remaining Life	21		

**Bannon Lakes CDD
Component Detail**

Vinyl Ranch Fence - Dog Park continued...



Bannon Lakes CDD
Component Detail

Control Structures Allowance - 2036

Asset ID	1062	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$6,921.17
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

Stormwater System Evaluation Allowance - 2026

Asset ID	1056	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$8,240.00
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	1		

**Bannon Lakes CDD
Component Detail**

Light Poles Fixtures- Amenity - 2046

Asset ID	1067	2 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$3,200.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	30	Future Cost	\$5,952.94
Replacement Year	46-47		
Remaining Life	21		



Light Poles Fixtures- Parking Lot - 2046

Asset ID	1041	9 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$14,400.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	30	Future Cost	\$26,788.24
Replacement Year	46-47		
Remaining Life	21		

**Bannon Lakes CDD
Component Detail**

Light Poles Fixtures- Parking Lot continued...



Bannon Lakes CDD
Component Detail

Window/Door Allowance - Amenity Blds. - 2056

Asset ID	1029	1 Lump Sum	@ \$78,000.00
		Asset Actual Cost	\$78,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$195,006.26
Placed in Service	January 2017		
Useful Life	40		
Replacement Year	56-57		
Remaining Life	31		



**Bannon Lakes CDD
Component Detail**

Metal Roof/Gutters - Clubhouse - 2051

Asset ID	1009	5,680 Square Feet	@ \$15.90
Category	Roofing	Asset Actual Cost	\$90,312.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	35	Future Cost	\$194,766.07
Replacement Year	51-52		
Remaining Life	26		



Metal Roof/Gutters - Fitness Building - 2051

Asset ID	1005	2,140 Square Feet	@ \$15.90
Category	Roofing	Asset Actual Cost	\$34,026.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	35	Future Cost	\$73,380.17
Replacement Year	51-52		
Remaining Life	26		

**Bannon Lakes CDD
Component Detail**

Metal Roof/Gutters - Fitness Building continued...



Bannon Lakes CDD
Component Detail

Ext. Repair/Paint - Amenity Blds. - 2026

Asset ID	1083	7,081 Square Feet	@ \$2.25
		Asset Actual Cost	\$15,932.25
		Percent Replacement	100%
Category	Painting	Future Cost	\$16,410.22
Placed in Service	January 2017		
Useful Life	8		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	1		



**Bannon Lakes CDD
Component Detail**

Heat Pump 1 - Clubhouse - 2028

Asset ID	1042	1 Each	@ \$5,400.00
Category	HVAC	Asset Actual Cost	\$5,400.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,900.73
Replacement Year	28-29		
Remaining Life	3		

Heat Pump 2 - Clubhouse - 2028

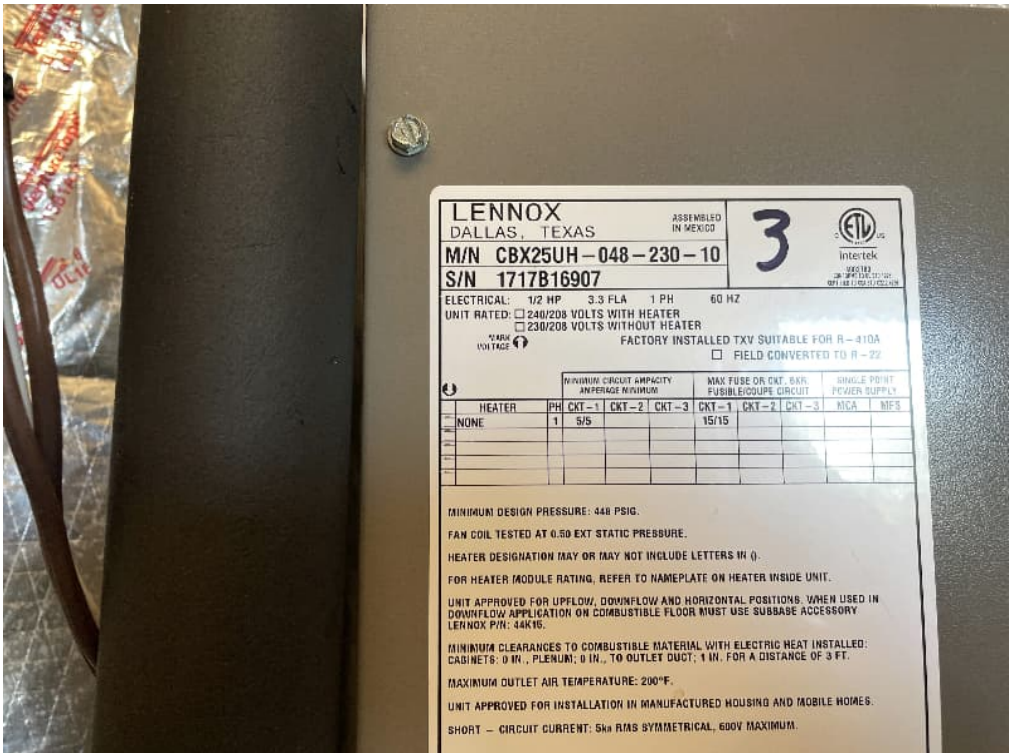
Asset ID	1043	1 Each	@ \$5,400.00
Category	HVAC	Asset Actual Cost	\$5,400.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,900.73
Replacement Year	28-29		
Remaining Life	3		

Heat Pump 3 - Fitness Bld - 2028

Asset ID	1045	1 Each	@ \$7,200.00
Category	HVAC	Asset Actual Cost	\$7,200.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$7,867.63
Replacement Year	28-29		
Remaining Life	3		

Bannon Lakes CDD
Component Detail

Heat Pump 3 - Fitness Bld continued...



**Bannon Lakes CDD
Component Detail**

Clubhouse Interior - 2036

Asset ID	1031	880 Square Feet	@ \$40.00
Category	Refurbishment Allowances	Asset Actual Cost	\$35,200.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	20	Future Cost	\$48,725.03
Replacement Year	36-37		
Remaining Life	11		



Fitness Restrooms - 2036

Asset ID	1060	98 Square Feet	@ \$120.00
Category	Refurbishment Allowances	Asset Actual Cost	\$11,760.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	20	Future Cost	\$16,278.59
Replacement Year	36-37		
Remaining Life	11		

**Bannon Lakes CDD
Component Detail**

Fitness Restrooms continued...



Open Patios - 2036

Asset ID	1039	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$13,842.34
Category	Refurbishment Allowances		
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

Bannon Lakes CDD Component Detail

Open Patios continued...



Pool Locker Rooms - 2036

Asset ID	1030	480 Square Feet	@ \$120.00
		Asset Actual Cost	\$57,600.00
		Percent Replacement	100%
		Future Cost	\$79,731.87
Category	Refurbishment Allowances		
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

**Bannon Lakes CDD
Component Detail**

Pool Locker Rooms continued...



Rubber Flooring - Fitness Room - 2041

Asset ID	1033	120 Square Yards	@ \$48.00
		Asset Actual Cost	\$5,760.00
		Percent Replacement	100%
		Future Cost	\$9,243.11
Category	Refurbishment Allowances		
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	16		

**Bannon Lakes CDD
Component Detail**

Rubber Flooring - Fitness Room continued...



**Bannon Lakes CDD
Component Detail**

Access Control System - 2036

Asset ID	1079	1 Lump Sum	@ \$12,000.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$12,000.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	20	Future Cost	\$16,610.81
Replacement Year	36-37		
Remaining Life	11		

Camera System Allowance - 2031

Asset ID	1082	1 Lump Sum	@ \$2,200.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$2,200.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	15	Future Cost	\$2,626.91
Replacement Year	31-32		
Remaining Life	6		



**Bannon Lakes CDD
Component Detail**

Fitness Equipment Allowance - 2036

Asset ID	1032	Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$41,527.02
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		



Furniture Allowance - Clubhouse - 2036

Asset ID	1034	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$16,610.81
Placed in Service	January 2017		
Useful Life	10		
Adjustment	10		
Replacement Year	36-37		
Remaining Life	11		

**Bannon Lakes CDD
Component Detail**

Furniture Allowance - Clubhouse continued...



Furniture Allowance - Pool/Patios - 2031

Asset ID	1035	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$35,821.57
Category	Furniture Fixtures Equip.		
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	6		

**Bannon Lakes CDD
Component Detail**

Furniture Allowance - Pool/Patios continued...



**Bannon Lakes CDD
Component Detail**

Basketball Pole/Goal - 2041

Asset ID	1078	1 Lump Sum	@ \$2,800.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
Category	Sport Courts	Future Cost	\$4,493.18
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	16		



Court Replacement - 2051

Asset ID	1011	1,884 Square Yards	@ \$98.00
		Asset Actual Cost	\$184,632.00
		Percent Replacement	100%
Category	Sport Courts	Future Cost	\$398,175.76
Placed in Service	January 2017		
Useful Life	35		
Replacement Year	51-52		
Remaining Life	26		

Bannon Lakes CDD
Component Detail

Court Replacement continued...



Court Resurfacing (color coat) - 2027

Asset ID	1010	1,884 Square Yards	@ \$9.40
		Asset Actual Cost	\$17,709.60
		Percent Replacement	100%
Category	Sport Courts	Future Cost	\$18,788.11
Placed in Service	January 2023		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	2		

Bannon Lakes CDD
Component Detail

Court Resurfacing (color coat) continued...



