## **BANNON LAKES**

Community Development District

*May 22, 2025* 



## Bannon Lakes

### Community Development District

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

May 15, 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 **Thursday**, **May 22**, **2025**, **at 7:00 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 April 15, 2025 Meeting
- IV. Consideration of Applications for Qualifications Received in Response to the RFQ for Architectural Design Services
- V. Consideration of Resolution 2025-05, Resetting the Public Hearing to Adopt Rates
- VI. Public Hearing to Adopt Amenity Rates, Resolution 2025-06
- VII. Consideration of Proposals
  - A. Shade Structure for Dog Park
  - B. Benches for Dog Park
  - C. Shade Structure for Playground
- VIII. Discussion Items:
  - A. Master HOA
  - B. Pond Ownership
  - C. Discussion of Amenity Center Enhancements
- IX. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and setting a Public Hearing Date for Adoption (August 19, 2025)
- X. Staff Reports
  - A. Attorney
  - B. Engineer

- C. District Manager Report on the Number of Registered Voters (1,387)
- D. General Manager Report
- XI. Audience Comments
- XII. Supervisor's Requests
- XIII. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2025
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XIV. Next Scheduled Meeting June 17, 2025–at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092
- XV. Adjournment



# 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, April 15, 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
Wes Haber	District Counsel
Alex Acree	District Engineer

Jeff Johnson RMS, Operations Manager Emily Wright RMS, Amenity Manager

Matthew Biagetti GMS

#### FIRST ORDER OF BUSINESS

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

Roll Call

#### SECOND ORDER OF BUSINESS Public Comment

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

#### THIRD ORDER OF BUSINESS

# Approval of Minutes of the March 18, 2025 Meeting

Mr. Oliver presented the minutes of the March 18, 2025 meeting and asked for any changes to the minutes. Ms. Crenier motioned to approve the minutes as presented.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, the Minutes of the March 18, 2025 Meeting, were approved 5-0.

#### FOURTH ORDER OF BUSINESS

Update Regarding Capital Projects Research and Planning; Approval of Evaluation Criteria; and Authorization for Staff to Issue a Request for Qualifications (RFQ) for Architectural Services

Mr. Oliver stated some of the items will require some expert assistance such as bringing in an architect. Those include expansion of the fitness room, enclosing of the two rooms between the office and restroom area and the community room as well as landscape improvements to Bannon Lakes Blvd. The Board approved the evaluation criteria and authorized staff to issue a Request for Qualifications (RFQ) for architectural services relating to capital projects research and planning of fitness center expansion, enclosing amenity center breezeway and landscape enhancements.

Mr. Haber noted the Board has the option to change the allocation of the points. A cost estimate or dollar amount will not be provided with the idea being just evaluating based on their qualifications. After the Board ranks them, they will negotiate a dollar amount and enter into a contract. The RFQ will be posted to the website.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Evaluation Criteria & Directing Staff to issue an RFQ for Architectural Services, was approved 5-0.

#### FIFTH ORDER OF BUSINESS

**Presentation of Capital Reserve Study Report** 

Mr. Oliver provided an overview of the Capital Reserve Study. There is a 30-year outlook.

#### SIXTH ORDER OF BUSINESS

#### **Discussion Items:**

#### A. Master HOA

Mr. Haber discussed the two purposes of the Master HOA being responsibility of maintenance funding obligations and enforcement of covenants related to commercial property. He will continue to investigate financials that need to be provided from previous years but the CDD taking over could result in cost savings.

#### **B.** Pond Ownership

Mr. Sheldon discussed the proposed conveyance of neighborhood ponds (Stormwater Management Facilities or SMF) from various HOA's to the CDD. He is still waiting on responses from HOA's regarding level of interest and cost & SMF conditions assessment but plans on making a motion at the May meeting in order to proceed with Pulte and Bridge Bay. Mr. Oliver noted regarding the budget adding an additional line item for pond maintenance with the assumption this may go forward.

#### C. Shade at the Dog Park

Ms. Crenier discussed shade options and locations at the dog park. Mr. Johnson will bring different options on proposals including benches to the next meeting.

#### D. Fiscal Year 2026 Proposed Budget

Mr. Oliver reviewed the budget process. He noted the construction site right now will need to be added to the assessment roll so the assessment methodology will need to be amended so that is incorporated as it is a new product type within the District.

#### SEVENTH ORDER OF BUSINESS

Consideration of Acceptance of Preserve at Bannon Lakes Tract Dedication

Mr. Oliver stated this is for the tracts with the lakes that were to be conveyed to the District. This item was tabled to the next meeting as more information is gathered.

#### **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2025-03, Resetting the Public Hearing to Adopt Rates

Mr. Oliver stated Resolution 2025-03 resets the public hearing for May 22<sup>nd</sup> to adopt rates.

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He noted the rates to be considered is room rental of the community room which would be for each event a \$50 rate and deposit of \$200.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Resolution 2025-03, Resetting the Public Hearing to May 22<sup>nd</sup> to Adopt Rates, was approved as revised 5-0.

#### NINTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Mr. Haber provided an update on a demand letter being sent to the manufacturer of failed roofing materials for fraudulent representation as this has a longer statute of limitations than construction defect. Mr. Johnson noted it would be full roof replacement. It was recommended to add roof repair into the budget.

#### B. Engineer

Mr. Acree suggested continued coordination with Bio-Tech on monitoring the wetland and littoral shelf. Access is needed through a gate near Blind Oak Circle; it should be a Pulte gate. A Board member recommended contacting the Hunt Club.

#### C. District Manager – Reminder to File Form 1 by July 1st Deadline

Mr. Oliver reminded the Board to file their Form 1 by July 1<sup>st</sup>.

#### D. General Manager- Report

Ms. Wright reviewed the Amenity Manager's Report on page 100 of the agenda package. She is looking at replacement options for two unstable chairs in the clubhouse.

Mr. Johnson submitted the Operations Managers Report. He noted reports of critters stalking the area so called Quick Catch to come out. He replaced the siderails on the playground and fixed the dog park gate. He noted an aggressive goose and nest on the pool deck.

#### TENTH ORDER OF BUSINESS Audience Comments

Tom Kelly – Spoke to Michael previously about a body of water at Seacrest and would like to talk with him after the meeting. Mr. Sheldon requested financials on that.

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Doug – Spoke about gym expansion and if the community will have input on equipment? Mr. Oliver noted there will be updates at each meeting with plenty of public comment/input. He asked about repair of the second fountain in the pool. Mr. Johnson noted it is in progress.

Debra (South Shore) Asked for the dog park code. Mr. Johnson provided left side code C0435 and right 0435. Volleyball court request.

Mike Sullivan (Bridge Bay) – Spoke about Quick Catch & if the CDD would be willing to assume financial responsibility for Quick Catch. Ms. Gehring stated the CDD will retain Quick Catch.

Hailey (Preserve) – Asked for an update on SJSO and monitoring speed. Sgt. Kukar will start patrols this week (4-hour shifts, 3-4 days a week for a month or two then reevaluate).

Spoke about regulating speed of e-bikes & scooters.

Ken (Bridge Bay) – Spoke on ranking of vendors – community may have expertise.

#### **ELEVENTH ORDER OF BUSINESS** Supervisor's Requests

Ms. Crenier spoke about interest in Bannon Lakes being a golf cart community. Mr. Oliver stated there is an application process in St. Johns County. Bring more information to next meeting. She spoke about people getting the nature trail confused as the road.

#### TWELFTH ORDER OF BUSINESS Financial Reports

# A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2025

Mr. Oliver presented the unaudited financials through March 31, 2025. There is a positive expense variance of \$63K.

#### **B.** Assessment Receipt Schedules

Mr. Oliver noted the District is 96.76% collected on roll, including the last payment of February 20<sup>th</sup>. There are probably some March distributions that are not included.

#### C. Approval of Check Register

Mr. Oliver presented the check register for the general fund.

On MOTION by Mr. Louw, seconded by Mr. Cooper, with all in favor, the Check Register, was approved 5-0.

#### THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 22, 2025 at 6:00 p.m. at the World Golf Village Renaissance Hotel

Mr. Oliver stated the next meeting is on May 22, 2025 at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

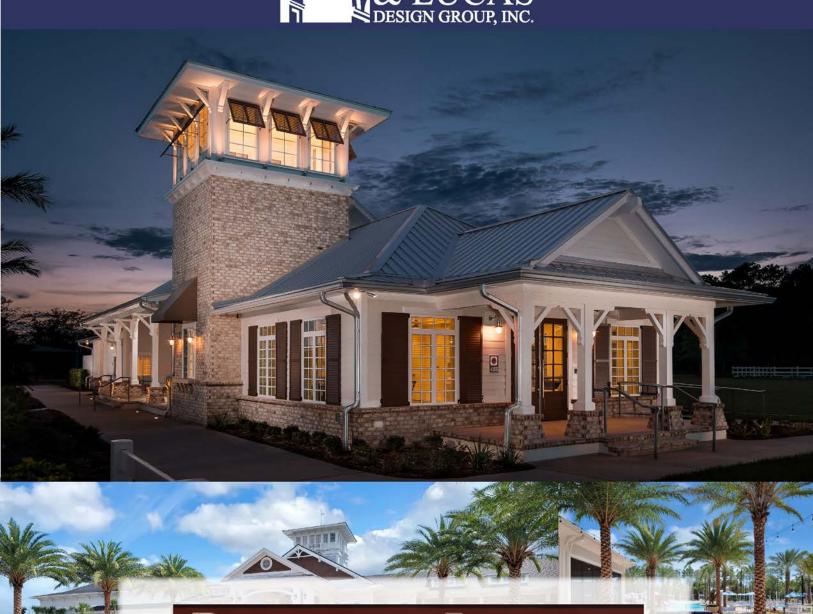
#### FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Louw, seconded by Ms. Gehring, all in favor, the meeting was adjourned 5-0.

Secretary / Assistant Secretary	Chairperson / Vice Chairperson







# BANNON LAKES

COMMUNITY DEVELOPMENT DISTRICT

# **REQUEST FOR QUALIFICATIONS**

FOR ARCHITECTURAL SERVICES

ST. JOHNS COUNTY, FL

#### **QUALIFICATIONS FOR:**

Bannon Lakes Community Development District
Architectural Services

To: James Oliver, District Manager Bannon Lakes Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092

May 15th, 2025

Dear Mr. Oliver,

We are honored to have the opportunity to offer our creative design talents along with complete architectural & engineering design services for your project.

Celebrating our 27th year, Basham & Lucas Design Group was established in 1998 and offers Architecture, Land Planning, Landscape Architecture, and Graphic Design services. We specialize in the architectural theme development of resorts, master planned communities, town centers, golf clubs, sporting facilities, themed restaurants, specialty commercial, active adult communities, multi-family, and corporate offices. Our unique one-stop-shop approach, along with our consulting engineers, allows a single source of project overview and client confidence that all aspects of the project are managed. Because we have a tremendous amount of experience and understanding of the big picture, we can help you decide what to build and how it should be designed. This not only provides beautiful aesthetics, but also enables you to realize the maximum potential of your investment.

We feel that our strongest talent is out imagination and the strong desire to create something new and exciting for every project. We constantly push the envelope of excitement while respecting budget parameters. Our Architectural department has a tremendous reputation of understanding economical, sound, quality design while incorporating maintenance-free, durable materials throughout the project. We pride ourselves in working with St. Johns County governmental agencies and expediting the building permit process. Our current workload would permit for us to provide your requested scope of services.

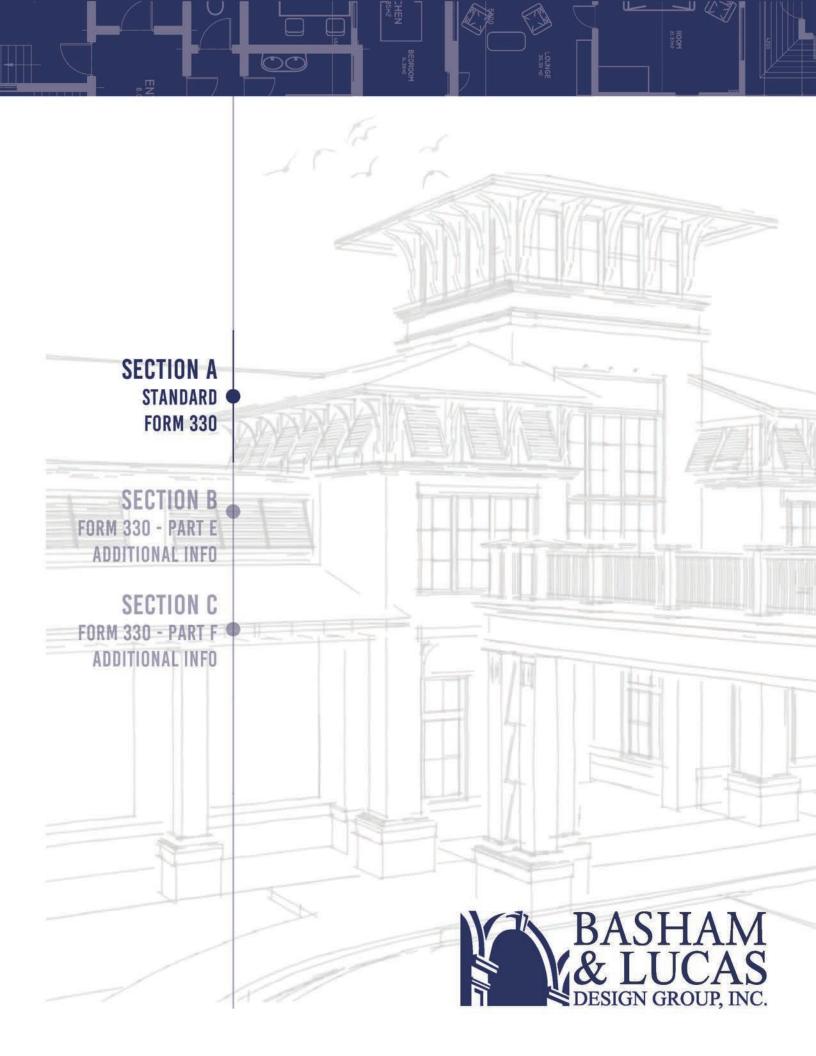
We look forward to working with you and your team. Please call if have any questions or comments.

Sincerely,

Paul M Basham, President

Basham & Lucas Design Group

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#### **ARCHITECT-ENGINEER QUALIFICATIONS**

	PART I - CONTRACT-SPECIFIC QUALIFICATIONS											
					A.	CONTRACT	TINFORMATION					
				CATION (City and State)								
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	FIRM NAME AND LOCATION (City and State)						
16.	EDUCATION (Degree and Specialization)	17. CURF	RENT PROFESSIONAL F	REGISTRATION	(State and Discipline)		
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		19. RELEVANT PROJEC	TQ				
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a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND	SPECIFIC ROLE	Check	if project perfo	rmed with current firm		
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# QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.) 21. TITLE AND LOCATION (City and State) PLEASE SEE ATTACHED 22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 23. PROJECT OWNER'S INFORMATION 24. PROJECT OWNER'S INFORMATION 25. POINT OF CONTACT TELEPHONE NUMBER

	24.	BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT	(Include scope	, size	, and cost)	
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S

	25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT									
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE							
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20. EXAMPLE PROJECT KEY

904-731-2323

#### G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL	27. ROLE IN THIS CONTRACT		in "Exa	mple Pr	ojects k	Key" sec	tion bel	ED IN S ow befo ipation i	re comp	oleting ta		
(From Section E, Block 12)	(From Section E, Block 13)	1	2	3	4	5	6	7	8	9	10	
Paul Basham	Designer	X	X	X	X	X	X	X	X	X	X	
Michael Lucas	Architect	X	X	X	X	×	×	X	×	X	X	
Matt Lowe	Structural Engineer	X		X	X	×	X	X	X	X	X	
Mike Gregory	MEP Engineer	X		X	X	X	X	X	X	X	X	
Bryan Shaffer	Electrical Engineer	×		X	X	X	X	X	X	X	X	
Jim LePetrie	Aquatic Engineer					X	X		X	X		
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#### 29. EXAMPLE PROJECTS KEY

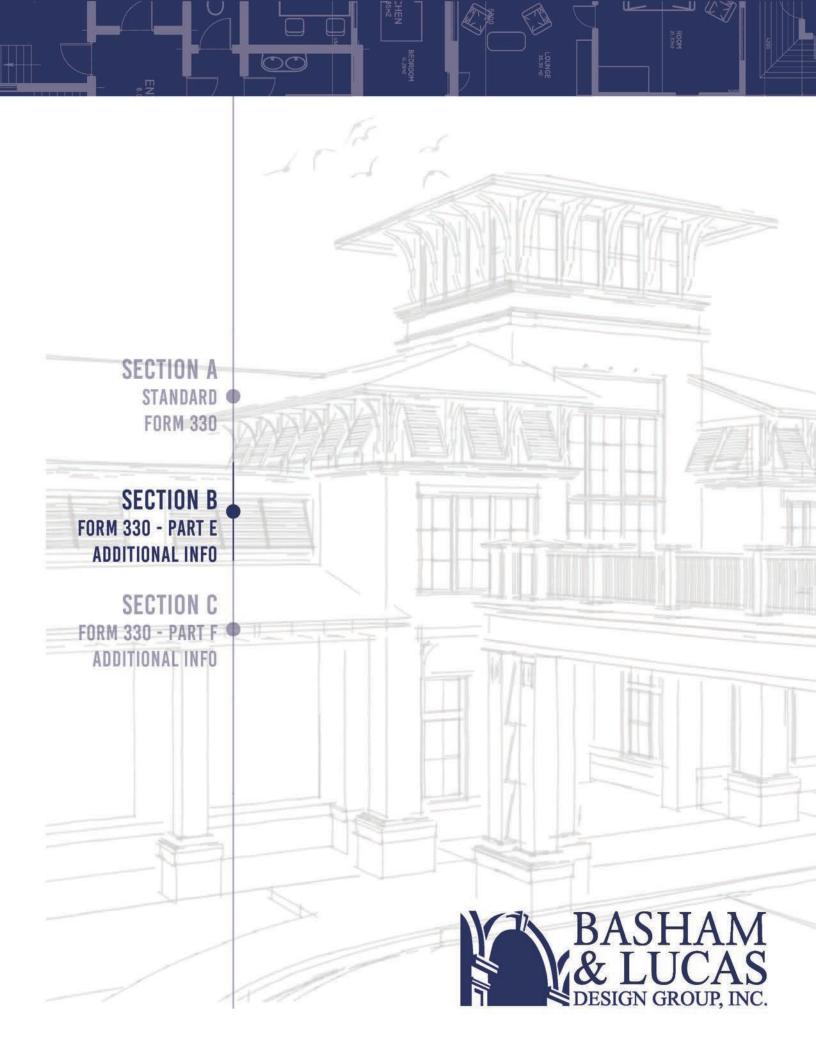
NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Eagle Landing	6	Naples Reserve
2	Rolling Hills Recreation Complex	7	Asturia
3	Candler Hills	8	Beacon Lake
4	Long Point Country Club	9	Celestina
5	Artisan Lakes	10	Markland

I. AUTHORIZED REPRESENTATIVE  The foregoing is a statement of facts.	
31. SIGNATURE	32. DATE
Mal Malma	5/15/2025
33. NAME AND TITLE	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

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	ham - President					7. NAME OF FIRM (I	f Block 2a is a B	ranch Office)
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904-731-	2323  բ	oaul@bash	namlucas.	com				
	8a. FORMER FIRM	NAME(S) (If a	any)		8b. YE	AR ESTABLISHED 8	c. UNIQUE E	NTITY IDENTIFIER
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a. Function Code	b. Discipline	c. Number of	(2) BRANCH			b. Experience		Number
02	Administrative	(1) FIRIVI 1	(2) BRAINCH	0000				(see below)
06	Architect	6						
08	CADD Technician	6						
39	Landscape Architect	3						
48	Project Manager	1						
	Other Employees							
	Other Employees  Total	17						
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a. SIGNATUI	Park Toulan						b. DATE 5/15/2025	
c. NAME AND Paul Bas	ס דודנ′ב ham - President							



#### FIRM PROFILE

Our firm was established in October 1998 and specializes in land planning, architecture, landscape architecture and signage design. Specifically, our expertise is in the architectural theme development of resorts, master planned communities, retail entertainment complexes, family fun centers, golf clubs, sporting facilities, themed restaurants and specialty commercial. Our unique creative talent provides the benefit of site planning the proposed project in conjunction with natural features, proposed landscape enhancement and ultimately architectural building design. This cohesion of design reflects a unified project incorporating the major elements of development, i.e., designs that complement each discipline; designs that can be constructed within your projected budget; and a final product that provides a profitable bottom line.