Shade Structure Replacement - 2036

Asset ID	1077
Category	Sport Courts
Placed in Service	January 2017
Useful Life	20
Replacement Year	36-37
Remaining Life	11

1 Each	@ \$8,200.00
Asset Actual Cost	\$8,200.00
Percent Replacement	100%
Future Cost	\$11,350.72

**Bannon Lakes CDD
Component Detail**

Shade Structure Replacement continued...



**Bannon Lakes CDD
Component Detail**

Play Equipment Allowance - 2031

Asset ID	1074	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$35,821.57
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	6		



Shade Structure Replacement - 2036

Asset ID	1080	1 Each	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$22,147.74
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

**Bannon Lakes CDD
Component Detail**

Shade Structure Replacement continued...



**Bannon Lakes CDD
Component Detail**

Concrete Pavers - Pool Deck - 2051

Asset ID	1068	9,795 Square Feet	@ \$9.10
		Asset Actual Cost	\$89,134.50
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$192,226.68
Placed in Service	January 2017		
Useful Life	35		
Replacement Year	51-52		
Remaining Life	26		



Filtration Refurbish Allowance - 2051

Asset ID	1016	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$64,697.74
Placed in Service	January 2017		
Useful Life	35		
Replacement Year	51-52		
Remaining Life	26		

Bannon Lakes CDD Component Detail

Filtration Refurbish Allowance continued...



Pool Lift - 2031

Asset ID	1070	1 Each	@ \$6,500.00
		Asset Actual Cost	\$6,500.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$7,761.34
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	6		

Bannon Lakes CDD Component Detail

Pool Lift continued...



Pool Resurfacing/Tile - 2028

Asset ID	1015	6,694 Square Feet	@ \$32.00
Category	Swimming Pool	Asset Actual Cost	\$214,208.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$234,070.87
Replacement Year	28-29		
Remaining Life	3		

**Bannon Lakes CDD
Component Detail**

Pool Resurfacing/Tile continued...



Shade Structure Replacement - 2036

Asset ID	1072	4 Each	@ \$12,000.00
		Asset Actual Cost	\$48,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$66,443.23
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

**Bannon Lakes CDD
Component Detail**

Shade Structure Replacement continued...



Bannon Lakes CDD
Component Detail

Air Handler Rebuild

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			



Operating Expense

Benches/Trashcans

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Bannon Lakes CDD Component Detail

Benches/Trashcans continued...



Operating Expense

Irrigation System Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Operating Expense

Landscape Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Operating Expense

**Bannon Lakes CDD
Component Detail**

Monument Sign Refurbishment

Asset ID	1069	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			



Operating Expense

Playground Mulch

Asset ID	1075	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Bannon Lakes CDD
Component Detail

Playground Mulch continued...



Operating Expense

Pool Filtration Partial Replacement

Asset ID	Asset Actual Cost	100%
Category	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	Operating Expense	
	January 2017	

Bannon Lakes CDD
Component Detail

Pool Filtration Partial Replacement continued...



Operating Expense

Pool Furniture Partial Replacement

Asset ID	Asset Actual Cost	100%
Category	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	Operating Expense	
	January 2017	

Bannon Lakes CDD
Component Detail

Pool Furniture Partial Replacement continued...



Operating Expense

Shade Fabric			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Bannon Lakes CDD Component Detail

Shade Fabric continued...



Operating Expense

Sidewalk Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Operating Expense

Sport Court Windscreens

Asset ID	1076	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Bannon Lakes CDD
Component Detail

Sport Court Windscreens continued...



Operating Expense

Water Coolers

Asset ID	1071	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

**Bannon Lakes CDD
Component Detail**

Water Coolers continued...



Operating Expense

**Bannon Lakes CDD
Component Detail**

Cluster Mailboxes

Asset ID	1058	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Not CDD Responsibility

Streets/Curbs/Walks

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Not CDD Responsibility

Water/Sewer System

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Not CDD Responsibility

Bannon Lakes CDD
Component Detail

Building Foundations/Frames

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
January 2017		
No Useful Life		

Long Life Component

Electrical Panels/Wiring/Devices

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
January 2017		
No Useful Life		

Long Life Component

Plumbing Pipes/Valves

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
January 2017		
No Useful Life		

Long Life Component

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

EIGHTH ORDER OF BUSINESS

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENITY POLICIES AND RATES; AMENDING RESOLUTION 2025-02 TO RESET THE HEARING THEREON; AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on January 23, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-02, setting a public hearing to adopt rates regarding the use of the District's recreational facilities and services, a proposed copy of which is attached hereto as **Exhibit A** ("Amenity Rates"), on March 27, 2025, at 6:00 p.m., at Good News Church, 573 West Twincourt Trail, St. Augustine, Florida 32095; and

WHEREAS, because the Board was unable to meet on that scheduled date, the District Manager rescheduled the date of the public hearing and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, *Florida Statutes*; and

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

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

SECTION 1. The actions of the District Manager in resetting the public hearing and the District Secretary in publishing the notice of public hearing in accordance with Section 120.54, *Florida Statutes*, are hereby ratified. Resolution 2025-02 is hereby amended to reflect that the public hearing as declared in Resolution 2025-03 is re-set to May 22, 2025, at 6:00 p.m., at the World Golf Village Renaissance St. Augustine Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2025-02 continue in full force and effect.

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

[continued on following page]

PASSED AND ADOPTED this 15th day of April, 2025.

ATTEST:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit A

AMENITY CENTER RENTAL RATES

Type	Rate
Room Rental	\$50.00
Deposit	\$200.00

NINTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 4/15/2025

Submitted by: Emily Wright

Amenity Manager Updates

CLUBS/PROGRAMS ACTIVE AT BANNON LAKES

- Monday: Yoga 10:00-11:00 am
Mahjong 1:00pm-5:00pm
- Tuesday: Book Club 7:00pm-10:00pm (2nd Tuesday Monthly)
- Wednesday: Women's Card Club 1:00pm-5:00pm
Men's Card Club 5:30-9:00 pm
- Thursday: Games Club 1:00pm-5:00pm
- Friday: Yoga 10:00-11:00 am
Bunco 7:00pm-10:00pm (2nd Friday Monthly)

Follow-up Items

- Furniture Replacement Options with Supervisor Ghering

Upcoming & Completed Events

- April Youth Running Club – 1st, 8th, 15th, 22nd, 29th (rain delay date)
- April 12th – Spring Eggstravaganza 10:00am-1:00pm
- May 17th – Vendor Village 11:00am-2:00pm

Operations Manager Updates

Completed Projects

- Annual Pressure washing of all walkways, Patio, Pool deck and pool furniture
- Painted Shower poles on pool deck
- Installed 2 new windscreens on Tennis Courts
- Soccer Goals were ordered and are now available for reservation
- 3 trees were felled in Preserves

Pending Projects

- Playground Equipment repairs
- Painting of bike racks
- Continued Treatment of all CDD Ponds
- Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

TWELFTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2025



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10	<u>Capital Reserve Fund</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>
13	<u>Check Register Summary</u>

Bannon Lakes
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account - Hancock	\$ 188,553	\$ -	\$ -	\$ 5,216	\$ 193,769
Assessments Receivable	-	-	-	-	-
Due from Other	521	-	-	-	521
Due from General Fund	-	-	-	-	-
Due from Capital Fund	-	-	-	-	-
Due from Developer	38,072	-	-	-	38,072
Investments:					
State Board of Administration (SBA)	627,343	-	-	92,264	719,607
Series 2016					
Reserve	-	370,500	-	-	370,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	870,128	-	-	870,128
Prepayment	-	5,000	-	-	5,000
Construction	-	-	-	-	-
Series 2021					
Reserve	-	207,050	-	-	207,050
Interest	-	220	-	-	220
Prepayment	-	4,900	-	-	4,900
Revenue	-	301,159	-	-	301,159
Sinking	-	160,000	-	-	160,000
Construction	-	-	33,916	-	33,916
Series 2022					
Reserve	-	260,900	-	-	260,900
Revenue	-	298	-	-	298
Interest	-	308,126	-	-	308,126
Prepayment	-	5,000	-	-	5,000
Sinking	-	175,000	-	-	175,000
Construction	-	-	881,119	-	881,119
Prepaid Expenses	5,200	-	-	-	5,200
Deposits	50	-	-	-	50
Total Assets	\$ 859,739	\$ 2,668,280	\$ 915,035	\$ 97,479	\$ 4,540,534
Liabilities:					
Accounts Payable	\$ 82,452	\$ -	\$ -	\$ -	\$ 82,452
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	38,072	-	-	-	38,072
Due to Capital Reserve	-	-	-	-	-
Due to Debt Service - Series 2016	-	-	-	-	-
Due to Debt Service - Series 2021	-	-	-	-	-
Due to Debt Service - Series 2022	-	-	-	-	-
Total Liabilities	\$ 120,524	\$ -	\$ -	\$ -	\$ 120,524
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,200	\$ -		\$ -	\$ 5,200
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	2,668,280	-	-	2,668,280
Capital Project	-	-	915,035	-	915,035
Assigned for:					
Capital Reserve Fund	-	-	-	97,479	97,479
Capital Reserves	-	-	-	-	-
Unassigned	733,965	-	-	-	733,965
Total Fund Balances	\$ 739,215	\$ 2,668,280	\$ 915,035	\$ 97,479	\$ 4,420,010
Total Liabilities & Fund Balance	\$ 859,739	\$ 2,668,280	\$ 915,035	\$ 97,479	\$ 4,540,534

Bannon Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 775,371	\$ 750,047	\$ 750,047	\$ -
Special Assessments - Direct	153,304	114,978	114,978	-
Interest	6,000	6,000	8,917	2,917
Facility Revenue	300	150	25	(125)
Miscellaneous	-	-	69	69
Total Revenues	\$ 934,975	\$ 871,175	\$ 874,036	\$ 2,861

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 3,000	\$ 5,200	\$ (2,200)
PR-FICA	459	230	398	(168)
Engineering	10,000	5,000	3,470	1,530
Attorney	18,000	9,000	3,082	5,918
Annual Audit	3,725	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,800	1,800	1,200	600
Dissemination Agent	9,551	4,776	4,776	-
Trustee Fees	17,000	17,700	17,700	-
Management Fees	55,213	27,606	27,606	-
Information Technology	2,022	1,011	1,011	-
Website Maintenance	1,348	674	674	-
Telephone	150	75	76	(1)
Postage & Delivery	750	375	448	(73)
Meeting Room Rental	4,000	3,269	3,269	-
Insurance General Liability/Public Officials	8,197	8,197	7,439	758
Printing & Binding	1,600	800	323	477
Legal Advertising	1,000	500	444	56
Other Current Charges	500	250	90	160
Office Supplies	250	125	3	122
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 149,691	\$ 92,512	\$ 85,334	\$ 7,178

Bannon Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 30,609	\$ 30,609	\$ 28,388	\$ 2,221
Utilities				
Phone/Internet/Cable	8,735	4,368	1,877	2,490
Electric	25,000	12,500	11,501	999
Water/Irrigation	15,000	7,500	4,842	2,658
Gas	200	100	-	100
Refuse	4,266	2,133	1,621	512
Security				
Security Monitoring	600	600	2,771	(2,171)
Access Cards	1,000	-	-	-
Management Contracts				
Facility Management	79,094	39,547	39,547	-
Facility Attendant	8,400	-	-	-
Field Mgmt / Admin	25,746	12,873	12,873	-
Pool Maintenance	14,157	7,079	7,079	-
Pool Chemicals	12,075	6,038	3,228	2,809
Janitorial	19,039	9,520	8,639	880
Janitorial Supplies	1,840	920	135	785
Facility Maintenance	35,620	17,810	14,672	3,138
Repairs & Maintenance	55,000	27,500	17,805	9,695
Special Events	15,000	7,500	5,647	1,853
Holiday Decorations	5,000	4,115	4,115	-
Fitness Center Repairs/Supplies	7,000	3,500	1,571	1,929
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	750	703	47
ASCAP/BMI Licenses	500	-	-	-
Pest Control	4,410	2,205	1,560	645
Subtotal Amenity Center Expenditures	\$ 369,792	\$ 197,165	\$ 171,498	\$ 25,667
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ -	\$ -	\$ -
Landscape Maintenance	187,040	93,520	83,240	10,280
Landscape Contingency	35,000	17,500	6,115	11,386
Lake Maintenance	9,840	4,920	4,856	64
Grounds Maintenance	19,600	9,800	7,143	2,657
Pump Repairs	10,000	-	-	-
Streetlights	12,012	6,006	5,713	293
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	7,500	7,024	476
Miscellaneous	5,000	3,800	3,800	-
Reclaim Water	40,000	20,000	15,191	4,809
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
Subtotal Grounds Maintenance	\$ 415,492	\$ 208,046	\$ 178,081	\$ 29,965
Total Operations & Maintenance	\$ 785,284	\$ 405,211	\$ 349,580	\$ 55,632
Total Expenditures	\$ 934,975	\$ 497,723	\$ 434,914	\$ 62,809
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 439,122	
Net Change in Fund Balance	\$ 0		\$ 439,122	\$ -
Fund Balance - Beginning	\$ -		\$ 300,094	
Fund Balance - Ending	\$ 0		\$ 739,215	

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 59,318	\$ 175,716	\$ 474,188	\$ 40,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750,047
Special Assessments - Direct	-	38,326	38,326	-	-	38,326	-	-	-	-	-	-	114,978
Interest	564	452	957	2,006	2,446	2,492	-	-	-	-	-	-	8,917
Facility Revenue	-	-	-	25	-	-	-	-	-	-	-	-	25
Miscellaneous	-	-	69	-	-	-	-	-	-	-	-	-	69
Total Revenues	\$ 564	\$ 98,096	\$ 215,067	\$ 476,219	\$ 43,271	\$ 40,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 874,036

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
PR-FICA	46	61	-	153	-	138	-	-	-	-	-	-	398
Engineering	355	-	-	2,910	205	-	-	-	-	-	-	-	3,470
Attorney	469	578	880	1,156	-	-	-	-	-	-	-	-	3,082
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	1,200	-	-	-	-	-	-	-	-	-	1,200
Dissemination Agent	796	796	796	796	796	796	-	-	-	-	-	-	4,776
Trustee Fees	6,100	-	-	8,100	-	3,500	-	-	-	-	-	-	17,700
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	-	-	-	27,606
Information Technology	169	169	169	169	169	169	-	-	-	-	-	-	1,011
Website Maintenance	112	112	112	112	112	112	-	-	-	-	-	-	674
Telephone	27	10	-	25	-	14	-	-	-	-	-	-	76
Postage & Delivery	37	227	17	69	86	13	-	-	-	-	-	-	448
Meeting Room Rental	594	-	300	1,188	-	1,188	-	-	-	-	-	-	3,269
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,439
Printing & Binding	79	35	71	47	34	57	-	-	-	-	-	-	323
Legal Advertising	70	241	-	66	67	-	-	-	-	-	-	-	444
Other Current Charges	-	-	-	-	5	85	-	-	-	-	-	-	90
Office Supplies	0	1	1	0	1	1	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 29,618	\$ 7,629	\$ 8,147	\$ 21,393	\$ 6,076	\$ 12,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,334

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 28,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,388
Utilities													
Phone/Internet/Cable	228	395	233	472	237	312	-	-	-	-	-	-	1,877
Electric	1,953	1,702	1,859	2,072	2,175	1,741	-	-	-	-	-	-	11,501
Water/Irrigation	668	815	731	1,045	846	737	-	-	-	-	-	-	4,842
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	-	-	-	-	-	-	1,621
Security													
Security Monitoring	-	1,655	558	558	-	-	-	-	-	-	-	-	2,771
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Contracts													
Facility Management	6,591	6,591	6,591	6,591	6,591	6,591	-	-	-	-	-	-	39,547
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Mgmt / Admin	2,146	2,146	2,146	2,146	2,146	2,146	-	-	-	-	-	-	12,873
Pool Maintenance	1,180	1,180	1,180	1,180	1,180	1,180	-	-	-	-	-	-	7,079

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Continued Amenity Center Expenditures													
Pool Chemicals	144	-	96	371	1,495	1,123	-	-	-	-	-	-	3,228
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	-	-	-	-	-	-	8,639
Janitorial Supplies	-	-	47	-	88	-	-	-	-	-	-	-	135
Facility Maintenance	2,800	2,968	2,968	2,968	2,968	-	-	-	-	-	-	-	14,672
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	7,627	-	-	-	-	-	-	17,805
Special Events	75	2,929	410	260	773	1,200	-	-	-	-	-	-	5,647
Holiday Decorations	-	3,925	190	-	-	-	-	-	-	-	-	-	4,115
Fitness Center Repairs/Supplies	434	229	325	-	231	352	-	-	-	-	-	-	1,571
Surety Bond	-	-	-	2,925	-	-	-	-	-	-	-	-	2,925
Office Supplies	-	161	88	421	33	-	-	-	-	-	-	-	703
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	-	-	-	-	-	-	1,560
Subtotal Amenity Center Expenditures	\$ 50,126	\$ 28,547	\$ 21,433	\$ 24,294	\$ 22,083	\$ 25,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,498
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	13,503	13,503	14,058	14,058	14,058	14,058	-	-	-	-	-	-	83,240
Landscape Contingency	600	-	-	2,058	2,116	1,341	-	-	-	-	-	-	6,115
Lake Maintenance	788	788	820	820	820	820	-	-	-	-	-	-	4,856
Grounds Maintenance	1,633	909	1,335	1,633	1,633	-	-	-	-	-	-	-	7,143
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	-	-	-	-	-	-	5,713
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	2,058	-	-	-	-	-	-	7,024
Miscellaneous	-	-	-	800	3,000	-	-	-	-	-	-	-	3,800
Reclaim Water	2,715	3,031	3,053	2,600	1,779	2,014	-	-	-	-	-	-	15,191
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Grounds Maintenance	\$ 22,167	\$ 20,442	\$ 20,724	\$ 24,062	\$ 24,401	\$ 66,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,081
Total Operations & Maintenance	\$ 72,292	\$ 48,989	\$ 42,157	\$ 48,357	\$ 46,484	\$ 91,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,580
Total Expenditures	\$ 101,910	\$ 56,618	\$ 50,304	\$ 69,749	\$ 52,560	\$ 103,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434,914
Excess (Deficiency) of Revenues over Expenditures	\$ (101,346)	\$ 41,478	\$ 164,763	\$ 406,470	\$ (9,289)	\$ (62,955)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,122
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (101,346)	\$ 41,478	\$ 164,763	\$ 406,470	\$ (9,289)	\$ (62,955)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,122