We have assembled a tremendous team of talented design professionals with a combined 48 years of experience in this field. Our vast experience in themed multi-use development is the prominent reason we feel optimistic about our abilities to provide a dynamic creative design for your project. We have a thorough understanding of recreational facilities, for and beverage, aquatics, tennis and fitness services. Our firm employs 17 people, and we focus 100% of our efforts on our clients' needs. Our repeat work with existing clients accounts for 90% of our workload. This guarantees the firm's principals are always involved with each project. Our diversity in project design is evident in our past and current projects and the following list outlines our past and current similar projects.

Basham & Lucas Design Group is not a certified minority business enterprise. Our office is located in Jacksonville, FL. Our current workload totals about 112 projects in various stages of design and construction documents. We project optimistically that our workload will continue around the same total as projects end and new projects begin. We methodically schedule our projects so that completion schedules are met and take great pride in the quality of our work. We have worked for the Bannon Lakes Community Development District in the past.

#### **PROJECT EXPERIENCE**

After over 25 years of architectural design services, it is challenging to represent how much diversity in projects our team has had over the years. The following list identifies other projects in our portfolio that represent our diversification. These include:

- · Commercial Retail Centers of various scales
- Professional Office Buildings of various scales
- Corporate Headquarters
- · Fast Food Restaurants
- · Fine Dining Restaurants
- Breweries
- · Banks and Financial Institutions
- Car Dealerships
- Medical Offices including:
  - · Primary care
  - Dental
  - · Ophthalmology
  - · Dialysis
- Rehabilitation Clinics
- · Senior Living Facilities, Nursing Homes, & Extended Stay Facilities
- Multi-family Apartments
- Condominiums
- Mixed-use Retail with Multi-Family
- Parking Garages
- · Movie Theatres
- · Family Fun Centers
- Theme Parks
- Hotels
- · Resorts and Casinos
- Resort RV Parks
- · Manufacturing Buildings
- Warehouse Buildings
- Academic Campus Buildings and Stadiums
- · High-end Residential Estates

For Additional information on our extended portfolio and to view more examples of our work please visit our website <a href="www.bashamlucas.com">www.bashamlucas.com</a> or scan the QR code.



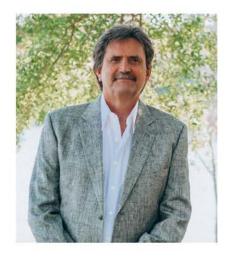
#### **OUR LEADERSHIP**



Paul Basham

President, paul@bashamlucas.com

Paul's forte is creating dynamic social spaces inside and out. Starting with a story and theme, every design concept focuses on enveloping the user and creating an indelible sense of place. Through 40 years of experience, he has garnered a vast knowledge and understanding of architectural design and assemblies, as well as a thorough understanding of landscape architecture. Knowing and understanding the fundamentals of both design disciplines allows for an incredible unity in the built structure and how it relates to the surrounding environment. The firm was established by Paul in 1998 after attending the University of Florida, College of Architecture, and working 16 years with one of the leading architectural firms in Jacksonville. Since then, Basham & Lucas has become known for its depth of understanding of strategic planning and market driven trends related to Planning, Architecture and Landscape Architecture. The company portfolio consists of over 1,200 projects delivered to more than 460 (primarily repeat) clients. These institutions and development groups trust in the delivery of outstanding design thinking and all subsequent documentation.



Michael T. Lucas, AIA, NCARB

Executive Vice President, michael@bashamlucas.com

Michael oversees all production in the Architecture department at Basham & Lucas. With the firm specializing in the development of themed architectural resorts, master planned communities, and entertainment complexes he ensures that all the creativity coming from this group is produced in accordance with applicable codes and standards. His responsibilities include overseeing construction document production, construction administration, project closeout, as well as client meetings to discuss design parameters vs. building code restrictions. Michael graduated from the University of Kentucky in 1983 with a Bachelor's Degree in Architecture. He joined the firm as a partner in 1999, amassing over 40 years' experience in retail, restaurant, and commercial construction. He currently holds licenses in twelve different states with that number continuing to grow. He is a member in good standing of NCARB and the local, state, and national chapters of the American Institute of Architects.

#### **OUR SENIOR ARCHITECTS**



#### John Pauli, NCARB

Project Lead, Senior Architect, john@bashamlucas.com

John has been involved in the field of Architecture for more than 30 years. As your senior architect and project manager, John is responsible for all phases of project management including client contact, code research, coordination of the design, contract documents, quality control and construction administration. His strengths lie in the ability to produce projects that successfully meet budgets and deadlines while maintaining outstanding quality contract documents. He enjoys a challenge, working on a variety of high-profile projects spanning mixed-use/retail development, multi-family housing, health care facilities and corporate office buildings. One of his most recent accomplishments is the new PGA TOUR Global Home in Ponte Vedra Beach, FL, and a new high-rise mixed-use project in Greenville, SC. His work with projects including the St. John's Town Center (Jacksonville, FL), and Coconut Point (Estero, FL) has resulted in unwavering high expectations for quality and execution that he puts into every project.



#### Suzanne Pauli, NCARB

Senior Architect, suzanne@bashamlucas.com

Suzanne has had the opportunity to work on a variety of projects, in different types and sizes, during her 28-year career. In years past, she has worked on financial projects including several credit unions and branch banks including the Federal Reserve Bank in Atlanta and in Nashville. Suzanne also has experience in medical projects, having worked on campuses of medical office building, and the expansion of a cancer treatment hospital. She has also acquired a wealth of experience in corporate architecture from ground-up office buildings including the PGA Global Home in Ponte Vedra Beach, Florida to small scale tenant upfit projects. Her hospitality projects include a mid-rise atrium hotel, the renovation of a historic hotel and several restaurant spaces in varying sizes. Suzanne has a Bachelor of Architecture from Auburn University and is a member of the NCARB association. Her role as a senior project manager includes coordination and development of the design, making sure to maintain design intent through all documentation produced during the duration of the project, whether though sketches, drawings, or renderings. She strives to maintain a level of excellence in any project in which she is involved and establish a high degree of responsiveness and respect for all members of the project team.

#### OUR TEAM



Daniel Clegg, NCARB, AIA

Architect, daniel@bashamlucas.com

Daniel has been working in the construction and design industry for over 12 years after earning his Bachelor of Architecture from the University of Miami. As a licensed architect at Basham & Lucas, Daniel works on numerous projects throughout Florida while spearheading company efforts to maintain the high standards of quality and design excellence our clients expect. His experience spans initial concepting through to design implementation and construction administration, and has applied his knowledge towards bringing many residential, commercial, and healthcare projects to successful completion. Recent notable projects include the Plantation Bay Clubhouse, opening soon in the Ponte Vedra Beach area and the Silverleaf Office and Retail building.



Bill Wilber, PLA, LEED, AP

Lead Landscape Architect, bill@bashamlucas.com

Bill leads the Landscape Architecture team for Basham and Lucas. His responsibilities include planning, design development, and project management. He is a licensed Landscape Architect with extensive experience throughout Florida and across the country. Bill considers the natural and municipal constraints of every project in order to deliver inspired yet practical solutions to the design of the built environment. Bill graduated from the University of Oklahoma in 1995 with a Bachelor of Science in Environmental Design. He worked as a Project Manager/Designer for companies in Atlanta, Dallas, and Tulsa and was responsible for multiple aspects of each project including landscape design, workload management, site observation, and construction on a multitude of project types including residential estates, hotels, hospitals, multi-family developments, colleges, and all types of commercial establishments.



#### Rachel Fugate

Art Director, rachel@bashamlucas.com

Rachel was recently promoted after serving 4 years as the resident Graphics Artist at Basham & Lucas to be our Art Director. There is rarely a project that comes through our office that she doesn't provide graphic and design support on. She approaches each project with the goal of creating a sense of continuity throughout the design and showing clients Basham's vision through 3D modeling and animation software. With a Masters of Fine Arts in Themed Entertainment Design from the Savannah College of Art & Design, she brings a unique view to the design process to add that 'something extra' to your project. She has previous experience working for companies such as Universal Creative on the Epic Universe Park project, opening this year.



#### J. BRYAN SHAFFER, P.E., LEED AP

PRESIDENT, ELECTRICAL ENGINEER

#### EDUCATION AND PROFESSIONAL REGISTRATION

University of North Florida, Bachelor of Science,

Electrical Engineering, 1997

Professional registrations: Florida, Georgia, North Carolina, Maryland, Wyoming

#### PROJECT ROLE

Principal Electrical Engineer

#### **EXPERIENCE**

Electrical Design Engineer: designing electrical systems for Amenity Facilities, Sports Facilities, Health Care Facilities, Nursing Homes, Schools Projects, Distribution Facilities, Cold Storage Facilities, Restaurants, Retail aand Office Buildings. Experience includes primary and secondary wiring, lighting systems, communication systems, security systems, refrigeration power design, and emergency power generating systems.

Responsibilities include field studies, electrical systems design, specification writing, and construction supervision for electrical work. Utilization of various computer software to conduct lighting level analysis for indoor and outdoor lighting, short circuit analysis, voltage drop calculation and electrical circuit protection coordination studies. The following partial project list demonstrates the experience and knowledge needed to ensure the successful completion of many types of projects:

#### Representative Projects

Curahee Amenity Center Atlanta, GA Glen St. John Amenity Center St. Johns, FL St. Johns Golf and Country Club Fitness Addition St. Johns, FL Rivertown Development Amenity/Sports St. Johns, FL Tuscarora Creek Amenity Center Fredrick, MD Renovation of Cypress Village Nursing Home Jacksonville, FL Cecil Field Aquatic/Equestrian Center Jacksonville, FL The Bolles School - Exterior Campus Lighting Jacksonville, FL Long Point Golf Clubhouse Renovation Amelia Island, FL

#### PROFESSIONAL AFFILIATIONS

- · Institute of Electrical and Electronic Engineers
- Illuminating Engineering Society



#### RESUME

#### J. Matthew Lowe, P. E.

Qualifications: Experienced in the design of commercial, industrial, educational, religious,

residential, multi-family, medical and environmental structures. Experienced with the design of all building materials including structural steel, reinforced concrete, prestressed and post-tensioned concrete,

aluminum, masonry, and wood.

Education BS in Civil Engineering, University of Memphis

Registration: Registered Professional Engineer in the States of Florida, Tennessee,

Georgia, Mississippi, Alabama, Kentucky, Arkansas, Virginia, Ohio,

North Carolina, South Carolina, & California.

**Experience**: Current: Lowe Structures, Inc.

Jacksonville, FL

President - Structural Engineer

2005 to 2008: McVeigh & Magnum Engineering, Inc.

Jacksonville, FL

Associate Vice President - Structural Department Manager

2004 to 2005: Ellers, Oakley, Chester, and Rike, Inc.

Memphis, TN

Director of Structural Engineering

2000-2004: McVeigh & Mangum Engineering, Inc.

Jacksonville, FL Structural Engineer

1997-2000: Ellers, Oakley, Chester, and Rike, Inc.

Memphis, TN

Structural Engineering Intern

11651 Central Pkwy, Suite 106 Jacksonville, FL 32224 Ph: 904. 992.0377



#### REPRESENTATIVE PROJECTS:

#### Commercial/Retail:

- Office Buildings: various office buildings from single to multi-storied.
- Churches: Various churches, including classroom and activity centers
- Retail Centers: various shopping centers in the South and Northeast, with tenants and clients
  that include The Sports Authority, Office Max, Linens & Things, Old Navy, Barnes &
  Noble, and many others.

#### Warehouse/Distribution Centers:

- NAPA Distribution Center; Memphis, TN
- USPS Bulkmail Center; Memphis, TN
- Science First; Yulee, FL
- Cain & Bultman Warehouse Addition; Jacksonville, FL
- Nike Distribution Center; Memphis, TN
- Magic Transport Warehouse; Jacksonville, FL

#### Medical/Laboratory:

- Shands Eastside Clinic; Jacksonville, FL
- Harris Surgical Center; Ponte Vedra Beach, FL
- Azari Dental Facility; Jacksonville, FL
- Translational Trials Unit; St. Jude Children's Research Hospital; Memphis, TN
- Telerhythmics Medical Office; Collierville, TN
- Kennerly Medical Office Building; Jacksonville, FL
- Tampa General Hospital Renovation; Tampa, FL
- VA Hospital Additions; Nashville, TN & Memphis, TN
- St. Jude Children's Research Hospital Renovations; Memphis, TN
- St. Luke's Hospital Renovations; Jacksonville, FL
- Clay Eye Clinic; Jacksonville, FL
- University of Tennessee College of Pharmacy; Memphis, TN
- Southern College of Optometry; Memphis, TN
- · Riverside Medical Office; Jacksonville, FL
- Mayo Clinic Stabile Building; Jacksonville, FL

#### Industrial/Utility:

- Ideal Chemical; Memphis, TN
- Con Agra Foods; Memphis, TN
- Great Dane Trailers; Memphis, TN
- Block Drug Company; Memphis, TN & Puerto Rico
- Birmingham Steel; Memphis, TN
- Nucor Steel; Blytheville, AR
- The Crompton Corporation; Memphis, TN
- Sherman Williams Tank Farm; Olive Branch, MS
- Dupuy Silo Facility; Jacksonville, FL
- BP Expansions; Port Everglades, FL, Jacksonville, FL & Birmingham, AL
- Georgia Power Expansion; Plant Scherer Alabama
- MAS Global Buildings; Los Angeles, CA, Rivanna, VA, & Twinsburg, OH
- Kitamat Storage Facility; Kitamat, British Columbia
- Progress Energy Expansion; Crystal River, FL
- Progress Energy Nuclear Reactor Storage Facility; Crystal River, FL
- Various Offshore Structures for Chevron and BP

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#### Themed Retail:

- Northwest Passage Exhibit, Memphis Zoo; Memphis, TN
- Panda Exhibit, Memphis Zoo; Memphis, TN
- Tupelo Commons; Tupelo, MS
- The Spa at Ritz Carlton; Amelia Island, FL
- Mellow Mushroom Restaurants various locations
- Disney's Finding Nemo Feature; Orlando, FL

#### Water/Waste Water:

- Franklin Wastewater Treatment Facility; Franklin, TN
- Bartlett Water Treatment Facility; Bartlett, TN
- Blytheville Wastewater Treatment Facility; Blytheville, AR
- Fleming Island Wastewater Treatment Facility; Clay County, FL
- Alcoa Water Treatment Facility; Alcoa, TN
- Ridaught Pump Station; Clay County, FL
- Spencer Wastewater Treatment Plan; Clay County, FL
- MLG&W Odor Control Improvements; Memphis, TN
- Pigeon Forge Water Treatment Facility; Pigeon Forge, TN

#### Government:

- FCCJ Campus at Cecil Field
- Jacksonville Fire Stations 57, 31, 21, 35, 5, 32, & 59
- St. Johns County Fire Stations 9, 16, & 50
- Palm Coast Fire Stations 25, 21, & 24
- St. Johns County Emergency Operations Center
- Naval S-9 Vehicle Maintenance Facility; Millington, TN
- Tennessee Bureau of Investigations Building; Memphis, TN
- Various US Postal Service offices; Shelby & Tipton County, TN
- University of California at San Francisco Maintenance Building; San Francisco, CA
- White Co. Jail; White Co, AR
- Saline Co. Jail, Saline Co, AR

#### **Aquatics and Amenity Centers:**

- Palmetto at Oakleaf; Clay Co, FL
- Tuscarora Creek; Fredrick, MD
- Audubon Cool Zone; New Orleans, LA
- Currahee Club; St. Johns Co, FL
- Sam's Fun City; Pensacola, FL
- Wet and Wild; Orlando, FL
- The Plantation at Amelia Island Clubhouse; Amelia Island, FL
- Diver's Supply Pool; Jacksonville, FL
- Top of the World Community Center; Ocala, FL
- Adventureland Waterpark; Altoona, Iowa
- Glenn St Johns Amenity Center; St. Johns Co, FL
- Lakewood Campground; Myrtle Beach, SC
- Swimming Safari; Jacksonville, FL
- Erie Waterpark; Erie, PA
- Indian Rocks Beach Waterpark; Indian Rocks Beach, FL
- · Gulf Islands Waterpark; Gulfport, MS
- Seacoast Adventure; Windham, ME
- Glenwood Aquatic Center; Glenwood, IA
- Ocean Lakes; Myrtle Beach, SC
- Sawgrass Beach Club Pool & Flowrider; Ponte Vedra Beach, FL
- Nocatee Waterpark; Nocatee, FL

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# Ian Vega

#### **EDUCATION**

University of Puerto Rico, Mayagüez, P.R — Mechanical Engineering B.S. 1999 - 2005

#### LICENSE

- PE Certified # 22361 (Puerto Rico)
- PE Certified # 83561 (Florida)
- PE Certified # PE043658 (Georgia)
- PE Certified # 6201069836 (Michigan)
- PE Certified # 123477 (Tennessee)

#### **EXPERIENCE**

#### Ci-Mech Engineering Inc. Jacksonville, FL - President

July 2019 - PRESENT

- · Principal Engineer of record for the company.
- Designs plumbing and HVAC systems for office buildings, multistory buildings, hospital clinics, amenity clubhouses, retail stores and restaurants.