Bannon Lakes
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,000	\$ 716,204	\$ 716,204	\$ -
Interest Income	30,000	15,000	18,048	3,048
Total Revenues	\$ 771,000	\$ 731,204	\$ 734,252	\$ 3,048
Expenditures:				
Interest - 11/01	\$ 259,125	\$ 259,125	\$ 259,125	\$ -
Principal - 11/01	220,000	220,000	220,000	-
Interest - 5/01	254,175	-	-	-
Total Expenditures	\$ 733,300	\$ 479,125	\$ 479,125	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,700	\$ 252,079	\$ 255,127	\$ 3,048
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,700	\$ 252,079	\$ 255,127	\$ 3,048
Fund Balance - Beginning	\$ 611,646		\$ 990,501	
Fund Balance - Ending	\$ 649,346		\$ 1,245,628	

Bannon Lakes
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 413,100	\$ 402,577	\$ 402,577	\$ -
Interest Income	15,000	7,500	8,482	982
Total Revenues	\$ 428,100	\$ 410,077	\$ 411,059	\$ 982
Expenditures:				
Interest - 11/01	\$ 126,238	\$ 126,238	\$ 126,238	\$ -
Principal - 5/01	160,000	-	-	-
Interest - 5/01	126,238	-	-	-
Total Expenditures	\$ 412,475	\$ 126,238	\$ 126,238	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15,625	\$ 283,840	\$ 284,822	\$ 982
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,625	\$ 283,840	\$ 284,822	\$ 982
Fund Balance - Beginning	\$ 176,642		\$ 388,506	
Fund Balance - Ending	\$ 192,267		\$ 673,328	

Bannon Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 234,457	\$ 223,447	\$ 223,447	-
Special Assessments - Direct	287,343	215,507	215,507	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	7,000	3,500	9,974	6,474
Total Revenues	\$ 528,800	\$ 442,454	\$ 448,928	\$ 6,474
Expenditures:				
Interest - 11/01	\$ 171,475	\$ 171,475	\$ 171,475	\$ -
Principal - 5/01	175,000	-	-	-
Interest - 5/01	171,475	-	-	-
Total Expenditures	\$ 517,950	\$ 171,475	\$ 171,475	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,850	\$ 270,979	\$ 277,453	\$ 6,474
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,850	\$ 270,979	\$ 277,453	\$ 6,474
Fund Balance - Beginning	\$ 209,699		\$ 471,871	
Fund Balance - Ending	\$ 220,549		\$ 749,324	

Bannon Lakes
Community Development District
Capital Projects Fund Series 2021 and Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 712	\$ 19,484
Total Revenues	\$ 712	\$ 19,484
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 712	\$ 19,484
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 712	\$ 19,484
Fund Balance - Beginning	\$ 33,204	\$ 861,635
Fund Balance - Ending	\$ 33,916	\$ 881,119

Bannon Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	2,500	1,250	1,164	(86)
Total Revenues	\$ 47,500	\$ 46,250	\$ 46,164	\$ (86)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 8,483	\$ (8,483)
Repairs and Maintenance	40,000	20,000	-	20,000
Other Service Charges	420	210	193	17
Total Expenditures	\$ 40,420	\$ 20,210	\$ 8,676	\$ 11,534
Excess (Deficiency) of Revenues over Expenditures	\$ 7,080		\$ 37,488	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,080		\$ 37,488	
Fund Balance - Beginning	\$ 72,480		\$ 59,991	
Fund Balance - Ending	\$ 79,560		\$ 97,479	

Bannon Lakes
Community Development District
Long Term Debt Report

Series 2016 Special Assessment Bonds		
Interest Rate:		4.5% -5.0%
Maturity Date:		11/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$370,500
Reserve Fund Balance		370,500
Bonds Outstanding - 1/31/16		\$11,850,000
Less: May 1, 2016		\$0
Less: May 1, 2019 (Prepayment)		(\$50,000)
Less: November 1, 2019		(\$190,000)
Less: November 1, 2019 (Prepayment)		(\$45,000)
Less: May 1, 2020 (Prepayment)		(\$140,000)
Less: November 1, 2020		(\$190,000)
Less: November 1, 2020 (Prepayment)		(\$135,000)
Less: May 1, 2021		(\$30,000)
Less: November 1, 2021		(\$195,000)
Less: November 1, 2021 (Prepayment)		(\$25,000)
Less: May 1, 2022 (Prepayment)		(\$25,000)
Less: November 1, 2022		(\$200,000)
Less: May 1, 2023 (Prepayment)		(\$5,000)
Less: November 1, 2023		(\$210,000)
Less: November 1, 2024		(\$220,000)
Current Bonds Outstanding		\$10,190,000

Series 2021 Special Assessment Bonds		
Interest Rate:		2.5% -4.0%
Maturity Date:		5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$207,050
Reserve Fund Balance		207,050
Bonds Outstanding - 1/20/21		\$7,415,000
Less: May 1, 2022		(\$150,000)
Less: May 1, 2023		(\$155,000)
Less: November 1, 2023 (Prepayment)		(\$5,000)
Less: May 1, 2024		(\$155,000)
Current Bonds Outstanding		\$6,950,000

Series 2022 Special Assessment Bonds		
Interest Rate:		2.875% -4.0%
Maturity Date:		5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$260,900
Reserve Fund Balance		260,900
Bonds Outstanding - 2/25/22		\$9,135,000
Less: May 1, 2024		(\$170,000)
Less: May 1, 2024 (Prepayment)		(\$60,000)
Current Bonds Outstanding		\$8,905,000

Total Bonds Outstanding		\$26,045,000
--------------------------------	--	---------------------

B.

**Bannon Lakes Community Development District
FY25 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
PULTE HOME COMPANY LLC	163	-	-	287,342.92	153,304.15	440,647.07
SUBTOTAL ADMIN O&M	163	-	-	287,342.92	153,304.15	440,647.07
TAX ROLL ASSESSED	823	740,176.13	416,052.05	230,925.67	775,151.77	2,162,305.62
TOTAL ASSESSED	986	740,176.13	416,052.05	518,268.59	928,455.92	2,602,952.69

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
PULTE HOME COMPANY LLC	110,161.76	-	-	215,507.19	114,978.12	330,485.31
SUBTOTAL ADMIN O&M	110,161.76	-	-	215,507.19	114,978.12	330,485.31
TAX ROLL RECEIPTS	70,030.67	716,204.03	402,577.35	223,446.67	750,046.89	2,092,274.95
TOTAL RECEIPTS / DUE	180,192.43	716,204.03	402,577.35	438,953.86	865,025.01	2,422,760.26

DIRECT INVOICES DUE IN INSTALLMENTS OF 25% DUE 10/15/23, 1/1/24, 4/1/24, 7/1/24

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/05/24	4,365.02	2,453.57	1,361.83	4,571.27	12,751.69
2	11/15/24	17,496.01	9,834.48	5,458.54	18,322.75	51,111.78
3	11/19/24	34,780.69	19,550.18	10,851.14	36,424.19	101,606.20
4	12/06/24	53,834.14	30,260.10	16,795.58	56,377.98	157,267.80
5	12/18/24	113,952.98	64,052.82	35,551.90	119,337.62	332,895.32
6	01/09/25	451,192.48	253,614.71	140,766.39	472,512.74	1,318,086.32
INTEREST 1	01/14/25	1,599.71	899.20	499.09	1,675.31	4,673.31
7	02/20/25	38,982.99	21,912.29	12,162.20	40,825.05	113,882.53
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		716,204.03	402,577.35	223,446.67	750,046.89	2,092,274.95

PERCENT COLLECTED DIRECT	0.00%	0.00%	75.00%	75.00%	75.00%
PERCENT COLLECTED TAX ROLL	96.76%	96.76%	96.76%	96.76%	96.76%
PERCENT COLLECTED	96.76%	96.76%	84.70%	93.17%	93.08%

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
3/5/25	1688-1693	\$8,220.60	
3/11/25	1694-1699	21,977.15	
3/19/25	1700-1711	24,626.65	
3/28/25	1712-1715	6,071.20	
Total General Fund Checks			\$60,895.60
Capital Reserve			
3/19/25	36-37	\$8,483.39	
Total Capital Reserve Checks			\$8,483.39
Autopayments			
3/10/25	AT&T	74.90	
3/11/25	Republic Services	305.83	
3/17/25	IRS FICA PAYMENT	122.40	
3/18/25	St Johns County Utility Dept	2,750.70	
3/24/25	IRS FICA PAYMENT	153.00	
3/24/25	AT&T	237.45	
3/25/25	FPL	2,734.98	
3/28/25	Wells Fargo Credit Card	85.18	
Total Paid Electronically			6,464.44
Total Paid Checks and Electronically			75,843.43

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/05/25	00030	2/25/25 1180960	202502 320-57200-54500	FEB PEST CONTROL	*	160.00	
		2/25/25 1180960	202502 320-57200-54500	FEB RODENT CONTROL	*	100.00	
				FREEDOM PEST CONTROL			260.00 001688
3/05/25	00017	3/02/25 254469B	202503 330-53800-46800	MAR LAKE MAINTENANCE	*	820.00	
				LAKE DOCTORS, INC.			820.00 001689
3/05/25	00019	2/24/25 13129562	202502 320-57200-45210	FEB POOL CHEMICALS	*	1,387.85	
				POOLSURE			1,387.85 001690
3/05/25	00064	3/03/25 51301	202503 310-51300-46000	RM RENTAL-CDD MTG 3/18	*	593.75	
				RENAISSANCE RESORT			593.75 001691
3/05/25	00014	2/18/25 244	202501 320-57200-45100	FACILITY MAINTENANCE	*	2,968.00	
		2/18/25 244	202501 330-53800-46100	GROUNDS MAINTENANCE	*	1,633.00	
		2/18/25 244	202501 320-57200-60000	REPAIRS & MAINTENANCE	*	359.00	
				RIVERSIDE MANAGEMENT SERVICES INC			4,960.00 001692
3/05/25	00062	2/28/25 0009237	202502 320-57200-60000	DIAGNOSTIC-CLUBHOUSE	*	199.00	
				THIGPEN HEATING AND COOLING INC.			199.00 001693
3/11/25	00054	3/10/25 2004	202503 320-57200-60000	(1) BLACK WINDSCREEN	*	433.59	
				EL FARO GROUP LLC			433.59 001694
3/11/25	00003	3/01/25 129	202503 310-51300-34000	MAR MANAGEMENT FEES	*	4,601.08	
		3/01/25 129	202503 310-51300-53000	MAR WEBSITE ADMIN	*	112.33	
		3/01/25 129	202503 310-51300-35100	MAR INFORMATION TECH	*	168.50	
		3/01/25 129	202503 310-51300-31600	MAR DISSEMINATION SVCS	*	795.92	
		3/01/25 129	202503 310-51300-51000	OFFICE SUPPLIES	*	.57	
		3/01/25 129	202503 310-51300-42000	POSTAGE	*	13.11	

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/19/25	00013	2/28/25 16042	202502 330-57200-46210	REAPIR SOD	*	160.00	
				LANDCARE GROUP INC			160.00 001704
3/19/25	00013	3/01/25 16079	202503 330-53800-46200	MAR LANDSCAPE MAINTENANCE	*	14,058.30	
				LANDCARE GROUP INC			14,058.30 001705
3/19/25	00013	3/11/25 16098	202503 330-57200-46210	INSTALL MYRTLES/VIBURNUMS	*	741.00	
				LANDCARE GROUP INC			741.00 001706
3/19/25	00013	3/12/25 16099	202503 330-53800-46400	FEB IRRIGATION MAINT/REPR	*	2,058.25	
				LANDCARE GROUP INC			2,058.25 001707
3/19/25	00125	2/07/25 192633	202501 310-51300-31100	JAN ENGINEERING SERVICES	*	2,910.00	
				MATTHEWS DESIGN GROUP LLC			2,910.00 001708
3/19/25	00125	3/10/25 192801	202502 310-51300-31100	FEB ENGINEERING SERVICES	*	205.00	
				MATTHEWS DESIGN GROUP LLC			205.00 001709
3/19/25	00019	3/11/25 13129562	202503 320-57200-45210	MAR POOL CHEMICALS	*	933.20	
				POOLSURE			933.20 001710
3/19/25	00064	3/11/25 51302	202503 310-51300-46000	RM RENTAL-CDD MTG 4/15	*	593.75	
				RENAISSANCE RESORT			593.75 001711
3/28/25	00107	3/13/25 AC03085	202503 320-57200-60100	LEG PRESS MAINTENANCE	*	352.00	
				COMMERCIAL FITNESS PRODUCTS INC			352.00 001712
3/28/25	00013	3/25/25 16122	202503 330-57200-46210	TREE FELLING SERVICE	*	600.00	
				LANDCARE GROUP INC			600.00 001713
3/28/25	00019	3/21/25 13129562	202503 320-57200-45210	SODIUM BICARBONATE BAG	*	190.00	
				POOLSURE			190.00 001714
3/28/25	00014	3/14/25 246	202502 320-57200-45100	FACILITY MAINTENANCE	*	2,968.00	

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/25	246		202502 330-53800-46100		*	1,633.00	
		246	MAINTENANCE				
3/14/25	246		202502 320-57200-60000		*	328.20	
		246	REPAIRS AND MAINTENANCE				
RIVERSIDE MANAGEMENT SERVICES INC							4,929.20 001715
TOTAL FOR BANK A						60,895.60	
TOTAL FOR REGISTER						60,895.60	

**FREEDOM
PEST CONTROL**

3600 Peoria Rd. Ste 205 | Orange Park, FL 32065
904-272-2847 | info@freedompestcontrolfl.com

Service Slip/Invoice

INVOICE: 1180960
DATE: 02/25/2025
ORDER: 1180960

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

Work Location: [106210] 904-000-0000
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Date	Time	Target Pest	Technician	Time In
02/25/2025			2MARCUS	08:51 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	02/25/2025		11:00 AM

Service	Description	Price
MONTHLY	Monthly Pest Control	\$160.00
RODENT	Rodent Control	\$100.00
SUBTOTAL		\$260.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$260.00
AMOUNT DUE		\$260.00

Approved 2/25/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED
By Tara Lee at 2:21 pm, Feb 25, 2025

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

BANNON LAKES CDD
Diana Lambert
475 W Town Place
Suite 114
St Augustine, FL 32092

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

ACCOUNT NUMBER	DATE	BALANCE
723475	3/2/2025	\$820.00

00000000116522001000000025446900000008200069

Please Return this invoice with your payment and
notify us of any changes to your contact information.

BANNON LAKES CDD

435 Bannan Lakes Blvd, St Augustine, FL St Augustine, FL 32092

Invoice Due Date 3/11/2025

Invoice 254469B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00
Please remit payment for this month's invoice.					
RECEIVED By Tara Lee at 9:07 am, Mar 03, 2025		Approved 3/3/25 Jeff Johnson Lake Maintenance 1.330.53800.46800			
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$820.00

This Invoice Total:

\$820.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 723475
Portal Registration #: 0F4EFD82
Customer E-mail(s): jjohnson@rmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



Invoice

Date
Invoice #2/24/2025
131295627524

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	3/16/2025
PO #	
Delivery Ticket #	Sales Order #1352195
Delivery Date	2/21/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To

Riverside Management Services
Bannon Lakes CDD
9655 Florida Minning Blvd West
bldg 300 suite 305
Jacksonville FL 32257

Ship To

Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	400	gal	3.35	1,340.00
160-050	Pool Acid bulk by Gallon	15	gal	3.19	47.85
Approved 2/26/25 Jeff Johnson 1.320.57200.45210					

RECEIVED**By Tara Lee at 9:30 am, Feb 26, 2025**

Subtotal	1,387.85
Shipping Cost (FEDEX GROUND)	0.00
Total	1,387.85
Amount Due	\$1,387.85

Remittance Slip

Customer
13BAN025
Invoice #
131295627524

Amount Due \$1,387.85

Amount Paid

Make Checks Payable To

Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295627524

Renaissance Resort
at the World Golf Village
500 South Legacy Trail
St Augustine FL 32092
Phone 904-940-8000

Invoice #51301
Date 3/3/2025

INVOICE

Customer

Name Bannon Lakes CDD Meeting
Attn Sarah Sweeting
Address 475 W Town Pl Suite 114
City St Augustine, FL

Qty	Description	Charged
1	Meeting Room Rental - Event Date 3/18/2025	\$475.00
	25% Service Charge	\$118.75
Bannon Lakes Community Development District		
Exempt #85-8017166046C-0		
RECEIVED <i>By Tara Lee at 1:06 pm, Mar 03, 2025</i>		

SUB-TOTAL \$593.75

Amount Due \$593.75

Payment Details

- ☐ Direct Bill
☐ Credit Card
☒ Check

EVENT ORDER

WORLD GOLF VILLAGE RENAISSANCE ST. AUGUSTINE RESORT
500 South Legacy Trail, St. Augustine, FL 32092
PHONE:(904) 940-8000

Page # 1 of 1
Event Order #: 154839
Quote #: M-US3HT35
Folio #: 33106

FUNCTION DAY/DATE: Tuesday, March 18, 2025

ORGANIZATION: Governmental Management Services North Florida

POST AS: Bannon Lakes CDD Meeting

BILLING ADDRESS: 9655 Florida Mining Boulevard W, #305, Jacksonville, FL 32257-2031

CUSTOMER: Sarah Sweeting

Phone #: (904) 940-5857

Fax #:

IN-HOUSE CONTACT: SAME

MANAGERS: Morgan Lewis

DATE PRINTED: Monday, March 03, 2025

ATTENDANCE GUARANTEE IS REQUIRED 72 HOURS (3 BUSINESS DAYS) PRIOR TO FUNCTION; OTHERWISE THE EXPECTED WILL BECOME THE GUARANTEE. ROOM ASSIGNMENT IS SUBJECT TO CHANGE BASED ON FINAL GUARANTEE OF ATTENDANCE.

TIME	FUNCTION	LOCATION	ROOM RENTAL	ATTENDANCE		
				EXP	GTD	SET
6:00 PM-9:00 PM	Meeting	Troon	\$475.00	50		

6:00 PM Meeting Troon

(1) Water Station

ROOM SET-UP

Theatre

(1) 8 FT Table *Place on side or back wall for materials*
(1) Head Table with (9) chairs set in a U
SEE DIAGRAM

Once this event order is approved with a signature, a minimum room re-set fee of \$250.00++ will be applied for any 'on-site' changes made to room set-up. All prices are subject to 25% Taxable Service Charge & 6.5% Sales Tax.