#### U.S. Army Corps of Engineers, Jacksonville, FL

Chief of Mechanical and Electrical Engineering Section

November 2018 - July 2019

 Managed the mechanical and electrical engineering department to design pump stations, military facility infrastructure, culverts and other water control infrastructure for the Jacksonville District civil works program.

#### U.S. Army Corps of Engineers, Jacksonville, FL

- Quality Assurance Mechanical Engineer

September 2016 - November 2018

- Ensured construction plans and specifications were biddable and constructible prior to contract award.
- Reviewed over \$500 million dollars' worth of Civil Works projects

#### U.S. Army Corps of Engineers, Jacksonville, FL

- Mechanical Designer/Project Engineer

February 2015 - September 2016

• Designed, sized and selected energy equipment such as HVAC, pumps and motor operated gates for ecosystem restoration and flood risk protection projects.

#### U.S. Army Corps of Engineers, Pittsburgh, PA

- Mechanical Designer/Project Engineer

April 2009 - February 2015

- Lead mechanical engineer for Navigation and Flood Control Pittsburgh District civil works projects.
- Designed miter gate hydraulic anchorage system for new River Chamber Expansion for Charleroi Locks and Dam (\$239M).

#### JSA Architects, Pittsburgh, PA

- Mechanical Designer

October 2006 - March 2009

• Designed HVAC for commercial buildings, educational facilities, retail stores and office spaces using energy models and BIM software.

#### James E. LePetrie, P.E.

#### Principal, WET Engineering Inc.



Years of Experience
19 Total
7 With Firm

**Professional Experience** 

North Beach Engineering, Inc. Jacksonville, Florida Project Manager (1997 – 2005)

Dyer, Riddle, Mills & Precourt, Inc. Jacksonville, Florida Senior Project Manager (2005 – 2008)

WET Engineering Inc. Jacksonville, Florida Principal, Co-Owner (2009 – Present)

#### Education

Master's in Engineering in Environmental Engineering, University of Florida, 1997

Bachelor's of Science in Environmental Engineering, University of Florida, 1995

Bachelor's of Science in Ornamental Horticulture, University of Florida, 1990

#### **Professional Affiliations**

Florida Swimming Pool Association

United Pool and Spa Association

World Waterpark Association

Int'l Association of Amusement Parks and Attractions

Water Environment Federation

State of Florida Public Swimming & Bathing Facilities Advisory Review Board James E. LePetrie, P.E. is a principal for WET Engineering, which is headquartered in Jacksonville, Florida. He is responsible for management of a wide variety of projects in the aquatics engineering discipline. In addition to project oversight, he is involved with the design, permitting, and construction administration phases as well as with quality assurance/quality control and business development for the firm.

Mr. LePetrie's experience with aquatics engineering includes small commercial pool and fountain projects through larger competition pools and aquatic amenity centers to management of comprehensive waterpark projects including site civil design, hydraulic and water treatment system design, permitting, and construction administration.

#### **Project Experience**

Westgate Town Center, Kissimmee, Florida: Provided design and permitting services for a unique rooftop waterpark for Westgate Resorts. The waterpark, constructed on top of a central amenity building, included a 700 ft river and 8,800 sf splash pad on the rooftop and a 7,000 sf activity pool on the ground. Two open-flume body slides originated on the rooftop and terminated in runouts on the ground. The splash pad included a Vortex Elevations L7 play structure themed as a pirate ship. One of the unique features was a closed-flume body slide that started from one of the ship's platforms, penetrated the rooftop, and terminated on the ground below in a runout. WET worked with Vortex and Whitewater West (the slide manufacturer) in developing details as needed for installation on the rooftop.

Nocatee Splash Waterpark Phase 2, Ponte Vedra, Florida: The second phase of this waterpark at one of the fastest-growing communities in the U.S. consisted of a 4,200 sf multipurpose Family Pool, 1,400 sf Sprayground, and 4,500 sf Jr. Olympic-sized Competition Pool. The Family Pool included a zero-entry, crossing activity, basketball goal and volleyball game. The Sprayground included a series of water features with a slide and two sprayers constructed to look like giant plumbing fixtures. The Competition Pool included a stainless steel perimeter overflow gutter system with wave-absorbing design to promote faster times. All treatment systems employed vertical sand filtration with liquid hypochlorite for filtration. The recirculation and feature pumps were driven by variable frequency drives to enhance energy savings. Mr. LePetrie coordinated with the landscape architects, park management, vendors, and the Department of Health during the design and construction phases of the project.

Adventure Bay at Adventureland Park, Altoona, Iowa: Design engineer responsible for design and permitting for new waterpark constructed at an established amusement park. Waterpark components included 25,000 sf wave pool, 7,000 sf kids pool with various water features, 1,500 ft. slow river, 6,000 sf pool with swim-up bar, splash pools for two ProSlide slide complexes, 8,100 sf zero-depth spraypad with Whitewater West Rain Fortress play structure and separate 1,900 sf interactive water feature. Coordinated structural, electrical, and architectural design for the buildings associated with the project including swim-up bar, restrooms, and mechanical and concession buildings. Provided site design including geometry, grading and drainage, and utilities and oversaw state and local permitting.

Shearwater Amenity Center, St. Augustine, FL: The waterpark for this large development in fast-growing St. Johns County included a 4,650 sf Fun Pool with waterslide and zero-entry, a Jr-Olympic sized Lap Pool with shallow instructional area, and 560 lf River. The River included several water features such as wall jets, floor bubblers, and a large custom feature from Water Odyssey with overhead water pipes and a dumping bucket. The project also included hydraulic design for entry features consisting of large columns located in a pond with copper discharge troughs. WET provided design, permitting and construction administration services including reinforcement steel and final certification inspections.

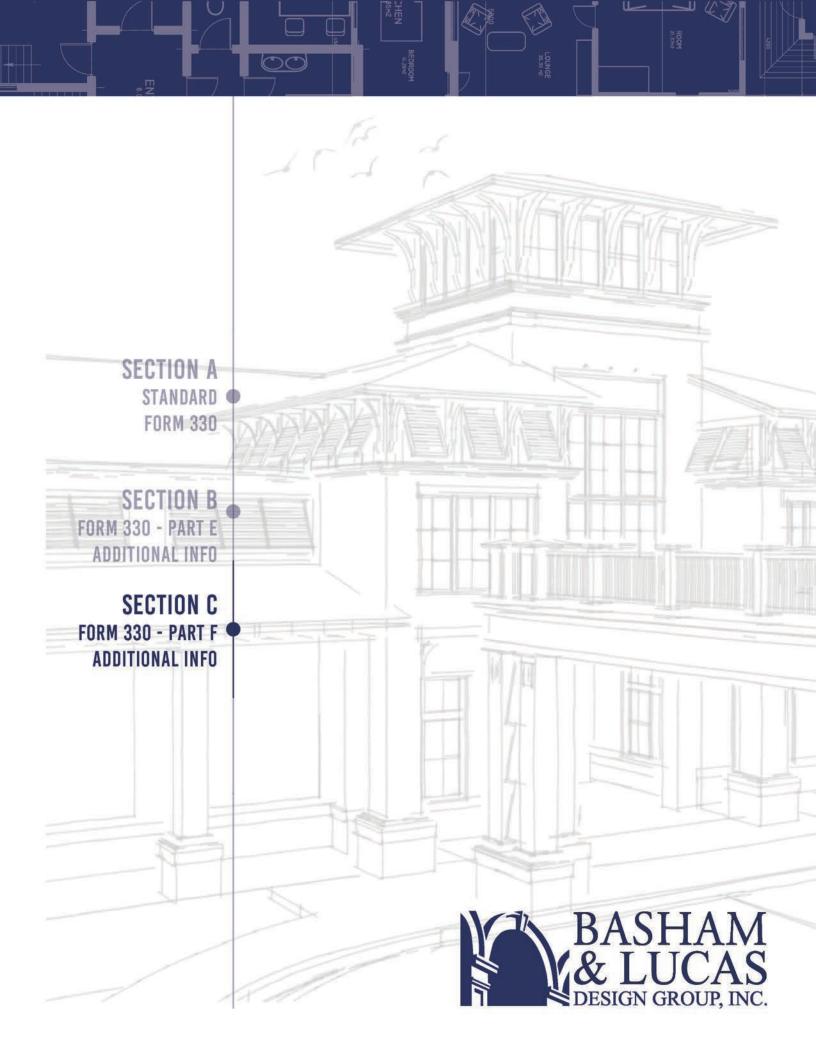
Spring Park Pool Renovations, Green Cove Springs, FL: This historic park in northeast Florida featured a spring-fed swimming pool that had been in use for decades. The pool shell had developed a large crack and was losing significant volumes of water. In addition, City staff was having difficulties keeping the pool clean of algae due to inadequate water circulation. The City elected to modify the entire park site including demolition of the pool, adjacent amenity building, and modification of the spring-head structure. The new design was performed to anticipate the possibility of a loss of flow from the spring, whereupon the pool could be easily converted to a recirculated and treated system. The design included a recirculation pump discharging to an array of floor returns for improved circulation along with a UV/ozone system for algae control. An alternate bid item was also included for an interactive water feature (IWF) with lighted and animated ground jets. Piping for the IWF was designed to be installed as part of the base bid. The newly-renovated park was scheduled to reopen in the Summer of 2016.

Estancia at Wiregrass Amenity Center, Wesley Chapel, Florida: Provided design and permitting for a 7,300 sf high-end amenity center pool. The pool included a zero entry with water features, large fiberglass waterslide, and Jr. Olympic-sized Competition Pool connected to the main pool. Worked with the project landscape architects on development of the pool's concept design. Handled mechanical and lighting design for the pool and coordinated structural design. Equipment consisted of vertical sand filtration and liquid hypochlorite for disinfection. Also provided design for a large roundabout fountain associated with the development. The fountain measured over 120 feet in diameter with a large grassed island in the center. Equipment was housed in a subterranean fiberglass vault located adjacent to the fountain.

Florida School for the Deaf & Blind, St. Augustine, FL: Assisted with a major modification to the existing natatorium for FSDB. The pool was a 6-lane, 25-yard competition pool also used for other programs including water aerobics and swim lessons. The facility was plagued with an outdated HVAC system that caused difficulty in controlling temperature and humidity levels in the natatorium as well as buildup of chloramines and subsequent poor water quality. New equipment consisted of high rate sand filtration, electrolytic chlorine generation ('salt system'), and supplemental UV for disinfection and chloramine control. Worked closely with the project architect and HVAC engineers throughout the design process.

Palencia Fitness Center Competition Pool, St. Augustine, Florida: Project consisted of a 4,600 sf Jr. Olympic-sized competition pool with six lap lanes. Coordinated with the project team in design of the deck area as well as assisting the project architects with design of the associated mechanical building. Put together a complete set of construction plans that included site plan, piping plans, treatment system schematics, equipment specifications, and notes and other information required for permitting. Provided permitting package including plans, application forms, calculations set and other associated materials for permitting through FDOH.

Girl Scouts of Gateway Council North Fork Ranch Pool, Middleburg, Florida: Project consisted of a 5,000 sf multipurpose swimming pool comprised of a Jr. Olympic-sized competition pool with six lap lanes; 1,000 sf plunge pool area for a future poolside slide; and a 720 sf zero entry area with handicapped ramp into the pool. Coordinated with aquatics equipment manufacturer and pool contractor during the design process. The treatment system was designed to be environmentally friendly and included an electrolytic generation system ("salt system"), variable frequency drive on the recirculation pump motor, and a vacuum sand filter housed in a stainless steel collector tank that will use less backwash water than conventional filtration systems.



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

- A. EXAMPLE PROJECT KEY NUMBER: 1
- B. TITLE AND LOCATION (City and State: Eagle Landing, Orange Park, FL
- C. YEAR COMPLETED PROFESSIONAL SERVICES: 2006
- D. YEAR COMPLETED CONSTRUCTION (If applicable): 2007
- 23a. PROJECT OWNER'S INFORMATION PROJECT OWNER: South Village Community Development District
- 23b. PROJECT OWNER'S INFORMATION POINT OF CONTACT NAME: Roger Arrowsmith
- 23c. PROJECT OWNER'S INFORMATION POINT OF CONTACT TELEPHONE NUMBER: 904-269-4000
- 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost):
  BLDG's role included master planning and architecture, landscape and sign design of this CDD project. As project Architect our scope of services included Welcome Center, Resident's Club, Golf Club House, tree house, play grounds, miniature golf course, boat house and docks, bridge, Olympic pool, fun pool with a slide tower and zero entry, wading pool, multi-purpose play field, athletic club house with indoor basket ball courts, outdoor tennis courts, party pavilion, restrooms, maintenance and storage building. Project size: 7 acres. Project Budget: \$23,000,000.
- 25. FIRMS FROM SECTION INVOLVED WITH THIS PROJECT

Basham & Lucas Design Group, inc Jackson McVeigh & Mangum Engineering Jackson North American Aquatic Design Jackson	101100011001100	Architect and Landscape Architect Structural Engineer
	ville, FL	Structural Engineer
North American Aquatic Design Jackson		Ciracian Engineer
	ville, FL	Pool Engineer
Hadden & Land Engineering Orange	Park, FL	Civil Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

- A. EXAMPLE PROJECT KEY NUMBER: 2
- B. TITLE AND LOCATION (City and State): Rolling Hills Recreation Complex, Orange Park, FL
- C. YEAR COMPLETED PROFESSIONAL SERVICES: 2008
- D. YEAR COMPLETED CONSTRUCTION (If applicable): 2009
- 23a. PROJECT OWNER'S INFORMATION PROJECT OWNER: Rolling Hills Community Development District
- 23b. PROJECT OWNER'S INFORMATION POINT OF CONTACT NAME: Roger Arrowsmith
- 23c. PROJECT OWNER'S INFORMATION POINT OF CONTACT TELEPHONE NUMBER: 904-269-4000
- 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): Scope of services for this CDD project included construction documents for the Resident's club, Super pool with Jr Olympic swim lanes, zero entry and a water slide as well as Interactive water feature pool. Also provided landscape design and planting plans. Construction administration was provided for architecture and landscape installation. Project size: 7.5 acres. Project Budget: \$5,000,000
- 25. FIRMS FROM SECTION INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, Inc	Jacksonville, FL	Architect & Landscape Architect
McVeigh & Mangum Engineering	Jacksonville, FL	Structural Engineer
North American Aquatic Design	Jacksonville, FL	Pool Engineer
	2 	



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 3

B. TITLE AND LOCATION (City and State: Candler Hills, Ocala, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2015

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2016

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: On Top of the World

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Ken Colen

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 352-854-0805

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): BLDG's role included master planning and architecture, landscape and sign design of this CDD project. As project Architect our scope of services included Welcome Center, Resident's Club, Golf Club House, tree house, play grounds, miniature golf course, boat house and docks, bridge, Olympic pool, fun pool with a slide tower and zero entry, wading pool, multi-purpose play field, athletic club house with indoor basket ball courts, outdoor tennis courts, party pavilion, restrooms, maintenance and storage building. Project size: 7 acres. Project Budget: \$23,000,000.

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

- A. EXAMPLE PROJECT KEY NUMBER: 4
- B. TITLE AND LOCATION (City and State): Long Point Country Club, Amelia Island, FL
- C. YEAR COMPLETED PROFESSIONAL SERVICES: 2011
- D. YEAR COMPLETED CONSTRUCTION (If applicable): 2012
- 23a. PROJECT OWNER'S INFORMATION PROJECT OWNER: Amelia Island Equity Club
- 23b. PROJECT OWNER'S INFORMATION POINT OF CONTACT NAME: Ron Kolar
- 23c. PROJECT OWNER'S INFORMATION POINT OF CONTACT TELEPHONE NUMBER: 904-607-4323
- 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost):
  As Architects & Planners our scope of work included the renovation and addition to an existing club facility for a total enclosed area of 7,200 s.f.
- 25. FIRMS FROM SECTION INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group Inc.	Jacksonville, FL	Architect, Landscape Architect
Lowe Structures	Jacksonville, FL	Structural Engineer
Gregory Engineering	Jacksonville, FL	Mech'l Engineer
Shaffer Engineering Group	Jacksonville, FI	Elect'l Engineering
	2	2 37



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 5

B. TITLE AND LOCATION (City and State: Artisan Lakes, Nocatee, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2015

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2016

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: Standard Pacific Homes

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Maurice 'Mo' Rudolph

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 904-825-3040

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): BLDG's role included master planning and architecture, landscape and sign design of this project. As project Architect our scope of services included the main and secondary entry features, Resident's Club, swimming pool, splash park, model home park design, community park design and community signage. Project Budget: \$4,500,000.

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer
WET Engineering, Inc.	Jacksonville, FL	Aquatic Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 6

B. TITLE AND LOCATION (City and State: Naples Reserve, Naples, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2015

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2016

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: iStar Financial

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Jim Moyle

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 239-732-1119

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): BLDG's role included master planning and architecture, landscape and sign design of this project. As project Architect our scope of services included the Main Entry Monument, Gatehouse, Welcome Center and Boat House, Fitness Club, Admiral's Club, Resort Pool and community signage. Project Budget: \$4,800,000

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer
WET Engineering, Inc.	Jacksonville, FL	Aguatic Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

- A. EXAMPLE PROJECT KEY NUMBER: 7
- B. TITLE AND LOCATION (City and State: Asturia, Odessa, FL
- C. YEAR COMPLETED PROFESSIONAL SERVICES: 2015
- D. YEAR COMPLETED CONSTRUCTION (If applicable): 2016
- 23a. PROJECT OWNER'S INFORMATION PROJECT OWNER: Hines / SR 54 Land Associates
- 23b. PROJECT OWNER'S INFORMATION POINT OF CONTACT NAME: Sean Manson
- 23c. PROJECT OWNER'S INFORMATION POINT OF CONTACT TELEPHONE NUMBER: 904-599-9037
- 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost):
  BLDG's role included architectural design of this project. As project Architect our scope of services included the Resident's Club.
  Project Budget: \$2,100,000
- 25. FIRMS FROM SECTION INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 8

B. TITLE AND LOCATION (City and State: Beacon Lake, St. Johns, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2017

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2018

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: BBX Capital Real Estate

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Bruce Parker

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 954-940-4941

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): BLDG's role included master planning and architecture, landscape and sign design of this project. As project Architect our scope of services included the Main Entry Monument, Gatehouse, Resident's Club, Jr. Olympic swimming pool, Fun Pool and Splash Park, Community Park Designs, and community signage. Project Budget: \$5,000,000.