Signature: Sarah Sweeting

If in agreement, please sign one copy and return

Invoice

Bill To:
Bannon Lakes CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Approved 2/19/25
Jeff Johnson
Facility maintenance 1.320.57200.45100 \$2968.00
Grounds Maintenance 1.330.53800.46100.\$1633.00
Repairs and Maintenance 1.320.57200.60000 \$359.00

Balance Due	\$4,960.00
-------------	------------

Alison Mossing
2-21-25

By Tara Lee at 10:45 am, Feb 24, 2025

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/3/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/6/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/7/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/8/25	6	J.J.	Painted men's bathroom, blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/9/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/10/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/13/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/14/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/15/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/16/25	7	J.J.	Installed diamond plate on wall in fitness center, blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/17/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/21/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/22/25	5	J.J.	dog waste receptacles Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/23/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/24/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/27/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/28/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/29/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
1/30/25	7	J.J.	Installed bike racks, raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/31/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

TOTAL 124

MILES 0

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

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

INVOICE : 0009237

Bill To : 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095 Phone :(904)660-3669

Invoice Date : 02/28/2025	Install Date : 06/26/2017
Service Order : 036708	Page : 1 of 2
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jeff Johnson	(904) 660-3669	CSVC		DUE UPON RECEIPT

Service Requested :

First appointment AC in Clubhouse works intermittently . Please call Jeff otw . \$199 plus repair

Commercial Service. PAUL ONLY AT THIS

LOCATION, EVEN FOR MAINT! CALL JEFF WHEN HEADING TO PROPERTY EVERY TIME. HE IS IN CHARGE OF FACILITIES. 1ST THING AM.

Service Comments :

2/15/24 Lennox system/clubhouse. Manager stated unit will intermittently shutdown. He will reset breakers and unit will run fine. Checked drain, checked blower and blower capacitor. Checked refrigerant, compressor and condenser fan amp draws. Checked condenser capacitor and hard start. All operations are normal at this time. Possible bad defrost board or sensors causing unit to randomly lock out. Told manager to call us and not reset breakers the next time it happens.

Description	Mfg Name	Model	Serial No
Condenser	MISC	14HPX036-230-21	1917B03797

Description	Mfg Name	Model	Serial No
Air Handler	MISC	CBX25UH-036-230-10	1717B34977

Qty	Description	Price	Extended
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
Total Parts for Unit			199.00
Total Labor for Unit			0.00

Approved 3/3/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED

By Tara Lee at 12:09 pm, Mar 03, 2025

See Over < 2 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0009237

Invoice Date :02/28/2025	Install Date :06/26/2017
Service Order :036708	Page : 2 of 2
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

Bill To : 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095 Phone :(904)660-3669

Contact	Telephone	Call Type	Customer PO	Terms
Jeff Johnson	(904) 660-3669	CSVC		DUE UPON RECEIPT

--

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
Jacksonville, FL 32207

Materials:	199.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	199.00
Sales Tax:	0.00
Total:	199.00 USD
Balance Due:	199.00 USD



INVOICE

BILL TO
Bannon Lakes CDD
Attn. Jeff Johnson
435 Bannon Lakes Blvd
St Augustine, FL 32259

INVOICE 2004
DATE 03/10/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Bannon Lakes Windscreen	
As Per Email/ Fax Agreement Dated March 7, 2025	
One 73' 10" piece of black windscreen	433.59
Melissa@courtsurfacesfla.com	\$433.59
BALANCE DUE	

Approved 3/10/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED

By Tara Lee at 2:19 pm, Mar 10, 2025

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 129**Invoice Date:** 3/1/25**Due Date:** 3/1/25**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 - March 2025		4,601.08	4,601.08
Website Administration -March 2025		112.33	112.33
Information Technology - March 2025		168.50	168.50
Dissemination Agent Services - March 2025		795.92	795.92
Office Supplies		0.57	0.57
Postage		13.11	13.11
Copies		56.55	56.55
Telephone		14.30	14.30
Total			\$5,762.36
Payments/Credits			\$0.00
Balance Due			\$5,762.36

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Bannon Lakes Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 26727
Date 01/15/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 12/31/24 Arbitrage Services	\$ 600.00
Subtotal:	600.00
Project: Arbitrage - Series 2021 FYE 12/31/24 Arbitrage Services	\$ 600.00
Subtotal:	600.00
Total	1,200.00
Current Amount Due	\$ 1,200.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

March 6, 2025



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

Invoice No. 3535922
2723-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/24	W. Haber	0.20	55.00	Review agenda for December meeting
12/10/24	W. Haber	2.80	770.00	Prepare for and participate in Board meeting
12/11/24	W. Haber	0.20	55.00	Review estoppel letter; confer with Fulks regarding same
01/04/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/16/25	K. Jusevitch	0.30	37.50	Correspond with district manager and confer with Haber regarding rate hearing
01/17/25	W. Haber	0.70	192.50	Review and revise resolution adopting rates and notices for same; confer with landowner regarding boundary; prepare agreement for engineering services
01/17/25	K. Jusevitch	0.40	50.00	Prepare rate hearing documents, confer with Haber and correspond with district manager regarding same
01/23/25	K. Magee	2.20	539.00	Review agenda, prepare for and attend board of supervisors meeting via phone

KUTAK ROCK LLP

Bannon Lakes CDD

March 6, 2025

Client Matter No. 2723-1

Invoice No. 3535922

Page 2

01/24/25	W. Haber	0.20	55.00	Confer with Oliver regarding roof
----------	----------	------	-------	-----------------------------------

TOTAL HOURS	7.50
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,946.50
-----------------------------	------------

DISBURSEMENTS

Meals	10.06
-------	-------

Travel Expenses	79.65
-----------------	-------

TOTAL DISBURSEMENTS	<u>89.71</u>
---------------------	--------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,036.21</u>
--------------------------	-------------------

RECEIVED

By Tara Lee at 10:35 am, Mar 07, 2025



Deposit Invoice

#SO253

Bill To

Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095
United States

Ship To

Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095
United States

Invoice Date

3/5/2025

Salesperson

Mary Cyr

Project Name		Project ID	Terms	PO#
Bannon Lakes CDD : Spiral Slide Barrier Replacements		23202	Due w/ Order	
Quantity	Description	Unit Price	Total Extended	
1	PLAYWORLD AEN0598 BARRIER- SPIRAL SLIDE- LEFT - BEIGE	\$1,100.64	\$1,100.64	
1	PLAYWORLD AEN0599 BARRIER- SPIRAL SLIDE- RIGHT - BEIGE	\$1,086.33	\$1,086.33	
2	PLAYWORLD BFC1391 SPACER SHEET- 1.25in OD X .5in	\$16.69	\$33.38	
2	Playworld BAE0595 WASHER - 3/8in SAE FLAT -	\$0.12	\$0.24	
1	PLAYWORLD BAD0085 THREAD LOCKING ADHESIVE	\$2.96	\$2.96	
12	Playworld BAE0664 BOLT -3/8in-16 X 1in BUTTON HD	\$1.09	\$13.08	
18	Playworld BAE0600 WASHER - 1in O.D. FLAT -	\$0.22	\$3.96	
6	Playworld BAE0620 NUT - 3/8in-16 LOCK W/ NYLON	\$0.69	\$4.14	
2	Playworld BAE0662 BOLT - 3/8in-16 X 1-1/4in TAMP	\$2.96	\$5.92	
2	Playworld BAE06645 BOLT- 3/8in-16x 1-1/2in BUTTON	\$1.46	\$2.92	
1	Freight PLAYWORLD FREIGHT **INSTALLATION BY OTHERS	\$375.00	\$375.00	
THANK YOU FOR YOUR BUSINESS		Subtotal	\$2,628.57	
		Tax (%)	\$0.00	
		Total	\$2,628.57	

Original SO# 1701327

Approved 3/5/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

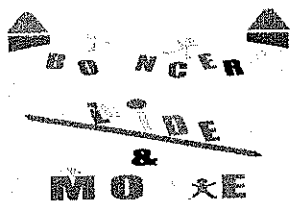
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice #: 245
Invoice Date: 3/1/2025
Due Date: 3/1/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - March 2025		1,179.75	1,179.75
1.320.57200.46001 - Contract Administration - March 2025		2,145.50	2,145.50
1.320.57200.34000 - Facility Management - Bannock Lakes - March 2025		6,591.17	6,591.17
<i>Alison Moring</i> 3-4-25			
Total			\$9,916.42
Payments/Credits			\$0.00
Balance Due			\$9,916.42

(Spring Eggstrava-ganza) Special Events
1.320.57200.49401

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: April 12th, 2025 Invoice Number: 04122025.02		
<u>Name / Address</u> Attn: Diana Lambert Bannon Lakes 435 Bannon Lakes Blvd. St Augustine, FL 32092 BannonManager@RMSNF.c		<u>Additional Details:</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	55' Double Lane Obstacle Course	1	\$375.00		\$375.00	\$375.00
2	Generator	1	\$125.00		\$125.00	\$125.00
3	Face Painter (11a-1p)	1	\$350.00		\$350.00	\$350.00
4	Balloon Artist (11a-1p)	1	\$350.00		\$350.00	\$350.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,200.00
		Sales Tax (0.0%)				N/A
		Total				\$1,200.00