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer
WET Engineering, Inc.	Jacksonville, FL	Aquatic Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 9

B. TITLE AND LOCATION (City and State: Celestina, St. Johns, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2015

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2016

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: Standard Pacific Homes

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Maurice 'Mo' Rudolph

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 904-825-3040

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost): BLDG's role included master planning and architecture, landscape and sign design of this project. As project Architect our scope of services included the Main Entry Monument, Gatehouse, Resident's Club, swimming pool and splash park, multiple Community Park Designs, Waterfront Park Design, Model Home Park Design, Estate Home Entry Monument and community signage. Project Budget: \$8,200,000.

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect and Landscape Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer
WET Engineering, Inc.	Jacksonville, FL	Aquatic Engineer



(Present as many projects as requested by the agency, or 10 projects, if not specified.

Complete one Section F for each project.)

A. EXAMPLE PROJECT KEY NUMBER: 10

B. TITLE AND LOCATION (City and State: Markland, St. Augustine, FL

C. YEAR COMPLETED - PROFESSIONAL SERVICES: 2015

D. YEAR COMPLETED - CONSTRUCTION (If applicable): 2016

23a. PROJECT OWNER'S INFORMATION - PROJECT OWNER: Hines / Southaven Land Associates

23b. PROJECT OWNER'S INFORMATION - POINT OF CONTACT NAME: Walt O'shey

23c. PROJECT OWNER'S INFORMATION - POINT OF CONTACT TELEPHONE NUMBER: 904-599-9002

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost):
BLDG's role consisted of the architectural design of this project. As project Architect our scope of services included the Resident's Club and Gatehouse.

Project Budget: \$1,300,000

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
Basham & Lucas Design Group, inc	Jacksonville, FL	Architect
Lowe Structures, Inc.	Jacksonville, FL	Structural Engineer
Shaffer Engineering Group, LLC	Jacksonville, FL	Electrical Engineer
Gregory Engineering, Inc.	Jacksonville, FL	Mechanical Engineer
		NSD





#### **RESOLUTION 2025-05**

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 2025-05 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 22nd day of May, 2025.

ATTEST:	BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors
Exhibit A: Amenity Rates	

Exhibit A

### **AMENITY CENTER RENTAL RATES**

Туре	Rate
Room Rental	\$50.00
Deposit	\$200.00



#### **RESOLUTION 2025-06**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the imposition of amenity rates which are attached hereto as Exhibit A and incorporated herein by this reference, for immediate use and application; and

**WHEREAS**, the Board finds that the amenity rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS,** the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

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

**SECTION 1.** The amenity rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22<sup>nd</sup> day of May, 2025.

**Amenity Rules** 

Exhibit A:

ATTEST:	BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

### **EXHIBIT A**

### **AMENITY CENTER RENTAL RATES**

Туре	Rate
Room Rental	\$50.00
Deposit	\$200.00



A.



#EST1500

**Bill To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

**Ship To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

Proposal Date	Project Manager
5/13/2025	Emily F Kois

	Project Name	Project ID	Terms
	Bannon Lakes CDD : Bannon Lakes Shade	23349	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	Shade Systems 12' x 25' Double Offset Single Post Pyramid - 10' Eave - Pier Mounted Columns	\$12,906.00	\$12,906.00
	<b>Discount</b> Courtesy	(\$2,420.00)	(\$2,420.00)
1	<b>Freight</b> Shade Systems	\$2,387.50	\$2,387.50
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
1	Shade Installation	\$16,519.68	\$16,519.68
1	Engineered Drawings	\$1,875.00	\$1,875.00
1	Building Permit Processing and Fees	\$2,500.00	\$2,500.00
THIS P	ROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS	Subtotal	\$35,268.18
		Тах	\$0.00
		Total	\$35,268.18

Accepted By				
Printed Name:	Signature:		Date:	
PLEASE SIGN AND RETURN ONE C	OPY WHEN ORDERING.	PO/Reference #:	TI	HANK YOU!



#EST1500

### Standard Terms and Conditions

#### **General Terms:**

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

#### Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

#### Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security

- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

### **Building Permits:**

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

**Theft/Vandalism.** The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.







#EST1390

**Bill To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

**Ship To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

Proposal Date	Project Manager
4/24/2025	Emily F Kois

	Project Name	Project ID	Terms
	Bannon Lakes CDD : Bannon Lakes Shade	23349	Due w/ Order
Quantity	Description	Unit Price	Total Extended
2	Premier Polysteel 6' Champion Expanded Metal Direct Bury Bench with Back- Hunter Green Seats and Black Frames	\$602.00	\$1,204.00
1	<b>Freight</b> Premier Polysteel	\$606.25	\$606.25
THIS PR	OPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS	Subtotal	\$1,810.25
		Tax	\$0.00
		Total	\$1,810.25

Accepted By				
Printed Name:	Signature:		Date:	
PLEASE SIGN AND RETURN ONE COPY WHEN (	)RDERING.	PO/Reference #:		THANK YOU!



#EST1390

### Standard Terms and Conditions

#### **General Terms:**

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

#### Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

#### Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security

- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

### **Building Permits:**

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

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**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

*C*.



#EST1501

**Bill To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

**Ship To**Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine FL 32095

Proposal Date	Project Manager
5/13/2025	Emily F Kois

	Project Name	Project ID	Terms
	Bannon Lakes CDD : Bannon Lakes Shade	23349	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	Shade Systems Custom Sail consisting of (4) columns and (1) fabric canopy - Pier Mounted Columns - Sail C	\$29,823.00	\$29,823.00
	<b>Discount</b> Courtesy	(\$7,573.00)	(\$7,573.00)
1	<b>Freight</b> Shade Systems	\$2,387.50	\$2,387.50
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
1	Shade Installation	\$38,173.44	\$38,173.44
1	Engineered Drawings	\$1,875.00	\$1,875.00
1	Building Permit Processing and Fees	\$3,309.00	\$3,309.00
THIS P	ROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS	Subtotal	\$69,494.94
		Тах	\$0.00
		Total	\$69,494.94

Accepted By				
Printed Name:	Signature:		Date:	
PLEASE SIGN AND RETURN ONE C	OPY WHEN ORDERING.	PO/Reference #:		THANK YOU!



#EST1501

### Standard Terms and Conditions

#### **General Terms:**

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

#### Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

#### Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security

- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

### **Building Permits:**

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

**Theft/Vandalism.** The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

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**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

10271 Deer Run Farms Road, #1, Fort Myers, FL 33966

playmoreonline.com

888.886.3757

FL CBC1252224





#### **RESOLUTION 2025-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Bannon Lakes Community Development District ("District") prior to June 15, 2025, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	
HOUR:	6:00 p.m.
LOCATION:	World Golf Village Renaissance Hotel 500 S. Legacy Trail

St. Augustine, Florida 32092

- 3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the 5. manner prescribed in Florida law.
- **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
  - 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF MAY, 2025.

ATTEST:	BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT			
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors			
Exhibit A: Approved Budget				

# Bannon Lakes

## Community Development District

Proposed Budget FY 2026



May 22, 2025

Presented by:



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1-2	General Fund
3-6	Narratives
7-8	Debt Service Fund Series 2016
9-10	Debt Service Fund Series 2021
11-12	Debt Service Fund Series 2022
13	Capital Reserve Fund
14	Assessment Schedule

## **Bannon Lakes**

# Community Development District Proposed Budget

## General Fund

Properties   Pro		Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Special Assessments - On Roll         \$775,371         \$765,594         \$9,558         \$775,152         1,000,00           Special Assessments - Direct         153,304         114,978         38,326         153,304         1.0           Facility Revenue         300         25         275         300         300           Miscellaneous Revenue         0         69         275         300         300           Commercial         1         0         1         69         1         69         1           Commercial         1         1         1         1         69         1         69         1           Commercial         1         1         1         1         69         1         69         1           Commercial         1         1         1         1         1         60         1         60         1         60         1         60         1         60         1         60         1         80,85         891,895         891,895         89,85         89,895         89,85         89,895         89,80         81,80         1         80,85         89,895         891,895         89,81         89,85         81,80         89,85	Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026
Pocial Assessments - Direct   153,304   114,978   38,326   153,304   1.000	REVENUES:					
Paciest income   G,000   11,230   10,000   21,230   30,000   10,	_	·	•		•	1,070,068
Pacility Revenue						15,000
Miscelaneous Revenue         6         7         6         6         6         7         6         6         6         6         6         6         7         6         7         6         7         6         7         6         7         6         7         6         7         8         1         8         8         8         1         8         8         8         1         1         1         1         1         1         1		•	•			•
Carry Forward Surplus   S934,975   S891,895   S58,159   S950,054   S10,856,868   S26,000   S58,000   S11,200   S12,000   S10,000   S10		500		2/3		300
Carry Forward Surplus   S934,975   S891,895   S58,159   S950,054   S1,085,368		_		_	-	_
No.   No.		_	_	_	_	_
Page	carry rorward surpius					
Administrative         Supervisor Fees         \$6,000         \$6,200         \$5,000         \$11,200         \$12,000           FICA Taxes         459         474         383         857         918           Engineering         10,000         4,075         5,295         10,000         18,000           Attorney         18,000         4,067         13,933         18,000         18,000           Annual Audit         3,725         -         3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         3,079         9,551         10,029           Trustee Fees         17,000         17,700         3,079         9,551         10,029           Trustee Fees         17,000         17,700         4,002         3,00         55,213         57,974           Information Technology         2,022         1,180         843         2,022         1,213	TOTAL REVENUES	\$934,975	\$891,895	\$58,159	\$950,054	\$1,085,368
Supervisor Fees         \$6,000         \$6,200         \$5,000         \$11,200         \$12,000           FICA Taxes         459         474         383         857         918           Engineering         10,000         4,765         52,95         10,000         10,000           Attorney         18,000         4,067         13,933         18,000         18,000           Anual Audit         3,725         -         3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         1,700         -         17,00         18,00           Management Fees         55,213         32,208         23,006         55,213         57,94           Information Technology         2,022         1,180         843         2,022         1,213           Website Maintenance         1,348         766         562         1,348         1,415           Reting Room         <	EXPENDITURES:					
FICA Taxes         459         474         383         857         918           Engineering         10,000         4,705         5,295         10,000         10,000           Attorney         18,000         4,067         13,933         18,000         18,000           Annual Audit         3,725         -         3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         6.00         1,800         1,800           Dissemination Agent         9,551         15,571         3,979         9,551         10,002           Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         15,213         32,208         23,006         55,213         57,974           Meshite Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,	<u>Administrative</u>					
Engineering         10,000         4,705         5,295         10,000         10,000           Attorney         18,000         4,067         13,933         18,000         18,000           Annual Audit         3,725         -         3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,779         9,551         10,029           Management Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         150         106         75         181         200           Vebsite Maintenance         150         106         75         181         200           Website Maintenance         150         495         255         750         750           Meeting Room	Supervisor Fees	\$6,000	\$6,200	\$5,000	\$11,200	\$12,000
Attorney         18,000         4,067         13,933         18,000         18,000           Annual Audit         3,725         -         3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability	FICA Taxes	459	474	383	857	918
Annual Audit         3,725          3,875         3,875         4,015           Assessment Administration         7,950         7,950         -         7,950         3,848           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Menagement Fees         1,348         786         562         1,348         1,415           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         720           Insurance General Liability         <	Engineering	10,000	4,705	5,295	10,000	10,000
Assessment Administration         7,950         7,950         -         7,950         8,348           Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         9,71         1,600           Legal Advertising         1,600         374         826         1,200         1,600           Office Supplies         250	Attorney	18,000	4,067	13,933	18,000	18,000
Arbitrage Rebate         1,800         1,200         600         1,800         1,800           Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         -         17,000         18,70           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,000           Office Supplies	Annual Audit	3,725	-	3,875	3,875	4,015
Dissemination Agent         9,551         5,571         3,979         9,551         10,029           Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,600           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions	Assessment Administration	7,950	•	-	7,950	8,348
Trustee Fees         17,000         17,700         -         17,700         18,700           Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         273         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,600           Office Supplies         250         4         100         104         250           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175	Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Management Fees         55,213         32,208         23,006         55,213         57,974           Information Technology         2,022         1,180         843         2,022         2,123           Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         175         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$0         \$28,388         \$30,581           Deprint	Dissemination Agent	9,551	5,571	3,979	9,551	10,029
Information Technology	Trustee Fees	17,000	17,700	-		18,700
Website Maintenance         1,348         786         562         1,348         1,415           Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         500           Office Supplies         250         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175	Management Fees	55,213		23,006		57,974
Telephone         150         106         75         181         200           Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,000           Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Deprations & Maintenance           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8	Information Technology	2,022				2,123
Postage & Delivery         750         495         255         750         750           Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,000           Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,	Website Maintenance	1,348	786	562	1,348	1,415
Meeting Room         4,000         3,269         731         4,000         7,200           Insurance General Liability         8,197         7,439         -         7,439         8,971           Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,000           Office Supplies         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation <td>Telephone</td> <td>150</td> <td></td> <td></td> <td></td> <td>200</td>	Telephone	150				200
Insurance General Liability	Postage & Delivery					
Printing & Binding         1,600         374         826         1,200         1,600           Legal Advertising         1,000         587         413         1,000         1,000           Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Deparations & Maintenance           Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200				731		
Legal Advertising         1,000         587         413         1,000         1,000           Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266	-	8,197	•	-	-	8,971
Other Current Charges         500         390         110         500         500           Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Monitoring         600         3,596         2,789         6,385 <td< td=""><td>= = =</td><td>·</td><td></td><td></td><td></td><td>1,600</td></td<>	= = =	·				1,600
Office Supplies         250         4         100         104         250           Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -	= = = = = = = = = = = = = = = = = = = =	,				
Dues, Licenses & Subscriptions         175         175         -         175         175           TOTAL ADMINISTRATIVE         \$149,691         \$94,880         \$59,985         \$154,865         \$165,967           Operations & Maintenance           Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities         Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000	9					
TOTAL ADMINISTRATIVE \$149,691 \$94,880 \$59,985 \$154,865 \$165,967  Operations & Maintenance  Amenity Center  Insurance \$30,609 \$28,388 \$0 \$28,388 \$30,581  Utilities  Phone/Internet/Cable 8,735 2,190 1,562 3,751 4,300 Electric 25,000 13,182 9,390 22,572 25,000 Water/Irrigation 15,000 5,644 6,356 12,000 15,000 Gas 200 200 Refuse 4,266 1,621 1,530 3,151 4,266  Security Security Monitoring 600 3,596 2,789 6,385 6,694 Off-Duty Security -Roll Kall - 5,000 5,000 12,000				100		
Operations & Maintenance         Amenity Center         Insurance       \$30,609       \$28,388       \$0       \$28,388       \$30,581         Utilities       Utilities         Phone/Internet/Cable       8,735       2,190       1,562       3,751       4,300         Electric       25,000       13,182       9,390       22,572       25,000         Water/Irrigation       15,000       5,644       6,356       12,000       15,000         Gas       200       -       -       -       -       200         Refuse       4,266       1,621       1,530       3,151       4,266         Security         Security Monitoring       600       3,596       2,789       6,385       6,694         Off-Duty Security -Roll Kall       -       -       5,000       5,000       12,000	Dues, Licenses & Subscriptions	175	175	-	175	175
Amenity Center           Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities         Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000	TOTAL ADMINISTRATIVE	\$149,691	\$94,880	\$59,985	\$154,865	\$165,967
Insurance         \$30,609         \$28,388         \$0         \$28,388         \$30,581           Utilities         Fhone/Internet/Cable         8,735         2,190         1,562         3,751         4,300         4,300         5,644         6,356         12,000         15,000         15,000         5,644         6,356         12,000         15,000         6         6         1,530         3,151         4,266           Security         Security         600         3,596         2,789         6,385         6,694           Off-Duty Security - Roll Kall         -         -         5,000         5,000         12,000	Operations & Maintenance					
Utilities           Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000	Amenity Center					
Phone/Internet/Cable         8,735         2,190         1,562         3,751         4,300           Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000		\$30,609	\$28,388	\$0	\$28,388	\$30,581
Electric         25,000         13,182         9,390         22,572         25,000           Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000		0.505	0.400	4 5 6 6	0.851	4.000
Water/Irrigation         15,000         5,644         6,356         12,000         15,000           Gas         200         -         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000		•	-	,		
Gas         200         -         -         -         200           Refuse         4,266         1,621         1,530         3,151         4,266           Security           Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000						
Refuse       4,266       1,621       1,530       3,151       4,266         Security       Security Monitoring       600       3,596       2,789       6,385       6,694         Off-Duty Security -Roll Kall       -       -       5,000       5,000       12,000	· -		5,044	0,550	12,000	
Security         Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         -         5,000         5,000         12,000			1.621	1.530	3.151	
Security Monitoring         600         3,596         2,789         6,385         6,694           Off-Duty Security -Roll Kall         -         -         5,000         5,000         12,000		-,0	_,+	_, 0	-,	-,- 30
Off-Duty Security -Roll Kall 5,000 5,000 12,000	•	600	3,596	2,789	6,385	6,694
Access Cards 1,000 - 1,000 1,000 1,000		-	-			12,000
	Access Cards	1,000	-	1,000	1,000	1,000

# Community Development District Proposed Budget

## General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Management Contracts					
Facility Management	79,094	46,138	32,956	79,094	81,467
Facility Attendant	8,400	823	7,577	8,400	8,820
Field Mgmt / Admin	25,746	15,019	10,728	25,746	30,000
Pool Maintenance	14,157	8,258	5,899	14,157	14,865
Pool Chemicals	12,075	4,788	7,287	12,075	12,679
Janitorial	19,039	9,574	4,095	13,669	10,188
Janitorial Supplies	1,840	226	1,615	1,840	1,840
Facility Maintenance	35,620	17,640	17,808	35,448	40,000
Repairs & Maintenance	55,000	21,297	33,703	55,000	55,000
Special Events	15,000	5,647	9,353	15,000	15,000
Holiday Decorations	5,000	4,115	885	5,000	5,000
Fitness Center Repairs/Supplies	7,000	1,982	5,018	7,000	7,000
Surety Bond	-	2,925	-	2,925	-
Office Supplies	1,500	801	699	1,500	1,500
ASCAP/BMI Licenses	500	-	-	-	500
Pest Control	4,410	1,820	1,390	3,210	3,800
Nuisance Animal Control	-	-	1,245	1,245	4,788
TOTAL AMENITY CENTER	\$369,792	\$195,674	\$167,883	\$363,557	\$391,488
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$28,000	\$24,454	\$0	24,454	\$28,000
Landscape Maintenance	187,040	97,298	89,742	187,040	220,000
Landscape Contingency	35,000	6,115	28,886	35,000	45,000
Tree Removal	-	-	-	-	15,000
Lake Maintenance	9,840	5,676	4,100	9,776	10,234
Lake Maintenance Contingency (New Lakes)	-	-	-	-	20,000
Grounds Maintenance	19,600	8,950	10,650	19,600	19,600
Pump Repairs	10,000	-	5,000	5,000	10,000
Streetlights	12,012	6,707	4,972	11,679	13,000
Streetlight Repairs	5,000	-	5,000	5,000	5,000
Irrigation Repairs	15,000	8,378	6,623	15,000	15,000
Miscellaneous	5,000	3,800	1,200	5,000	5,000
Reclaim Water	40,000	17,965	22,035	40,000	40,000
Storm Cleanup	4,000	-	4,000	4,000	4,000
Contingency	-	-	25,084	25,084	-
TOTAL GROUNDS MAINTENANCE	\$370,492	\$179,342	\$207,290	\$386,632	\$449,834
TOTAL EXPENDITURES	\$889,975	\$469,896	\$435,158	\$905,054	\$1,007,289
Other Sources/(Uses)					
Capital Reserve	(\$45,000)	\$0	(\$45,000)	(\$45,000)	(\$78,079)
TOTAL OTHER SOURCES/(USES)	\$(45,000)	<b>\$</b> -	\$(45,000)	\$(45,000)	\$(78,079)

#### **Community Development District**

#### **Budget Narrative**

### **REVENUES**

#### Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. There may also be direct bills paid by developers to cover the rest.

#### Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

#### **Facility Revenue**

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

#### Miscellaneous

Miscellaneous income received on behalf of the District.

#### **Expenditures - Administrative**

#### **Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated

\$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

#### **FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

#### Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

#### Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

#### **Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

### **Assessment Roll Administration**

Governmental Management Services LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

#### Arbitrage Rebate

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

#### Dissemination Agent

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

#### Trustee Fees

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

#### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

### Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

#### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Governmental Mangement Services, LLC and updated monthly.

#### Telephone

Phone, internet and fax service for Office.

#### **Community Development District**

#### **Budget Narrative**

### Expenditures - Administrative (continued)

### Postage and Delivery

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

#### Meeting Room

The estimated cost for the District to seek out venue to hold board meeting.

### **Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for general liability insurance for the District.

#### **Printing and Binding**

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

#### Legal Advertising

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

#### **Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### Office Supplies

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

#### **Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

### **Expenditures - Amenity Center**

#### Insurance

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

#### Phone/Internet/Cable

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

Vendor	Address	Monthly	Annual
AT&T	435 Bannon Lakes Blvd Amenity	\$237	\$2,849
AT&T	Amenity Business office	\$75	\$899
	Contingency	\$46	\$552
	Total	\$358	\$4.300

### Electric

The cost of electric associated with the Recreation Facility.

Vendor	Address	Monthly	Annual
FPL	435 Bannon Lakes Blvd Amenity	\$1,515	\$18,180
FPL	35 Bannon Lakes Blvd Entr	\$36	\$432
FPL	435 Bannon Lakes Blvd Fitness	\$250	\$3,000
	Contingency	\$282	\$3,388
	Total	\$2.083	\$25,000

#### Water/Irrigation

Water, sewer and irrigation systems cost for the district.

Vendor	Address	Monthly	Annual
SJCUD	435 Bannon Lakes Blvd	\$988	\$11,856
	Contingency	\$262	\$3,144
	Total	\$1,250	\$15,000

#### Gas

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

#### Refuse Service

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

### **Security Monitoring**

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

### Off-Duty Security Monitoring

The District will use St Johns County Sheriff's Office off-duty deputies for security patrols of District property and uses RollKall for payment processing.

#### Access Cards

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

#### **Community Development District**

#### **Budget Narrative**

### Expenditures - Amenity Center (continued)

#### **Facility Management**

Cost to provide management services for the Amenity Center.

VendorMonthlyAnnualRiverside Mgmt Services\$6,789\$81,467

#### **Facility Attendance**

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

#### Field Management and Admin

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

Vendor	Monthly	Annual
Riverside Mgmt Services	\$2,500	\$30,000

#### **Pool Maintenance**

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

Vendor	Monthly	Annual
Riverside Mgmt Services	\$1,239	\$14,865

#### **Pool Chemicals**

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

#### Ianitorial

The estimated amount based on proposed contract with High Tech Commercial Cleaning to provide janitorial services for the Amenity Center.

Vendor	Monthly	Annual
High Tech Commerical Cleaning	\$819	\$9,828
Contingency	\$30	\$360
Total	\$849	\$10.188

### **Janitorial Supplies**

All supplies needed for janitorial services of the Amenity Center.

#### Facility Maintenance

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

### Repair & Maintenance

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

#### Special Events

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

### **Holiday Decorations**

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

### Fitness Center Repairs/Supplies

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

#### **Surety Bond**

Amount paid to guarantee performance or payment in the event the borrower defaults.

### Office Supplies and Equipment

Represents estimated cost for office supplies for the Amenity Center.

#### ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

#### Pest Control

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

### **Nuisance Animal Control**

The District is contracted with QuickCatch for hog trapping and removal services.

### **Hydrology Quality/Mitigation**

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

#### Landscape Maintenance

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

Vendor	Monthly	Annual
Landcare Group	\$14,255	\$171,060
Mulch	\$0	\$25,000
Contingency	\$1,995	\$23,940
Total	\$14,255	\$220,000

### **Community Development District**

### **Budget Narrative**

#### Expenditures - Grounds Maintenance

#### **Landscape Contingency**

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

#### Tree Removal

This item represents the estimated costs of removing any trees throughout the fiscal year.

#### Lake Maintenance

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

Vendor	Monthly	Annual	
Lake Doctors	\$853	\$10,234	

### Lake Maintenance Contingency (New Lakes)

Cost for the maintenance of lakes conveyed by HOA to the district.

### **Grounds Maintenance**

Contracted staff for repairs and trash pick-up on District owned property.

#### **Pump Repairs**

Provision for pool pump repair or replacements as needed.

#### Streetlights

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

Vendor	Address	Monthly	Annual
FPL	100 International Golf Prkwy	\$912	\$10,944
	Contingency	\$171	\$2,056
	Total	\$1.083	\$13,000

#### Streetlight Repairs

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

#### **Irrigation Repairs**

Miscellaneous irrigation repairs and maintenance cost for the District.

#### Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

#### **Reclaimed Water**

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

Vendor	Address	Monthly	Annual
SJCUD	35 Bannon Lakes Blvd Entr	\$1,800	\$21,600
	435 Bannon Lakes Blvd Fitness	\$970	\$11,640
	Contingency	\$563	\$6,760
	Total	\$3.333	\$40,000

#### Storm Cleanup

Estimated cost for any cleanup due to inclement weather.

### Capital Reserve

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

### **Community Development District**

## Proposed Budget Debt Service Series 2016 Special Assessment Revenue Bonds

Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
\$741,000	\$731,050	\$9,127	\$740,176	\$740,176
30,000	22,224	16,400	38,624	30,000
611,646	620,001	-	620,001	660,501
\$1,382,646	\$1,373,275	\$25,527	\$1,398,801	\$1,430,677
\$259,125	\$259,125	\$-	\$259,125	\$254,050
220,000	220,000	-	220,000	230,000
254,175	-	254,175	254,175	248,875
-	-	5,000	5,000	-
\$733,300	\$479,125	\$259,175	\$738,300	\$732,925
\$-	\$-	\$-	\$-	\$-
\$-	\$-	\$-	\$-	\$-
\$733,300	\$479,125	\$259,175	\$738,300	\$732,925
\$649,346	\$894,150	\$(233,648)	\$660,501	\$697,752
uirement		Interest D	ue 11/1/26	\$248,875
		Principal D	ue 11/1/26	240,000
		. P		\$488,875
	\$1,382,646 \$1,382,646 \$1,382,646 \$259,125 220,000 254,175 - \$733,300 \$- \$733,300	### Red	## Projected Next   Projected Next	Budget FY2025         Actuals Thru 4/30/25         Projected Next 5 Months         Projected Thru 9/30/25           \$741,000         \$731,050         \$9,127         \$740,176           30,000         22,224         16,400         38,624           611,646         620,001         -         620,001           \$1,382,646         \$1,373,275         \$25,527         \$1,398,801           \$259,125         \$259,125         \$-         \$259,125           220,000         -         220,000         -         220,000           254,175         -         254,175         254,175         -         5,000           \$733,300         \$479,125         \$259,175         \$738,300           \$649,346         \$894,150         \$(233,648)         \$660,501

### **Community Development District**

### Debt Service Series 2016 Special Assessment Revenue Bonds

Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	10,185,000		230,000	254,050	484,050
05/01/26	9,955,000		-	248,875	-
11/01/26	9,955,000		240,000	248,875	737,750
05/01/27	9,715,000		-	242,875	-
11/01/27	9,715,000		250,000	242,875	735,750
05/01/28	9,465,000		-	236,625	-
11/01/28	9,465,000		265,000	236,625	738,250
05/01/29	9,200,000		,	230,000	-
11/01/29	9,200,000		280,000	230,000	740,000
05/01/30	8,920,000		,	223,000	-
11/01/30	8,920,000		290,000	223,000	736,000
05/01/31	8,630,000			215,750	-
11/01/31	8,630,000		305,000	215,750	736,500
05/01/32	8,325,000		-	208,125	-
11/01/32	8,325,000		320,000	208,125	736,250
05/01/33	8,005,000		-	200,125	
11/01/33	8,005,000		340,000	200,125	740,250
05/01/34	7,665,000		3 10,000	191,625	7 10,230
11/01/34	7,665,000		355,000	191,625	738,250
05/01/35	7,310,000		-	182,750	730,230
11/01/35	7,310,000		375,000	182,750	740,500
05/01/36	6,935,000		373,000	173,375	7 10,500
11/01/36	6,935,000		390,000	173,375	736,750
05/01/37	6,545,000		370,000	163,625	750,750
11/01/37	6,545,000		410,000	163,625	737,250
05/01/38	6,135,000		410,000	153,375	737,230
11/01/38	6,135,000		430,000	153,375	736,750
05/01/39	5,705,000		-	142,625	730,730
11/01/39	5,705,000		455,000	142,625	740,250
05/01/40	5,250,000		133,000	131,250	7 10,230
11/01/40	5,250,000		475,000	131,250	737,500
05/01/41	4,775,000		173,000	119,375	737,300
11/01/41	4,775,000		500,000	119,375	738,750
05/01/42	4,275,000		300,000	106,875	730,730
11/01/42	4,275,000		525,000	106,875	738,750
05/01/43	3,750,000		323,000	93,750	730,730
11/01/43	3,750,000		550,000	93,750	737,500
05/01/44	3,200,000		-	80,000	
11/01/44	3,200,000		580,000	80,000	740,000
05/01/45	2,620,000		-	65,500	7 10,000
11/01/45	2,620,000		605,000	65,500	736,000
05/01/46	2,015,000		-	50,375	
11/01/46	2,015,000		640,000	50,375	740,750
05/01/47	1,375,000		-	34,375	7 10,730
11/01/47	1,375,000		670,000	34,375	738,750
05/01/48	705,000		070,000	17,625	730,730
11/01/48	705,000		705,000	17,625	740,250
11/01/40	703,000		703,000	17,025	740,230
Total			\$10,185,000	\$7,277,800	\$17,462,800

### **Community Development District**

# Proposed Budget Debt Service Series 2021 Special Assessment Revenue Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments-On Roll	\$413,100	\$410,922	\$5,130	\$416,052	\$416,052
Interest Earnings	15,000	10,739	6,500	17,239	15,000
Carry Forward Surplus <sup>(1)</sup>	176,642	181,456	-	181,456	197,272
TOTAL REVENUES	\$604,742	\$603,117	\$11,630	\$614,747	\$628,325
EXPENDITURES:					
Interest - 11/1	\$126,238	\$126,238	\$-	\$126,238	\$124,138
Principal - 5/1	160,000	-	160,000	160,000	165,000
Interest - 5/1	126,238	-	126,238	126,238	124,138
Special Call 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$412,475	\$126,238	\$291,238	\$417,475	\$413,275
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$412,475	\$126,238	\$291,238	\$417,475	\$413,275
EXCESS REVENUES (EXPENDITURES)	\$192,267	\$476,880	\$(279,607)	\$197,272	\$215,050
<sup>(1)</sup> Carry Forward is Net of Reserve Requi	rement		Interest Du	e 11/1/26	\$122,075

### **Community Development District**

### Debt Service Series 2021 Special Assessment Revenue Bonds

Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,785,000		-	124,138	124,138
05/01/26	6,785,000		165,000	124,138	411 212
11/01/26	6,620,000		170.000	122,075	411,213
05/01/27	6,620,000		170,000	122,075	411 600
11/01/27 05/01/28	6,450,000 6,450,000		175,000	119,525 119,525	411,600
11/01/28	6,275,000		173,000	116,900	411,425
05/01/29	6,275,000		180,000	116,900	711,723
11/01/29	6,095,000		100,000	114,200	411,100
05/01/30	6,095,000		185,000	114,200	111,100
11/01/30	5,910,000		-	111,425	410,625
05/01/31	5,910,000		190,000	111,425	110,020
11/01/31	5,720,000		-	108,575	410,000
05/01/32	5,720,000		200,000	108,575	,,,,,,
11/01/32	5,520,000		· -	105,075	413,650
05/01/33	5,520,000		205,000	105,075	,,,,,,
11/01/33	5,315,000		· -	101,488	411,563
05/01/34	5,315,000		210,000	101,488	
11/01/34	5,105,000		-	97,813	409,300
05/01/35	5,105,000		220,000	97,813	
11/01/35	4,885,000		-	93,963	411,775
05/01/36	4,885,000		230,000	93,963	
11/01/36	4,655,000		-	89,938	413,900
05/01/37	4,655,000		235,000	89,938	
11/01/37	4,420,000		-	85,825	410,763
05/01/38	4,420,000		245,000	85,825	
11/01/38	4,175,000		-	81,538	412,363
05/01/39	4,175,000		255,000	81,538	
11/01/39	3,920,000		-	77,075	413,613
05/01/40	3,920,000		260,000	77,075	
11/01/40	3,660,000		-	72,525	409,600
05/01/41	3,660,000		270,000	72,525	
11/01/41	3,390,000		-	67,800	410,325
05/01/42	3,390,000		280,000	67,800	440000
11/01/42	3,110,000		205.000	62,200	410,000
05/01/43	3,110,000		295,000	62,200	442 500
11/01/43	2,815,000		205.000	56,300	413,500
05/01/44	2,815,000		305,000	56,300	411 500
11/01/44	2,510,000		215 000	50,200	411,500
05/01/45	2,510,000		315,000	50,200	400 100
11/01/45 05/01/46	2,195,000 2,195,000		330,000	43,900 43,900	409,100
11/01/46	1,865,000		330,000	37,300	411,200
05/01/47	1,865,000		345,000	37,300	411,200
11/01/47	1,520,000		545,000	30,400	412,700
05/01/48	1,520,000		360,000	30,400	712,700
11/01/48	1,160,000		500,000	23,200	413,600
05/01/49	1,160,000		370,000	23,200	113,000
11/01/49	790,000		-	15,800	409,000
05/01/50	790,000		385,000	15,800	107,000
11/01/50	405,000		-	8,100	408,900
05/01/51	405,000		405,000	8,100	413,100
Total			\$6,785,000	\$4,034,550	\$10,819,550

### **Community Development District**

## Proposed Budget Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru	Projected Next	Projected Thru	Proposed Budget FY 2026
Description	F12025	4/30/25	5 Months	9/30/25	F1 2026
REVENUES:					
Special Assessments-On Roll	\$234,457	\$228,078	\$2,847	\$230,926	\$520,023
Special Assessments-Direct	287,343	215,507	71,836	287,343	-
Interest Earnings	7,000	12,248	7,900	20,148	15,000
Carry Forward Surplus (1)	209,699	210,085	-	210,085	225,552
TOTAL REVENUES	\$738,499	\$665,919	\$82,583	\$748,502	\$760,575
	, , , , , , , , , , , , , , , , , , , ,	, ,	, , , , , , , , , , , , , , , , , , , ,		
EXPENDITURES:					
Interest - 11/1	\$171,475	\$171,475	\$-	\$171,475	\$168,859
Principal - 5/1	175,000	Ψ1/1,4/3	175,000	175,000	180,000
Interest - 5/1	171,475	_	171,475	171,475	168,859
Special Call 5/1	1/1,4/3	-	5,000	5,000	100,039
Special can 3/1	_	_	3,000	3,000	_
TOTAL EXPENDITURES	\$517,950	\$171,475	\$351,475	\$522,950	\$517,719
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-			\$-
interfund transfer m/(Out)	φ-	φ-	-	-	Φ-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$517,950	\$171,475	\$351,475	\$522,950	\$517,719
EXCESS REVENUES (EXPENDITURES)	\$220,549	\$494,444	\$(268,892)	\$225,552	\$242,857
EXCESS REVEROES (EXT ENDITORES)	Ψ44U,U47	<b>サエノエ,エエザ</b>	Ψ(200,072)	φ <u>ω</u> ω , υ υ Δ	Ψ <b>Δ Τ Δ</b> , <b>U J</b> /
<sup>(1)</sup> Carry Forward is Net of Reserve Requ	irement		Interest Due	e 11/1/26	\$166,271.88