RECEIVED

By Tara Lee at 2:19 pm, Mar 12, 2025

**FREEDOM
PEST CONTROL**

3600 Penria Rd. Ste 205 | Orange Park, FL 32065
904-272-2847 | info@freedompestcontrolfl.com

Service Slip/Invoice

INVOICE: 1183007
DATE: 03/14/2025
ORDER: 1183007

Bill To: [106210]

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

Work

Location:

[106210] 904-000-0000

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

Work Date	Time	Target Pest	Technician	Time In
03/14/2025			2MARCUS	12:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	03/14/2025		03:05 PM

Service	Description	Price
MONTHLY	Monthly Pest Control	\$160.00
RODENT	Rodent Control	\$100.00
SUBTOTAL		\$260.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$260.00

Approved 3/14/25
Jeff Johnson
Pest Control
1.320.57200.54500

AMOUNT DUE \$260.00

RECEIVED

By Tara Lee at 11:13 am, Mar 17, 2025

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

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



Florida
GANNETT

ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	INV DATE 02/28/25
INVOICE # 0006984195	INVOICE PERIOD Feb 1- Feb 28, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$133.20	

BILLING ACCOUNT NAME AND ADDRESS

Bannon Lakes Cdd - Gms
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



PAYMENT DUE DATE: MARCH 31, 2025

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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
2/1/25	Balance Forward	\$65.92

Package Advertising:

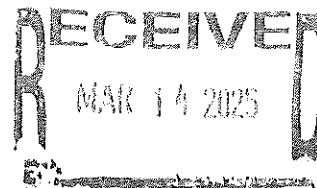
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/18/25	10982445	SAG St Augustine Record	Notice of Meeting		\$67.28

RECEIVED

By Tara Lee at 10:41 am, Mar 17, 2025

Balance forward (\$65.92) was paid on February 25th; check #1687

TRL



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$133.20
Service Fee 3.99%	\$5.31
*Cash/Check/ACH Discount	-\$5.31
*Payment Amount by Cash/Check/ACH	\$133.20
Payment Amount by Credit Card	\$138.51

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0006984195		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$67.28	\$65.92	\$0.00	\$0.00	\$0.00	\$0.00	\$133.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$138.51
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641310000000000000069841950001332067174

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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 Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

02/18/2025

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, on 02/18/2025

Keegan Clonan

Legal Clerk
Mariah Verhagen

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	10982445	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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 Thursday, February 27, 2025 at 6:00 p.m. at 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 requiring special accommodations at this meeting because of a disability or physical impairment 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: Feb 18, 2025; #10982445

INVOICE

Landcare Group, Inc.
35 Enterprise Dr
Bunnell, FL 32110-4302

amanda@landcaregrp.com
+1 (386) 586-3321
www.LandcareGrp.com



M101- Bannon Lakes CDD

Bill to

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

Invoice details

Invoice no.: 16042
Terms: Net 30
Invoice date: 02/28/2025

Project Number: M101
Attention: Jeff Johnson
Project: Bannon Lakes Blvd. Sod Repair

Product/service	Description	Qty	Rate	Amount
	At Bannon Lakes Blvd. & the entrance to The Grove, repair sod that was torn up by irrigation repair			
St Augustine Pc	Sod, St. Augustine, Per Piece (2.66 sq. ft.)	20	\$3.50	\$70.00
Labor General	Labor, General	2	\$45.00	\$90.00
Total				\$160.00

Approved 2/28/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

RECEIVED
By Tara Lee at 2:27 pm, Feb 28, 2025

Landcare Group, Inc.
35 Enterprise Dr
Bunnell, FL 32110-4302
+13865863321
amanda@landcaregrp.com
www.LandcareGrp.com



INVOICE

BILL TO

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

INVOICE # 16079

DATE 03/01/2025

DUE DATE 03/31/2025

TERMS Net 30

PROJECT NUMBER
M101

ATTENTION
Jeff Johnson

PROJECT
Bannon Lakes CDD

ITEM	DESCRIPTION	AMOUNT
PV - Maintenance	Monthly maintenance for the month of March Back lake added to CDD common area	14,058.30

Attn. Jeff Johnson

SUBTOTAL	14,058.30
TAX	0.00
TOTAL	14,058.30
BALANCE DUE	\$14,058.30

Approved 3/4/25
Jeff Johnson
Landscape Maintenance
1.330.53800.46200

RECEIVED

By Tara Lee at 8:41 am, Mar 04, 2025

INVOICE

Landcare Group, Inc.
35 Enterprise Dr
Bunnell, FL 32110-4302

amanda@landcaregrp.com
+1 (386) 586-3321
www.LandcareGrp.com



M101- Bannon Lakes CDD

Bill to

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

Invoice details

Invoice no.: 16098

Terms: Net 30

Invoice date: 03/11/2025

Project Number: M101
Attention: Jeff Johnson
Project: IGP Berm Break

Product/service	Description	Qty	Rate	Amount
	Install Wax Myrtles to close gaps where Anise have died and help reduce road noise on the Bridge Bay end of the IGP berm. Also cut down small dead Pine tree on berm.			
MCW #7	Wax Myrtle (Myrica cerifera), #7	5	\$35.00	\$175.00
VO #3	Viburnum, Sweet (Viburnum odoratissimum), #3	4	\$11.00	\$44.00
Labor General	Labor, General	10	\$45.00	\$450.00
Dump Fee	Dump Fee, Per Trip	0.25	\$120.00	\$30.00
IR 42Labor	Irrigation Labor (Contract), per hour - To program clock	1	\$42.00	\$42.00
Total				\$741.00

RECEIVED

By Tara Lee at 12:35 pm, Mar 12, 2025

Approved 3/11/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Landcare Group, Inc.

35 Enterprise Dr
Bunnell, FL 32110-4302
+13865863321
amanda@landcaregrp.com
www.LandcareGrp.com



INVOICE

BILL TO

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

INVOICE # 16099

DATE 03/12/2025

DUE DATE 04/11/2025

TERMS Net 30

PROJECT NUMBER

M101

ATTENTION

Jeff Johnson

PROJECT

Monthly Irrigation Billing

QTY

DESCRIPTION

AMOUNT

PV-Irr. Maint.
Svc.

Irrigation Maintenance Service for February- see attached list.

2,058.25

SUBTOTAL

2,058.25

TAX

0.00

TOTAL

2,058.25

BALANCE DUE

\$2,058.25

Approved 3/12/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

RECEIVED

By Tara Lee at 1:59 pm, Mar 12, 2025

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
2/14	Bannon Lakes Blvd. (zones 34 & 35)	2 station Hunter decoder, (12) wire nuts, (10) 6Ps, (12) nozzles, (3) 1/2" caps	\$ 614.75	\$ 252.00	\$ 866.75
		Locating short, 2 men x 4 hrs	\$ -	\$ 336.00	\$ 336.00
	Amenity Center (zones 19 & 22)	4" rotor, 6P, nozzle, (6) 1/2" couplings, 6ft. 1/2" poly tube, (2) 1-station Rain Bird decoders (18) wire nuts	\$ 603.50	\$ 252.00	\$ 855.50
Total Due					\$ 2,058.25

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

Bannon Lakes CDD Government Management Services
Sarah Sweeting
475 West Town Place
St. Augustine, FL 32092

February 07, 2025

Invoice # 192633

Project 0000002619.0000 Bannon Lakes CDD

This invoice includes charges for tasks performed for your project, including:

- Coordination with Bio-Tech
- Centerline Striping Review and Discuss with St. Johns County
- Existing Permit Research

Please call Alex Acree if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through January 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	3.00	290.00	870.00	
Project Manager II	2.50	240.00	600.00	
Sr. CAD Designer 1	8.00	180.00	1,440.00	
Total Labor				2,910.00
Total Due:				2,910.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,910.00	0.00	2,910.00
Totals	2,910.00	0.00	2,910.00

RECEIVED

By Tara Lee at 3:31 pm, Mar 11, 2025

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

Bannon Lakes CDD Government Management Services
Bernadette Peregrino
475 West Town Place
St. Augustine, FL 32092

March 10, 2025

Invoice # 192801

Project 0000002619.0000 Bannon Lakes CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Coordination
- SJC Tree Ordinance Review

Please call Alex Acree if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through February 28, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.50	290.00	145.00
Project Administrator	.50	120.00	60.00
Total Labor			205.00

Finance Charge

1.50% of 2,910.00 (balance over 30 days)

43.65

Total Due: 248.65

Outstanding Invoices

Number	Date	Balance
192633	2/7/2025	2,910.00
Total		2,910.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	205.00	2,910.00	3,115.00
Interest	43.65	0.00	43.65
Totals	248.65	2,910.00	3,158.65

RECEIVED

By Tara Lee at 3:32 pm, Mar 11, 2025



Invoice

Date
Invoice #3/12/2025
131295627727

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	4/1/2025
PO #	
Delivery Ticket #	Sales Order #1352348
Delivery Date	3/11/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To

Riverside Management Services
Bannon Lakes CDD
9655 Florida Minning Blvd West
bldg 300 suite 305
Jacksonville FL 32257

Ship To

Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	3.35	837.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
<div>RECEIVED By Tara Lee at 4:26 pm, Mar 13, 2025</div> <div>Approved 3/13/25 Jeff Johnson Pool Chemicals 1.320.57200.45210</div>					