### **Community Development District**

### Debt Service Series 2022 Special Assessment Revenue Bonds

Term Bonds Due Combined

Period	Outstanding	Coupons	Principal	Interest	Annual Debt
	Balance	·	•		Service
11/01/25	8,725,000		_	168,859	168,859
05/01/26	8,725,000		180,000	168,859	100,007
11/01/26	8,545,000		-	166,272	515,131
05/01/27	8,545,000		185,000	166,272	
11/01/27	8,360,000		-	163,613	514,884
05/01/28	8,360,000		190,000	163,613	
11/01/28	8,170,000		-	160,478	514,090
05/01/29	8,170,000		200,000	160,478	
11/01/29	7,970,000		-	157,178	517,655
05/01/30	7,970,000		205,000	157,178	
11/01/30	7,765,000		-	153,795	515,973
05/01/31	7,765,000		210,000	153,795	
11/01/31	7,555,000		-	150,330	514,125
05/01/32	7,555,000		220,000	150,330	
11/01/32	7,335,000		-	146,700	517,030
05/01/33	7,335,000		230,000	146,700	F10.000
11/01/33	7,105,000		225.000	142,100	518,800
05/01/34	7,105,000		235,000	142,100	F14 F00
11/01/34	6,870,000		245,000	137,400	514,500
05/01/35 11/01/35	6,870,000		245,000	137,400 132,500	514,900
05/01/36	6,625,000 6,625,000		255,000	132,500	314,900
11/01/36	6,370,000		233,000	132,300	514,000
05/01/37	6,370,000		265,000	127,400	514,900
11/01/37	6,105,000		203,000	122,100	514,500
05/01/38	6,105,000		280,000	122,100	314,300
11/01/38	5,825,000		200,000	116,500	518,600
05/01/39	5,825,000		290,000	116,500	510,000
11/01/39	5,535,000		-	110,700	517,200
05/01/40	5,535,000		300,000	110,700	, , , , ,
11/01/40	5,235,000		-	104,700	515,400
05/01/41	5,235,000		315,000	104,700	
11/01/41	4,920,000		-	98,400	518,100
05/01/42	4,920,000		325,000	98,400	
11/01/42	4,595,000		-	91,900	515,300
05/01/43	4,595,000		340,000	91,900	
11/01/43	4,255,000		-	85,100	517,000
05/01/44	4,255,000		355,000	85,100	
11/01/44	3,900,000		-	78,000	518,100
05/01/45	3,900,000		370,000	78,000	
11/01/45	3,530,000		-	70,600	518,600
05/01/46	3,530,000		380,000	70,600	E40 101
11/01/46	3,150,000		400.000	63,000	513,600
05/01/47	3,150,000		400,000	63,000	E10.000
11/01/47	2,750,000		415,000	55,000	518,000
05/01/48 11/01/48	2,750,000		415,000	55,000 46,700	E14 700
05/01/49	2,335,000 2,335,000		430,000	46,700 46,700	516,700
11/01/49	2,335,000 1,905,000		430,000	46,700 38,100	514,800
05/01/50	1,905,000		450,000	38,100	314,000
11/01/50	1,455,000		<del>1</del> 30,000	29,100	517,200
05/01/51	1,455,000		465,000	29,100	317,200
11/01/51	990,000		103,000	19,800	513,900
05/01/52	990,000		485,000	19,800	515,700
11/01/52	505,000		-	10,100	514,900
05/01/53	505,000		505,000	10,100	515,100
, , ,	,		,	,	,
Total			¢0 725 000	¢E 002 040	\$14 617 040
Total			\$8,725,000	\$5,892,848	\$14,617,848

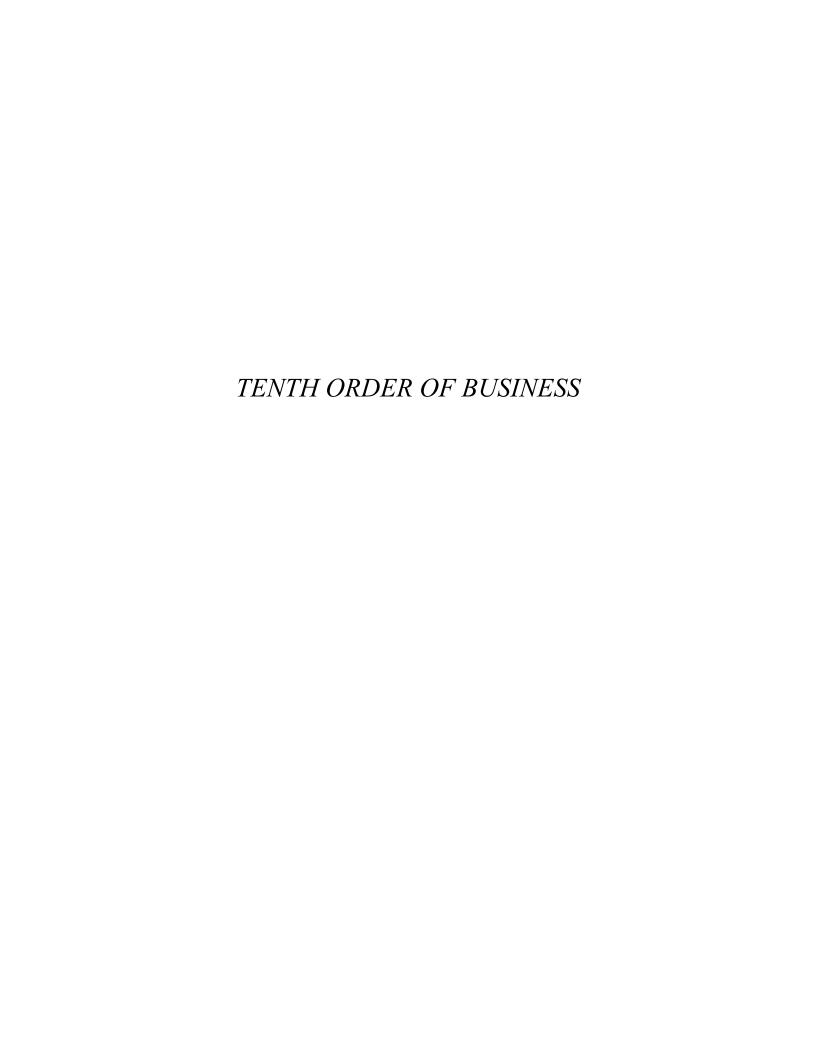
### **Community Development District**

### Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Capital Reserve Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$78,079
Interest Income	2,500	1,462	1,000	2,462	2,500
Carry Forward Balance	72,480	59,991	-	59,991	94,783
TOTAL REVENUES	\$119,980	\$106,453	\$1,000	\$107,453	\$175,362
EXPENDITURES:					
Capital Outlay	\$-	\$8,483	\$-	\$8,483	\$-
Repair and Maintenance	40,000	-	-	-	40,000
Other Current Charges	420	4,162	25	4,187	840
TOTAL EXPENDITURES	\$40,420	\$12,645	\$25	\$12,670	\$40,840
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$79,560	\$93,808	\$975	\$94,783	\$134,522

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	O&M Units	Bonds Units 2016	Bonds Units 2021	Bonds Units 2022	Annual Mai	ntenance Asse	essments		Annual Debt Assessments					Total Assessed Per Unit			
					FY 2026	FY2025	Increase/ (decrease)		FY 2026			FY2025		Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
									Series			Series					
								2016	2021	2022	2016 2021 2022			Total	To	al Assessed Per	Unit
Single Family Duplex	914 72	383 72	236 0	295 0	\$1,154.53 \$1,154.53	\$1,001.98 \$1,001.98	\$152.55 \$152.55	\$1,799.83 \$1,799.83	\$1,875.46 \$0.00	\$1,875.31 \$0.00	\$1,799.83 \$1,799.83	\$1,875.46 \$0.00	\$1,875.31 \$0.00	\$0.00 \$0.00	\$6,705.13 \$2,954.36	\$6,552.58 \$2,801.81	\$152.55 \$152.55
Total	986	455	236	295													



*C*.



April 16, 2025

Bannon Lakes CDD Attn: Sarah Sweeting, Recording Secretary 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear Sarah Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Bannon Lakes CDD

1387 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

Vicky/C. Oakes

Supervisor of Elections





# Amenity & Operations Manager's Reports

Date of report: 5/22/2025 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 (2<sup>nd</sup> Friday Monthly)

### **Follow-up Items**

• Furniture Replacement Options with Supervisor Ghering

### **Upcoming & Completed Events**

- April Youth Running Club 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 29<sup>th</sup> (rain delay date)
- May 17th Vendor Village 11:00am-2:00pm

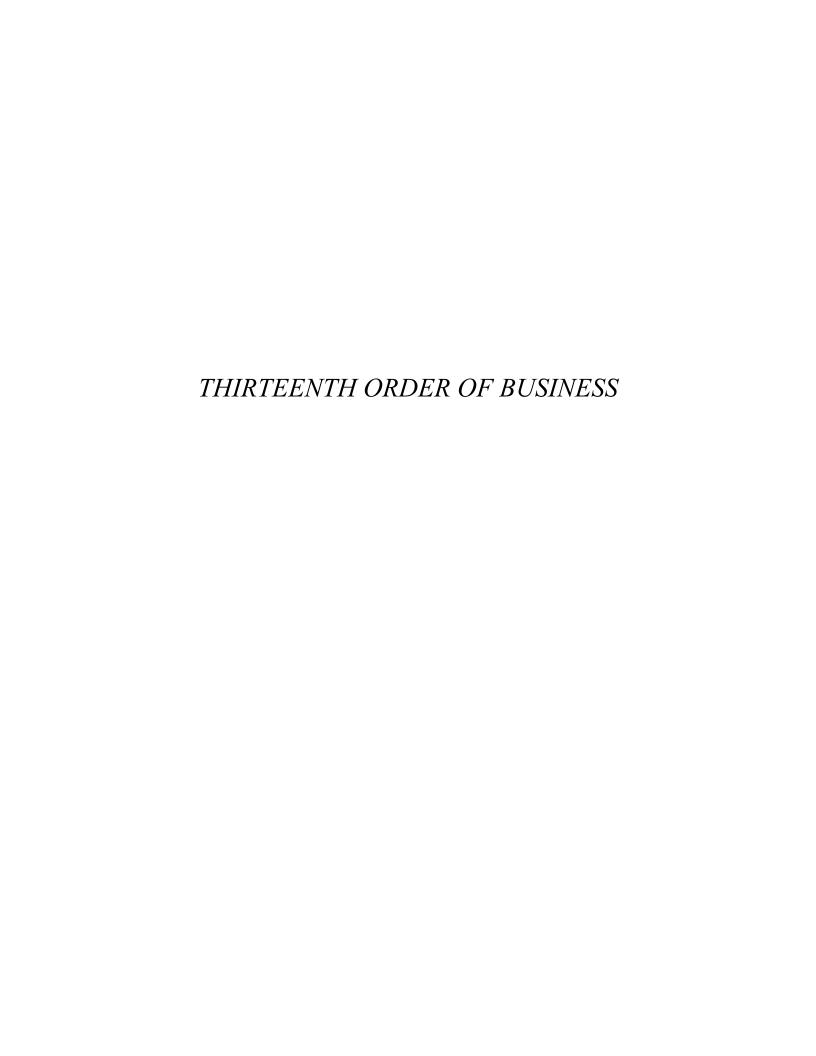
### **Operations Manager Updates**

### **Completed Projects**

- · Pressure Washed all walkways and pool deck and furniture
- · Playground Equipment rails were replaced
- · Dog Park Lock was replaced
- · New seal was installed on clubhouse doors
- · Palm Trees were Pruned up around Amenity Center and Pool
- $\cdot$  CDD assumed responsibility for Quick Catch services account

### **Pending Projects**

- · Painting of bike racks
- · Continued Treatment of all CDD Ponds
- $\cdot$  Onsite staff continues to work to deter Ducks and Geese from the Amenity Center



A.

Community Development District

Unaudited Financial Reporting April 30, 2025



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### **Community Development District**

### Combined Balance Sheet April 30, 2025

			Α.	pr ir 50, 2025							
		General Fund	I	Debt Service Fund	Сар	oital Project Fund	Сарі	ital Reserve Fund	Gove	Totals rnmental Funds	
Assets:		T unu		. unu		7 4714		<i>- 1 ama</i>	4070	mnoncar i anas	
Cash:											
Operating Account - Hancock	\$	91,990	\$	-	\$	-	\$	16,246	\$	108,236	
Assessments Receivable		-		-		-		-			
Oue from Other		-		-		-		-			
Due from General Fund		-		27,822		-		-		27,822	
Due from Capital Fund		_		· -		_		_			
Due from Developer		38,072		-		-		-		38,072	
Investments: State Board of Administration (SBA)		629,656		-		-		77,561		707,217	
Series 2016											
Reserve		-		370,500		_		-		370,500	
Interest		_		254,175		_		_		254,17	
Sinking				234,173						254,17	
_		-				-		-		620.12	
Revenue		-		620,129		-		-		620,12	
Prepayment		-		5,000		-		-		5,00	
Construction		-		-		-		-			
<u>Series 2021</u>											
Reserve		-		207,050		-		-		207,05	
Interest		-		126,238		-		-		126,23	
Prepayment		-		5,900		-		-		5,90	
Revenue		_		176,380		_		_		176,38	
Sinking		-		160,018		-		-		160,01	
Construction		-		-		34,030		-		34,03	
Series 2022								-			
Reserve		-		261,786		-		-		261,78	
Revenue		-		171,475		-		-		171,47	
Interest		-		138,316		-		-		138,31	
Prepayment		_		5,002		_		-		5,00	
Sinking		_		175,019		_		_		175,019	
Construction		_		-		884,082		_		884,082	
						,					
Prepaid Expenses		5,200		-		-		-		5,200	
Deposits		50		-		-		-		50	
Total Assets	\$	764,968	\$	2,704,809	\$	918,113	\$	93,808	\$	4,481,697	
iabilities:											
Accounts Payable	\$	16,175	\$	-	\$	-	\$	-	\$	16,17	
Accrued Expenses		5,807		_		_		-		5,80	
FICA Payable		-								5,50	
Deferred Revenue											
		38,072		-		-		-		38,07	
Due to Capital Reserve		-		-		-		-			
Due to Debt Service - Series 2016		14,845		-		-		-		14,84	
Due to Debt Service - Series 2021		8,345		-		-		-		8,34	
Due to Debt Service - Series 2022		4,632		-		-		-		4,63	
Total Liabilites	\$	87,875	\$	-	\$	-	\$	-	\$	87,87	
und Balance:											
Vonspendable:											
Prepaid Items	\$	5,200	\$	-			\$	_	\$	5,20	
	Ψ	50	Ψ	-			Ψ	-	Ψ	5,20	
Deposits		ວປ		-		-		-		5	
Restricted for:											
Debt Service		-		2,704,809		-		-		2,704,80	
Capital Project		-		-		918,113		-		918,11	
Assigned for:											
Capital Reserve Fund		-		-		-		93,808		93,80	
Capital Reserves		_		_		_				23,00	
Jnassigned		671,843		-		-		-		671,84	
Fotal Fund Balances	\$	677,093	\$	2,704,809	\$	918,113	\$	93,808	\$	4,393,82	
otal Liabilities & Fund Balance	\$	764,968	\$	2,704,809	\$	918,113	\$	93,808	\$	4,481,69	
				4							

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 775,371	\$	775,371	\$	765,594	\$	(9,777)
Special Assessments - Direct	153,304		114,978		114,978		-
Interest	6,000		6,000		11,230		5,230
Facility Revenue	300		175		25		(150)
Miscellaneous	-		-		69		69
Total Revenues	\$ 934,975	\$	896,524	\$	891,895	\$	(4,629)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 6,000	\$	6,000	\$	6,200	\$	(200)
PR-FICA	459		459		474		(15)
Engineering	10,000		5,833		4,705		1,128
Attorney	18,000		10,500		4,067		6,433
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		5,571		5,571		-
Trustee Fees	17,000		17,700		17,700		-
Management Fees	55,213		32,208		32,208		-
Information Technology	2,022		1,180		1,180		-
Website Maintenance	1,348		786		786		-
Telephone	150		88		106		(18)
Postage & Delivery	750		438		495		(58)
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		933		374		559
Legal Advertising	1,000		583		587		(3)
Other Current Charges	500		292		390		(99)
Office Supplies	250		146		4		142
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 149,691	\$	104,107	\$	94,880	\$	9,227

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25		Variance
Operations & Maintenance								
Amenity Center Expenditures Insurance	\$	30,609	\$	30,609	\$	28,388	\$	2,221
Utilities	φ	30,009	φ	30,009	Φ	20,300	φ	2,221
Phone/Internet/Cable		8,735		5,095		2,190		2,906
Electric		25,000		14,583		13,182		1,401
Water/Irrigation		15,000		8,750		5,644		3,106
Gas		200		117				117
Refuse		4,266		2,489		1,621		867
Security		-,		_,		_,		
Security Monitoring		600		600		3,596		(2,996)
Access Cards		1,000		-		-		-
Management Contracts								
Facility Management		79,094		46,138		46,138		-
Facility Attendant		8,400		823		823		_
Field Mgmt / Admin		25,746		15,019		15,019		_
Pool Maintenance		14,157		8,258		8,258		_
Pool Chemicals		12,075		7,044		4,788		2,256
Janitorial		19,039		11,106		9,574		1,532
Janitorial Supplies		1,840		1,074		226		848
Facility Maintenance		35,620		20,778		17,640		3,138
Repairs & Maintenance		55,000		32,083		21,297		10,786
Special Events		15,000		8,750		5,647		3,103
Holiday Decorations		5,000		4,115		4,115		-
Fitness Center Repairs/Supplies		7,000		4,083		1,982		2,102
Surety Bond				-		2,925		(2,925)
Office Supplies		1,500		875		801		74
ASCAP/BMI Licenses		500		-		-		-
Pest Control		4,410		2,573		1,820		753
Subtotal Amenity Center Expenditures	\$	369,792	\$	224,962	\$	195,674	\$	29,288
						272,272		
Grounds Maintenance								
Hydrology Quality/Mitigation	\$	28,000	\$	24,454	\$	24,454	\$	-
Landscape Maintenance		187,040		109,106		97,298		11,808
Landscape Contingency		35,000		20,417		6,115		14,302
Lake Maintenance		9,840		5,740		5,676		64
Grounds Maintenance		19,600		11,433		8,950		2,483
Pump Repairs		10,000		-		-		-
Streetlights		12,012		7,007		6,707		300
Streetlight Repairs		5,000		-		-		-
Irrigation Repairs		15,000		8,750		8,378		373
Miscellaneous		5,000		3,800		3,800		-
Reclaim Water		40,000		23,333		17,965		5,369
Storm Cleanup		4,000		-		-		-
Capital Reserve		45,000		45,000		45,000		-
Subtotal Grounds Maintenance	\$	415,492	\$	259,041	\$	224,342	\$	34,699
Total Operations & Maintenance	\$	785,284	\$	484,003	\$	420,016	\$	63,987
Total Expenditures	\$	934,975	\$	588,110	\$	514,896	\$	73,213
Excess (Deficiency) of Revenues over Expenditures	\$	0			\$	376,999		
Net Change in Fund Balance	\$	0			\$	376,999	\$	
Fund Balance - Beginning	\$	-			\$	300,094		
Fund Balance - Ending	\$	0			\$	677,093		

## Community Development District Month to Month

					Monun to Mon	iiui							
	 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 \$	- \$	15,547 \$	- \$	- \$	- \$	- \$	- \$	765,59
Special Assessments - Direct	-	38,326	38,326	-	_	38,326	-	-	_	_	_	_	114,97
Interest	564	452	957	2,006	2,446	2,492	2,313	-	-	-	-	-	11,23
Facility Revenue	-		-	25	-,	-,	-	_	-	_	_	_	2
Miscellaneous	-	-	69	-	-	-	-	-	-	-	-	-	6
Total Revenues	\$ 564 \$	98,096 \$	215,067 \$	476,219 \$	43,271 \$	40,818 \$	17,860 \$	- \$	- \$	- \$	- \$	- \$	891,89
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600 \$	800 \$	- \$	2,000 \$	- \$	1,800 \$	1,000 \$	- \$	- \$	- \$	- \$	- \$	6,20
PR-FICA	46	61	-	153	-	138	77	-	-	-	-	-	47
Engineering	355	-	-	2,910	205	1,235	-	-	-	-	-	-	4,70
Attorney	469	578	880	1,156	985	-	-	-	-	-	-	-	4,06
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,95
Arbitrage Rebate	-	-	1,200	-	-	-	-	-	-	-	-	-	1,20
Dissemination Agent	796	796	796	796	796	796	796	-	-	-	-	-	5,57
Trustee Fees	6,100	-	-	8,100	-	3,500	-	-	-	-	-	-	17,70
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	-	-	32,20
Information Technology	169	169	169	169	169	169	169	-	-	-	-	-	1,18
Website Maintenance	112	112	112	112	112	112	112	-	-	-	-	-	78
Telephone	27	10	-	25	-	14	29	-	-	-	-	-	10
Postage & Delivery	37	227	17	69	86	13	47	-	-	-	-	-	49
Meeting Room Rental	594	-	300	1,188	-	1,188	-	-	-	-	-	-	3,26
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,43
Printing & Binding	79	35	71	47	34	57	52		-	-		-	37
Legal Advertising	70	241	-	66	67	143	-		-	-		-	58
Other Current Charges	-	_	_		5	85	300		-	_	-	-	39
Office Supplies	0	1	1	0	1	1	1		-	-		-	
Dues, Licenses & Subscriptions	175	-	-	-	-			-	-	-	-	-	17
Total General & Administrative	\$ 29,618 \$	7,629 \$	8,147 \$	21,393 \$	7,061 \$	13,850 \$	7,183 \$	- \$	- \$	- \$	- \$	- \$	94,88
Operations & Maintenance													
Amenity Center Expenditures													
Insurance Utilities	\$ 28,388 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	28,38
	220	205	222	472	227	212	212						2.10
Phone/Internet/Cable	228	395	233	472	237	312	312	-	-	-	-	-	2,19
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	-	-	-	-	-	13,18
Water/Irrigation	668	815	731	1,045	846	737	802	-	-	-	-	-	5,64
Gas	-	-	-	-	-	-	-	-	-	-	-	-	4.60
Refuse	237	237	235	303	304	306	-	-	-	-	-	-	1,62
Security Novitoria a		1.655	550	550		267	550						2.50
Security Monitoring	-	1,655	558	558	-	267	558	-	-	-	-	-	3,59
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	
Management Contracts				, ,,,									
Facility Management	6,591	6,591	6,591	6,591	6,591	6,591	6,591	-	-	-	-	-	46,13
Facility Attendant	-	-	-	-	-	450	373	-	-	-	-	-	82
Field Mgmt / Admin	2,146	2,146	2,146	2,146	2,146	2,146	2,146	-	-	-	-	-	15,01
Pool Maintenance	1,180	1,180	1,180	1,180	1,180	1,180	1,180	-	-	-	-	-	8,25
					4								

4

## Community Development District Month to Month

		0ct	Nov	V	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Continued Amenity Center Expenditures															
Pool Chemicals		144			96	371	1,495	1,123	1,560	-	-	-	-	-	4,788
Janitorial		1,440	1,440		1,440	1,440	1,440	1,440	935	-	-	-	-	-	9,574
Janitorial Supplies		-			47	-	88	-	91	-	-	-	-	-	226
Facility Maintenance		2,800	2,968		2,968	2,968	2,968	2,968	-	-	-	-	-	-	17,640
Repairs & Maintenance		3,583	1,916		2,078	1,284	1,318	8,961	2,158	-	-	-	-	-	21,297
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	411	-	-	-	-	-	1,982
Surety Bond		-	-		-	2,925	-	-	-	-	-	-	-	-	2,925
Office Supplies		-	161		88	421	33	-	98	-	-	-	-	-	801
ASCAP/BMI Licenses		-			-	-	-	-	-	-	-	-	-	-	
Pest Control		260	260		260	260	260	260	260	-	-	-	-	-	1,820
Subtotal Amenity Center Expenditures	\$	50,126 \$	28,547	\$	21,433 \$	24,294 \$	22,083 \$	30,034 \$	19,157 \$	- \$	- \$	- \$	- \$	- \$	195,674
Grounds Maintenance															
Hydrology Quality/Mitigation	\$	24,454 \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	24,454
Landscape Maintenance		13,503	13,503		14,058	14,058	14,058	14,058	14,058	-	-	-	-	-	97,298
Landscape Contingency		600			-	2,058	2,116	1,341	-	-	-	-	-	-	6,115
Lake Maintenance		788	788		820	820	820	820	820	-	-	-	-	-	5,676
Grounds Maintenance		1,633	909		1,335	1,633	1,633	1,633	174	-	-	-	-	-	8,950
Pump Repairs		-	-		-	-	-	-	-	-	-	-	-	-	-
Streetlights		911	911		911	990	994	994	994	-	-	-	-	-	6,707
Streetlight Repairs		-	-		-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs		2,016	1,300		546	1,104	-	3,412	-	-	-	-	-	-	8,378
Miscellaneous		-	-		-	800	3,000	-	-	-	-	-	-	-	3,800
Reclaim Water		2,715	3,031		3,053	2,600	1,779	2,014	2,774	-	-	-	-	-	17,965
Storm Cleanup		-			-	-	-	-	-	-	-	-	-	-	-
Capital Reserve		-	-		-	-	-	45,000		-	-	-	-	-	45,000
Subtotal Grounds Maintenance	\$	46,620 \$	20,442	\$	20,724 \$	24,062 \$	24,401 \$	69,272 \$	18,820 \$	- \$	- \$	- \$	- \$	- \$	224,342
Total Operations & Maintenance	\$	96,746 \$	48,989	\$	42,157 \$	48,357 \$	46,484 \$	99,305 \$	37,977 \$	- \$	- \$	- \$	- \$	- \$	420,016
Total Expenditures	\$	126,364 \$	56,618	s	50,304 \$	69,749 \$	53,545 \$	113,156 \$	45,161 \$	- \$	- \$	- \$	- \$	- \$	514,896
Total Emporation Co	<u> </u>	120,001	50,010		20,201	03), 13 ¢	55,515	115,155 \$	15)101 ψ	ų.	•	•	•	Ţ.	011,030
Excess (Deficiency) of Revenues over Expenditures	\$	(125,800) \$	41,478	\$	164,763 \$	406,470 \$	(10,274) \$	(72,338) \$	(27,301) \$	- \$	- \$	- \$	- \$	- \$	376,999
Total Other Financing Sources/Uses	\$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$	(125,800) \$	41,478	<b>*</b>	164,763 \$	406,470 \$	(10,274) \$	(72,338) \$	(27,301) \$	- \$	- \$	- \$	- \$	- \$	376,999

### **Community Development District**

### **Debt Service Fund Series 2016**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thi	ru 04/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 741,000	\$	741,000	\$	731,050	\$	(9,950)
Interest Income	30,000		17,500		22,224		4,724
Total Revenues	\$ 771,000	\$	758,500	\$	753,274	\$	(5,226)
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	\$	279,375	\$	274,149	\$	(5,226)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 37,700	\$	279,375	\$	274,149	\$	(5,226)
Fund Balance - Beginning	\$ 611,646			\$	990,501		
Fund Balance - Ending	\$ 649,346			\$	1,264,650		

### **Community Development District**

### **Debt Service Fund Series 2021**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget	Actual			
	Budget	Thr	ı 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 413,100	\$	413,100	\$	410,922	\$	(2,178)
Interest Income	15,000		8,750		10,739		1,989
Total Revenues	\$ 428,100	\$	421,850	\$	421,661	\$	(189)
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	\$	295,613	\$	295,424	\$	(189)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 15,625	\$	295,613	\$	295,424	\$	(189)
Fund Balance - Beginning	\$ 176,642			\$	388,506		
Fund Balance - Ending	\$ 192,267			\$	683,930		

### **Community Development District**

### **Debt Service Fund Series 2022**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thr	ru 04/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 234,457	\$	234,457	\$	228,078		(6,379)
Special Assessments - Direct	287,343		215,507		215,507		-
Special Assessments -Prepayments	-		-		-		-
Interest Income	7,000		4,083		12,248		8,165
Total Revenues	\$ 528,800	\$	454,048	\$	455,834	\$	1,786
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	\$	282,573	\$	284,359	\$	1,786
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 10,850	\$	282,573	\$	284,359	\$	1,786
Fund Balance - Beginning	\$ 209,699			\$	471,871		
Fund Balance - Ending	\$ 220,549			\$	756,230		

### **Community Development District**

### Capital Projects Fund Series 2021 and Series 2022 Statement of Revenues, Expenditures, and Changes in Fund Balance

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 826	\$ 22,447
Total Revenues	\$ 826	\$ 22,447
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 826	\$ 22,447
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 826	\$ 22,447
Fund Balance - Beginning	\$ 33,204	\$ 861,635
Fund Balance - Ending	\$ 34,030	\$ 884,082

### **Community Development District**

### **Capital Reserve Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	ı	Adopted	Pror	ated Budget		Actual		
		Budget	Thru	04/30/25	Thru	1 04/30/25	V	ariance
Revenues								
Capital Reserve Transfer In	\$	45,000	\$	45,000	\$	45,000	\$	-
Interest		2,500		1,458		1,462		4
Total Revenues	\$	47,500	\$	46,458	\$	46,462	\$	4
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	8,483	\$	(8,483)
Repairs and Maintenance		40,000		23,333		-		23,333
Other Service Charges		420		245		4,162		(3,917)
Total Expenditures	\$	40,420	\$	23,578	\$	12,645	\$	10,933
Excess (Deficiency) of Revenues over Expenditures	\$	7,080			\$	33,817		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	7,080			\$	33,817		
Fund Balance - Beginning	\$	72,480			\$	59,991		
Fund Balance - Ending	\$	79,560			\$	93,808		

### **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

Seri	ies 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 Spec	ial Assessment Bonds
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance	2.875% -4.0% 5/1/1951 50% of Maximum Annual Debt Service \$260,900 261,786
Bonds Outstanding - 2/25/22 Less: May 1, 2024 Less: May 1, 2024 (Prepayment)	\$9,135,000 (\$170,000) (\$60,000)
Current Bonds Outstanding	\$8,905,000

Total	Ronds Outstanding	\$26,045.000



## 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	26,661.93	731,049.53	410,921.98	228,078.28	765,593.89	2,135,643.69
TOTAL RECEIPTS / DUE	136,823.69	731,049.53	410,921.98	443,585.47	880,572.01	2,466,129.00

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

### TAX ROLL RECEIPTS

		SERIES 2016	SERIES 2021	SERIES 2022		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	O&M	TOTAL
ST JOHNS COUNTY DISTRIBUTION	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/05/24	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
8	04/08/25	14,055.22	7,900.42	4,385.05	14,719.38	41,060.08
9	04/14/25	790.27	444.21	246.56	827.62	2,308.66
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		731,049.53	410,921.98	228,078.28	765,593.89	2,135,643.69

PERCENT COLLECTED DIRECT	0.00%	0.00%	75.00%	75.00%	75.00%
PERCENT COLLECTED TAX ROLL	98.77%	98.77%	98.77%	98.77%	98.77%
PERCENT COLLECTED	98.77%	98.77%	85.59%	94.84%	94.74%

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### **Bannon Lakes**

### **Community Development District**

### Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
4/1/25	1716-1721	\$82,367.06	
4/2/25	1722-1723	904.94	
4/14/25	1724-1728	14,655.27	
4/29/25	1729-1737	32,846.32	
	Total General Fund Checks		\$130,773.59
Capital Reserve			
4/1/25	38	\$3,900.00	
	Total Capital Reserve Checks		\$3,900.00
Autopayments			
4/7/25	AT&T	74.90	
4/22/25	IRS FICA PAYMENT	153.00	
4/18/25	St Johns County Utility Dept	3,576.05	
4/21/25	AT&T	237.45	
4/24/25	FPL	2,676.22	
4/28/25	Wells Fargo Credit Card	2,038.28	
	Total Paid Electronically		8,755.90
Fotal Paid Checks and Electronically			143,429.49

 $<sup>{}^*\,</sup>Fedex\,Invoices\,will\,be\,available\,upon\,request$ 

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 1
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* BANNON LAKES - GENERAL FUND

	04/01/2025 - 04/30/2025	BANK A BANNON	LAKES-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	 T# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
4/01/25 00037	3/25/25 03252025 202503 300-207			*	27.39	
	2/20 SJC TAX DIST 7-AD		S CDD C/O BANK OF	NEW		27.39 001716
4/01/25 00076	3/25/25 03252025 202503 300-207	00-10300		*	15.40	
	2/20 SJC TAX DIST 7-AD	BANNON LAKE	S CDD C/O BANK OF	NEW		15.40 001717
4/01/25 00113	3/25/25 03252025 202503 300-207	00-10400		*	71,835.73	
	3/25/25 03252025 202503 300-207			*	8.54	
	2/20 SJC TAX DIST 7-AD		S CDD C/O BANK OF :	NEW		71,844.27 001718
4/01/25 00009	3/17/25 00252-25 202503 310-513			*	2,333.33	
	FY25 DS 2022 TRUSTEE F 3/17/25 00252-25 202503 300-155	00-10000		*	1,666.67	
	FY26 DS 2022 TRUSTEE F 3/17/25 00252-25 202503 310-513			*	1,166.67	
	FY25 CONSTRUCTION FEE 3/17/25 00252-25 202503 300-155	00-10000		*	833.33	
	FY26 CONSTRUCTION FEE		NEW YORK MELLON			6,000.00 001719
4/01/25 00082					2,000.00	- <u>-</u>
	P.WASH-POOL DECK/SIDEW	ALK	ER		,	2,000.00 001720
4/01/25 00119					2,280.00	
1,01,20 00119	REPL SLINGS-POOL CHARI 3/27/25 100020 202503 320-572	S		*	200.00	
	PICKUP/DELIVERY		D PATTO SHOP			2,480.00 001721
4/02/25 00127	3/10/25 92609385 202503 310-513				84.94	
4/02/23 0012/	DESK SIGN					84 94 001722
4/02/25 00017	4/01/25 262505B 202504 330-538				820.00	
	APRIL WATER MANAGEMENT		G TNG			000 00 001703
			S, INC. 			820.00 001/23
4/14/25 00128	4/01/25 255615 202504 320-572 JANITORAIL DEEP CLEAN			*	179.00	
	4/03/25 255614 202504 320-572 JANITORIAL INITIAL BIL	L		*	756.00	
		HIGH TECH C	OMMERCIAL CLEANING	; 		935.00 001724

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 2
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* BANNON LAKES - GENERAL FUND

CHIECK DITTED	BF	ANK A BANNON LAKES-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/14/25 00013	4/14/25 16132 202503 330-53800-4 MAR IRRIGATION SRV/REPAIR		*	1,353.25	
		LANDCARE GROUP INC			1,353.25 001725
4/14/25 00125	4/10/25 192982 202503 310-51300-3	31100	*	1,235.00	
	MAR ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC			1,235.00 001726
4/14/25 00019	4/03/25 13129562 202504 320-57200-4	 45210	*	765.70	
	POOL CHEMICALS-BLEACH	POOLSURE			765.70 001727
4/14/25 00014	3/31/25 248 202503 320-57200-3		*	449.90	
	MAR FACILITY ASSISTANT 4/01/25 247 202504 320-57200-4		*	1,179.75	
	4/01/25 247 202504 320-57200-4	46001	*	2,145.50	
	APR CONTRACT ADMIN 4/01/25 247 202504 320-57200-3	34000	*	6,591.17	
	APR FACILITY MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES INC			10,366.32 001728
4/29/25 00116	5/14/24 178747 202410 330-53800-4		*	1,653.75	
	MITIGATION MONITORING 7/31/24 180898 202410 330-53800-4	46000	*	17,400.00	
	UPLAND BUFFERS PLANTING 8/31/24 181291 202410 330-53800-4 UPLAND BUFFERS/MITIGATION		*	5,400.00	
		BIO-TECH CONSULTING INC			24,453.75 001729
4/29/25 00107	4/16/25 AC04126 202504 320-57200-6 FITNESS EQUIP MAINTENANCE	50100	*	180.00	
	FIINESS EQUIP MAINTENANCE	COMMERCIAL FITNESS PRODUCTS INC			180.00 001730
4/29/25 00040	4/15/25 12 202504 310-51300-4 AMORT SE2016 PREPAY \$5K		*	100.00	
	4/15/25 12 202504 310-51300-4	19000	*	100.00	
	AMORT SE2021 PREPAY \$5K 4/15/25 12 202504 310-51300-4	19000	*	100.00	
	AMORT SE2022 PREPAK \$5K	DISCLOSURE SERVICES LLC			300.00 001731
4/29/25 00122	3/15/25 753005 202503 320-57200-3		*	267.30	
	VIDEO MONITORING - APR25	HIDDEN EYES LLC			267.30 001732