Subtotal	933.20
Shipping Cost (FEDEX GROUND)	0.00
Total	933.20
Amount Due	\$933.20

Remittance Slip

Customer
13BAN025
Invoice #
131295627727

Amount Due \$933.20

Amount Paid _____

Make Checks Payable To

Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295627727

Renaissance Resort
at the World Golf Village

500 South Legacy Trail
St Augustine FL 32092

Phone 904-940-8000

Invoice #51302
Date 3/11/2025

INVOICE

Customer

Name Bannon Lakes CDD Meeting
Attn Sarah Sweeting
Address 475 W Town Pl Suite 114
City St Augustine, FL

Qty	Description	Charged
1	Meeting Room Rental - Event Date 4/15/2025	\$475.00
	25% Service Charge	\$118.75
Bannon Lakes Community Development District		
Exempt #85-8017166046C-0		
RECEIVED <i>By Tara Lee at 3:54 pm, Mar 17, 2025</i>		

SUB-TOTAL \$593.75

Amount Due \$593.75

Payment Details

- ☐ Direct Bill
☐ Credit Card
☒ Check



EVENT ORDER

WORLD GOLF VILLAGE RENAISSANCE ST. AUGUSTINE RESORT
500 South Legacy Trail, St. Augustine, FL 32092
PHONE:(904) 940-8000

Page # 1 of 1
Event Order #: 659541
Quote #: M-US3HT86
Folio #: 33110

FUNCTION DAY/DATE: Tuesday, April 15, 2025
ORGANIZATION: Governmental Management Services North Florida

POST AS: Bannon Lakes CDD Meeting
BILLING ADDRESS: 9655 Florida Mining Boulevard W, #305, Jacksonville, FL 32257-2031
CUSTOMER: Sarah Sweeting Phone #: (904) 940-5857 Fax #:
IN-HOUSE CONTACT: SAME
MANAGERS: Morgan Lewis
DATE PRINTED: Friday, March 07, 2025

ATTENDANCE GUARANTEE IS REQUIRED 72 HOURS (3 BUSINESS DAYS) PRIOR TO FUNCTION; OTHERWISE THE
EXPECTED WILL BECOME THE GUARANTEE. ROOM ASSIGNMENT IS SUBJECT TO CHANGE BASED ON FINAL
GUARANTEE OF ATTENDANCE.

TIME	FUNCTION	LOCATION	ROOM RENTAL	ATTENDANCE		
				EXP	GTD	SET
6:00 PM-9:00 PM	Meeting	Legends 1	\$475.00	50		

6:00 PM Meeting Legends 1

(1) Water Station

ROOM SET-UP

Theatre

(1) Head Table with (9) chairs set in a U
(1) 8 FT Table *Place on side or back wall for materials*
SEE DIAGRAM

Once this event order is approved with a signature, a minimum room re-set fee of \$250.00++ will be applied for any 'on-site' changes made to room set-up. All prices are subject to 25% Taxable Service Charge & 6.5% Sales Tax.

Signature: _____

Sarah Sweeting

If in agreement, please sign one copy and return

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
3/13/2025	AC03085

Sold To	Ship To
---------	---------

Bannon Lakes
Attn: Manager A/P
435 Bannon Lakes Blvd.
St. Augustine, FL 32095

Bannon Lakes
Attn: Manager A/P
435 Bannon Lakes Blvd.
St. Augustine, FL 32095

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
EC	BL435	OS6067	3/13/2025	Verbal	Net 30	4/12/2025
Qty	Item Code	Description			Price Each	Amount
1	Service Charge	Service Charge			80.00	80.00
1	Part	Life Fitness Leg Press Shroud Cover			120.00	120.00
1	Part	Life Fitness Leg Press Bottom Bracket			22.00	22.00
1	Labor	Technician installed part listed.			80.00	80.00
		Subtotal				302.00
1	Freight	Inbound Shipping			50.00	50.00
Approved 3/24/25 Jeff Johnson Fitness Ctr. Repairs 1.320.57200.60100						

Thank you for your business!

Total	\$352.00
Payments/Credits	\$0.00
Balance Due	\$352.00

www.commfitnessproducts.com

INVOICE

Landcare Group, Inc.
35 Enterprise Dr
Bunnell, FL 32110-4302

amanda@landcaregrp.com
+1 (386) 586-3321
www.LandcareGrp.com



M101- Bannon Lakes CDD

Bill to

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

Invoice details

Invoice no.: 16122
Terms: Net 30
Invoice date: 03/25/2025

Project Number: M101
Attention: Jeff Johnson
Project: 86 & 156 Beechnut Cir.

Product/service	Description	Qty	Rate	Amount
	Drop 3 dead trees in the preserve			
Tree Felling	Tree Felling Service	1	\$600.00	\$600.00
Total				\$600.00

Approved 3/25/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210



Invoice

Date
Invoice #3/24/2025
131295627989

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	4/13/2025
PO #	
Delivery Ticket #	Sales Order #1352464
Delivery Date	3/21/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To

Riverside Management Services
Bannon Lakes CDD
9655 Florida Minning Blvd West
bldg 300 suite 305
Jacksonville FL 32257

Ship To

Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	5		38.00	190.00
Approved 3/26/25 Jeff Johnson Pool Chemicals 1.320.57200.45210					

Subtotal	190.00
Shipping Cost (FEDEX GROUND)	0.00
Total	190.00
Amount Due	\$190.00

Remittance Slip

Customer
13BAN025
Invoice #
131295627989

Amount Due \$190.00

Amount Paid

Make Checks Payable To

Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295627989

Invoice

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025	123.23	40.00	4,929.20
<p>Approved 3/17/25 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$2968.00 Grounds Maintenance 1.330,53800.46100 \$1633.00 Repairs and Maintenance 1.320.57200.60000 \$328.20</p> <p><i>Alison Moring</i> 3-21-25</p>			
Total			\$4,929.20
Payments/Credits			\$0.00
Balance Due			\$4,929.20

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/7/25	6	J.J.	Installed bike racks and painted, raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/5/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/6/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/7/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/10/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/11/25	6	J.J.	Installed new windscreen on tennis court, raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/12/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/13/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/14/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/17/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/18/25	6	J.J.	Rehung windscreens, raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/19/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/20/25	7	J.J.	dog waste receptacles, straightened and organized all pool deck and patio furniture Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/21/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/24/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/25/25	6	J.J.	Painted clubhouse walls, blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/26/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/27/25	7	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/28/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
2/28/25	3.23	P.S.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
TOTAL	<u>123.23</u>		
MILES	<u>0</u>		

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/19/25	00020	10/31/24	INV00000 202410 300-58400-60000 INSTALL PROGRESS PMT	HIDDEN EYES LLC	*	6,600.00	6,600.00 000036
3/19/25	00020	10/31/24	INV00000 202410 300-58400-60000 INSTALL BALANCE DUE		*	1,650.00	
		10/31/24	INV00000 202410 300-58400-60000 PERMIT/CONTRACT	HIDDEN EYES LLC	*	233.39	1,883.39 000037
TOTAL FOR BANK B						8,483.39	
TOTAL FOR REGISTER						8,483.39	



Invoice

Page	1/1
Date	10/31/2024
Reference	AVS & PVS Q11081 & Q1473
Invoice Number	INV000007905

RECEIVED*By Tara Lee at 12:22 pm, Mar 17, 2025*

Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

Bill To

Bannon Lakes CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL, 32092

Site

Bannon Lakes CDD
Bannon Lakes Blvd.
St. Augustine, FL, 32095

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003098	C-3047-Q11081	INS	003098AM	VESTC	AVS & PVS Q11081 & Q14733	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
INS-PROG Install Progress Payment C-3047-Q11081 AVS/PVS	1	EA	6,600.00	0.00	0.00	6,600.00
Approved Jeff Johnson						

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
STJN

0.00

Services	6,600.00
Items	0.00
Subtotal	6,600.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	6,600.00

Due Date: 11/30/2024**Terms:** Net 30 Days



Invoice

Page	1/1
Date	10/31/2024
Reference	AVS & PVS Q11081 & Q147
Invoice Number	INV000007906

RECEIVED**By Tara Lee at 12:23 pm, Mar 17, 2025**

Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

Bill To

Bannon Lakes CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL, 32092

Site

Bannon Lakes CDD
Bannon Lakes Blvd.
St. Augustine, FL, 32095

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003098	C-3047-Q11081	INS	003098AM	VESTC	AVS & PVS Q11081 & Q14733	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
INS-BD Install Balance Due C-3047-Q11081 AVS/PVS	1	EA	1,650.00	0.00	0.00	1,650.00
INS-PT-PER Permit (Section 4.1.7) of Contract INS-PT-PER L C-3	1	EA	233.39	0.00	0.00	233.39
Approved Jeff Johnson						

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
STJN 0.00

Services	1,883.39
Items	0.00
Subtotal	1,883.39
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	1,883.39

Due Date: 11/30/2024

Terms: Net 30 Days



10459 Hunters Creek Court
Jacksonville, Florida 32256

Invoice

Date	Invoice #
4/1/2025	2012
Project #	2140

Bill To

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

Description	Amount
Reserve Analysis	3,900.00

E-mail

csheppard@communityadvisors.com

Phone #

904-303-3275

Pay This Amount

\$3,900.00

Terms

Due on receipt