*** CHECK DATES 04/01/2025 - 04/30/2025 *** BAI	CCOUNTS PAYABLE PREPAID/COMPUTER CHECK NNON LAKES - GENERAL FUND NK A BANNON LAKES-GENERAL	REGISTER RUN	5/14/25	PAGE 3
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# ST	VENDOR NAME ST UB SUBCLASS	'ATUS	AMOUNT	CHECK AMOUNT #
4/29/25 00030 4/14/25 1186129 202504 320-57200-5	4500	*	160.00	
4/14/25 1186129 202504 320-57200-5 APR RODENT CONTROL	4500	*	100.00	
	FREEDOM PEST CONTROL			260.00 001733
4/29/25 00092 3/31/25 70389 202503 310-51300-4		*	75.44	
3/31/25 70389 202503 310-51300-44 NOTICE OF MEETING-3/18/25	3000	*	67.28	
	GANNETT FLORIDA LOCALIQ			142.72 001734
4/29/25 00064 4/17/25 51297 202505 310-51300-40			593.75	
RM RENTAL-CDD MTG 5/22	RENAISSANCE RESORT			593.75 001735
4/29/25 00014 4/11/25 249 202503 320-57200-49		*	2,968.00	
FACILITY MAINTENANCE 4/11/25 249 202503 330-53800-40	5100	*	1,633.00	
GROUNDS MAINTENANCE 4/11/25 249 202503 320-57200-60	0000	*	1,333.80	
REPAIRS AND MAINT	RIVERSIDE MANAGEMENT SERVICES INC		5	5,934.80 001736
4/29/25 00062 4/16/25 10367 202504 320-57200-60			714.00	
THREE SYSTEM MAINTENANCE	THIGPEN HEATING AND COOLING INC.			714.00 001737
	TOTAL FOR BANK A	13	0,773.59	
	TOTAL FOR REGISTER	13	0,773.59	

# Bannon Lakes COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

### **Check Request**

Date	Amount	Authorized By
March 25, 2025	\$27.39	Sheryl Fulks
	Payable to:	
	Bannon Lakes CDD c/o BNY Mellon #37 DS 201	6
Date Check Needed:	Budget Ca	tegory:
ASAP	1-300-2070	00-10200
	Intended Use of Funds Requested:	
		27.39
	2/20/25 SJC TAX DIST 7- ADJ	21.39
	100	
		27.39
		21.37

(Attach supporting documentation for request. Overnight via Fedex with deposit letter from Accoutant)

# Bannon Lakes COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

### **Check Request**

Date	Amount	Authorized By
March 25, 2025	\$15.40	Sheryl Fulks
	Payable to:	
	Bannon Lakes CDD c/o BNY Mellon #	76 DS 2021
		D. 1. 4 Cottoners
Date Check Needed:		Budget Category: 1-300-20700-10300
ASAP	<u> </u>	1-300-20700 10300
	Intended Use of Funds Reques	ted:
	2/20/25 SJC TAX DIST 7 - ADJ	15.40
Name of the second of the seco		
		15.40
		,

(Attach supporting documentation for request. Overnight via Fedex with deposit letter from Accoutant)

# Bannon Lakes COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

### **Check Request**

Date		Amoun	t		Authorized By	
March 25, 2025		\$71,844.27			Sheryl Fulks	
	<u></u>	Payable		112 DG 2022		
	Bannon Lake	s CDD c/o BNY M	iellon #	113 DS 2022	VIII.	
ate Check Needed:			Budg	et Category:		
ASAP			1-300	-20700-10400		
	•	t 111 E From A	a Dagua	ntad:		
	Into	ended Use of Fund	s reque	sicu.		
				A		
	3/25/25 PULTE	4/1 ASMNT	\$	71,835.73		
	2/20/25 SJC TA	X DIST 7 - ADJ	\$	8.54		
		·····				
			,,,,,, ,,,,,,			
				71,844.27		
(Attacl	h supporting doe	cumentation for re	equest.	)		



#### INVOICE

BANNON LAKES COMMUNITY DEVELOPMENT For:

DISTRICT

475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE

ST. AUGUSTINE, FL 32092

**United States** 

The Bank of New York Mellon Trust Company, National

Association

From:

333 South Hope Street Los Angeles, CA, 90071 United States

Invoice Number: 00252-25-0012846

Invoice Date: Mar 17, 2025

Due Date: Apr 16, 2025

Account Number: 0453100851-INV

Cycle Date: Mar 1, 2025 Legacy Ref#: CT2228659

Currency: USD

6,000.00 USD Total Payable Amount: INVOICE

> 6,000.00 USD Current Period Subtotal: 6,000.00 USD Current Period Total: 0.00 USD Satisfied to Date:

6,000.00 USD Balance Due:

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.





# Details for Bannon Lakes Community Development District Special Assessment Revenue Bonds, Series 2022

	antity Rate Prorat	ion Subtotal	Total (USD)
Flat			
Construction Fund Administration Fee			2,000.00
For the period: Mar 1, 2025 to Feb 28, 2026	,		
Flat Fee	2,000.00	2,000.00	
Trustee			
Annual Fee			4,000.00
For the period: Mar 1, 2025 to Feb 28, 2026			
Flat Fee	4,000.00	4,000.00	
Total			6,000.00



BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

# Billing Stub

Invoice Number: 00252-25-0012846 Account Number: 0453100851-INV Invoice Date: Mar 17, 2025

Cycle Date: Mar 1, 2025



Date: 3/24/25 INVOICE #468

Bannon Lakes

Date completed	doL	Payment Terms	Due Date
	Pressure washing		

RECEIVED		
	Total	\$2000.00
Approved 3/24/25 Jeff Johnson 320 TRL Repairs and maintenance 1.330.57200.60000		
<ol> <li>Pressure washed the pool deck and furniture</li> <li>Pressure washed all sidewalks around building</li> </ol>		\$2000.00

By Tara Lee at 9:35 am, Mar 31, 2025

Make all checks payable to My Clean Roof

Thank you for your business!

#### THE POOLand Patio Shop 1408 Griflet Rd Jacksonville, Fl 32211

# 

Number

100020

Date

3/27/2025

Bill To

Jeff Johnson Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FI, 32095 jjohnson@msnf.com Ship To

PO Number	Terms	Project
904-660-3669		

Date	Description	Hours	Rate	Amount	
	Replace slings on chaise lounge	12.00	\$190.00	\$2,280.00	
	Pickup/Delivery	1.00	\$200.00	\$200.00	

Approved 3/28/25 Jeff Johnson Repairs and Maintenance 1.320.57200.60000

**RECEIVED** 

By Tara Lee at 2:07 pm, Mar 31, 2025

Amount Paid \$0.00

Amount Due \$2,480.00

Discount
Shipping Cost

\$0.00 \$0.00

Sub Total

\$2,480.00

Total

\$2,480.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$2,480.00	\$0.00	\$0.00	\$0.00	\$2,480.00

1.310.51300.49000



2021-2 St. Augustine Road E, Jacksonville, FL 32207 888-465-6373

BILL TO: Bannon Lakes CDD GMS - GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092



IIN/CNT	TERMS	DATE	ACCT#	
5060-5	NET30	3/10/2025	301956	
ЭС		9/10/2025 PO# NET30; N		

HSC\_DHL: DHL Expedited (22 oz) Tracking#: 420320929261290339700608296343

SHIP TO: SARAH SWEETING **GMS** 904-940-5850 475 W TOWN PL STE 114 SAINT AUGUSTINE, FL 32092-3649

SKU	DESCRIPTION	LIST	PRICE	TOTAL
210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT Michael Sheldon Logo: None	20.00 0.00	14.99 0.00	14.99
210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT Kim Crenier Logo: None	20.00 0.00	14.99 0.00	14.99
210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT John Ter Louw Logo: None	20.00 0.00	14.99 0.00	14.99
210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT Sandra Gehring Logo : None	20.00 0.00	14.99 0.00	14.99
210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT Thomas Cooper Logo: None	20.00 0.00	14.99 0.00	14.99
DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	9.99	9.99	9.99
	TOTAL			84.94
	DEGETVED APR 2 2025 By			
	210D Option 210D Option 210D Option 210D Option 210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT Michael Sheldon Logo: None  DESK SIGN 2X10 ALUMINUM W/INSERT Kim Crenier Logo: None  DESK SIGN 2X10 ALUMINUM W/INSERT John Ter Louw Logo: None  DESK SIGN 2X10 ALUMINUM W/INSERT John Ter Louw Logo: None  DESK SIGN 2X10 ALUMINUM W/INSERT Sandra Gehring Logo: None  DESK SIGN 2X10 ALUMINUM W/INSERT Thomas Cooper Logo: None  DHLEXPED  SHIPPING AND HANDLING - DHL EXPEDITED  TOTAL	210D	210D



Post Office Box 162134 Altamonte Springs, FL 32716 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD			
VISA			
and a second			
CARO NUMBER	EXP. DATE		

BALANCE \$820.00

	ACCOUNT NUMBER	DATE
ADDRESSEE		
address below is incorect and indicate change on reverse side	723475	4/1/2025

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

The Lake Doctors Post Office Box 162134 Altamonte Springs, FL 32716

0000000116522001000000026250500000008200069

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

**BANNON LAKES CDD** Invoice Due Date 4/11/2025 435 Bannon Lakes Blvd, St Augustine, Fl St Augustine, FL 32092 262505B **Invoice** PO#

Quantity Invoice Date Description **Amount** Tax Total 4/1/2025 Water Management - Monthly \$820.00 \$0.00 \$820.00

Please remit payment for this month's invoice.

Approved 4/1/25 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

**Corporate Address** 

Portal Registration #: Customer E-mail(s):

0F4EFD82

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

jjohnson@rmsnf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

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



Invoice			
Date	Invoice #		
4/1/2025	255615		

Bill To	
Bannon Lakes CDD Attn: Jeff Johnson 435 Bannon Lakes Blvd St Augustine, FL 32095	

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

**TERMS: NET 10** 

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Special Service - Initial Deep Clean Service Date: 04/01/2025 Description: Thorough clean to bring account into good standing.  Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259  FL DR-14 85-8017166046C-0 Expires 01/31/2027  Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Sales Tax  Approved 4/9/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300	0.00%	179.00
Thank you for you	r business.	Total	\$179.00



Invoice			
Date	Invoice #		
4/3/2025	255614		

Bill To	
Bannon Lakes CDD Attn: Jeff Johnson 435 Bannon Lakes Blvd St Augustine, FL 32095	,

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

**TERMS: NET 10** 

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Initial Billing starting 04/03/2025	756.00	756.00
	Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259		
	FL DR-14 85-8017166046C-0 Expires 01/31/2027		
se any especial and second of a 1000 major	Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Sales Tax	######################################	\$\$\$\$\$\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$
	Sales Tax	V.VV/8	0.00
	Approved 4/9/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300		
	APR 10 2025		
	ESY		
Thank you for you	r business.	Total	\$756.00

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



Irrigation • Landscape • Maintenance



**BILL TO** 

Bannon Lakes CDD 475 W. Town Place, Suite 114

St. Augustine, FL 32092



DATE 04/14/2025
DUE DATE 05/14/2025
TERMS Net 30

ATTENTION

Jeff Johnson

**PROJECT** 

Monthly Irrigation Billing

BPM

OBSCIRMENON

ANTSHIT

PV-Irr. Maint.

Irrigation Maintenance Service for March- see attached list.

1,353.25

Svc.

SUBTOTAL TAX TOTAL

**BALANCE DUE** 

1,353.25 0.00 1,353.25

\$1,353.25

Approved 4/14/25 Jeff Johnson Irrigation Repairs 1.330.53800.46400

#### **Bannon Lakes CDD**

<u>Date</u>	Location	Description	N	lateria <u>l</u>	<u>I</u>	_abor	T	otal Cost
3/17	Front Entrance Berm	50 ft.1/2" drip line, (2) 1/2" poly couplings, (10) sod staples	\$	41.50	\$	42.00	\$	83.50
	Front Entry	<ul><li>(7) 6Ps, (8) MPR nozzies, 1/2" poly coupling,</li><li>(2) DBY wire nuts, rectangle valve box lid</li></ul>	\$	183.25	\$	210.00	\$	393.25
3/18	Amenity Center	<ul><li>(9) 6Ps, (2) nozzles, (18) MPR nozzles,</li><li>(3) 4" rotors, 1-Station Rainbird Decoder,</li><li>(4) DBY wire nuts</li></ul>	\$	582.50	\$	294.00	\$	876.50
					To	tal Due	\$	1,353.25

Project Manager

Alex Acree

Bannon Lakes CDD Government Management Services

001-310.513,311

### Matthews

Engineering - Architecture - Planning - Surveying

April 10, 2025

Invoice #

192982

Project

0000002619.0000

Bannon Lakes CDD

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

CDD Coordination

Bernadette Peregrino 475 West Town Place St. Augustine, FL 32092

- Tract Dedication Coordination
- Amenity Expansion 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 March 31, 2025

Phase	0001	Engineering Services				
			Hours	Rate	Amount	
Vice Pres	sident of Productio	n	3.25	290.00	942,50	
Sr. Plann	ner 1		1.25	210.00	262.50	
Project A	dministrator		.25	120.00	30.00	
·	Total La	bor				1,235.00
				To	tal Due:	1.235.00

#### Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,235.00	3,115.00	4,350.00
Totals	1,235.00	3,115.00	4,350.00



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

#### Invoice

Date

4/3/2025 Invoice # 131295628173

Terms	Net 20
PO#	4/23/2025
Delivery Ticket #	Sales Order #1352632
Proceedings of the American Company of the Company	4/3/2025
Delivery Location Customer #	Bannon Lakes Pool

		8			
Ч					

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	200	gal	\$3.35	\$670.00
160-050	Pool Acid bulk by Gallon	30	gal	\$3.19	\$95.70

Approved 4/7/25 Jeff Johnson **Pool Chemicals** 1.320.57200.45210 Subtotal \$765.70 \$0.00 Tax \$765,70 Total

**Amount Paid/Credit Applied** 

\$0.00

**Balance Due** \$765.70

### Click Here to Pay Now







# Riverside Management Services, Inc

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



Invoice

\$449.90

Balance Due

P.O. Number:

invoice #: 248 invoice Date: 3/31/2025 Due Date: 3/31/2025 Case:

#### Bill To:

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

Description	Hours/Qty	Rate	Amouni
Facility Assistant through March 2025	16.36	27.50	449.90
1,320.57200,34100			
• `			
•			
alison Morsing			
West 1			
4-4-2-			
		Activities of the second s	<b>\$449.</b> 90
	Paymer	its/Credits	\$0.00

#### BANNON LAKES CDD

### FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
16.36	Facility Assistant	\$ 27.50	\$ 449.90
	Covers November 2024		
	TOTAL DUE:		\$ 449.90

Facility Assistant 1.320.57200.34100

### BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT FACILITY ASSISTANT BILLABLE HOURS THROUGH MARCH 2025

<u>Date</u>	<u>Houra</u>	<u>Employee</u>	<u>Description</u>
3/20/25 3/28/25	8.13 8.23	L.H. D.S.	Completed daily checklist and returned calls and emails Completed daily checklist and returned calls and emails
TOTAL	16.36		

### Riverside Management Services, Inc

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

# invoice

\$9,916.42

\$9,916.42

\$0.00

BIII To:

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



involce #: 247 Invoice Date: 4/1/2025 Due Date: 4/1/2025 Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - April 1.320.57200.46001 - Contract Administration - April 20: 1.320.57200.34000 - Facility Management - Bannon Lal	25	1,179.75 2,145.50 6,591.17	1,179.75 2,145.50 6,591.17
		Approximation of the state of t	
		And the control of th	
		maken meneral	
Wison Mossis 4-3-25	neg		
4-3-25		And the control of th	

Total

Payments/Credits

Balance Due

# Bio-Tech Consulting Inc.

Environmental and Permitting Services

3025 E. South Street | Orlando, FL 32803

(407) 894-5969 | info@btc-inc.com

(877) 894-5969 | www.bio-techconsulting.com

#### Bill To:

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



### Invoice

Net 30

Invoice #: 178747

Invoice Date: 5/14/2024

Project Manager: JM

Terms:

Project #: 979-01 Ban...

Contract #: 23-834

Project Name: Bannon Lakes

(23-834)

1 330 538 46

						i ei iliə.		1101.50
Date	ltem#	Description	Contract	Rate	Prev	Qty	Total %	Amount
*****	50-00	Baseline Mitigation Monitoring	2,800.00	2,800.00		0	0.00%	0.00
	50-01	Baseline Mitigation Monitoring	1,600.00	1,600.00	,	0	0.00%	0.00
		Report					0.0007	0.00
	50-04	Annual Mitigation Monitoring	4,800.00	1,600.00		0 0	0.00% 0.00%	0.00
	50-06	Annual Mitigation Monitoring Report	3,600.00	1,200.00		0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	4,800.00 3,200.00	1,200.00 150.00		5	23.44%	750.00
	65-00	General Coordination - ***TOTAL***	3,200.00	150.00			23.1170	
1/8/2024	65-00PM	General Coordination				1		
1/12/2024	65-00PM	Staff Gauge order/ Install General Coordination				1		
		Staff Gauge order/ Install General Coordination				2		
1/15/2024	65-00PM	Staff Gauge order/ Install						
1/29/2024	65-00PM	General Coordination Installation of Staff Gauges				1		
1/29/2024	65-00PM	General Coordination		903.75		1		903.75
MENZOLT	05 001 111	Staff Gauges (Total cost of supplies)						
	1							
								050.75
			, Cı	urrent Cl	narges		( :	\$1,653.75

\*\*\*We appreciate your business!\*\*\*

Payments/Credits \$0.00
Invoice Total \$1,653.75

1. 330 538. 46

### nvoice

\$0.00

\$17,400.00

BIO-TECH CONSULTING
Environmental and Permitting

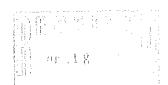
3025 E. South Street | Orlando, FL 32803 (407) 894-5969 | info@btc-inc.com

(877) 894-5969 | www.bio-techconsulting.com

\*\*\*We appreciate your business!\*\*\*

Bill To:

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



Invoice #: 180898 Invoice Date: 7/31/2024

Project Manager: JM

Project #: 979-01 Ban... Contract #: 23-861

Project Name: Bannon Lakes Mon & Maint

(23-861)

			u. d		Terms: Net 30			Net 30
Date	ltem#	Description	Contract	Rate	Prev	Qty	Total %	Amount
6/25/2024	77-04	Planting - Upland Buffers	15,000.00	15,000.00		1	100.00%	15,000.00
6/12/2024	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00		1	20.00%	2,400.00
0,12.202.	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00		0	0.00%	0.00
	75-21	Quarterly Maintenance - Mitigation Areas	21,600.00	5,400.00		0	0.00%	0.00
	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00		0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00		0	0.00%	0.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00
	1							
			1					
								<u> </u>
					,			
		,						
•								
							***************************************	
	_1		с	urrent Cl	narges		\$	17,400.00

Payments/Credits

Invoice Total

# Bio-Tech Consulting

**Environmental and Permitting** 

3025 E. South Street | Orlando, FL 32803 (407) 894-5969 | info@btc-inc.com

(877) 894-5969 | www.bio-techconsulting.com

\*\*\*We appreciate your business!\*\*\*

Bill To:

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

\$5,400.00

Invoice #: 181291

Invoice Date: 8/31/2024

Project Manager: JM

Project #: 979-01 Ban...

Contract #: 23-861

Project Name: Bannon Lakes Mon & Maint

(23-861)

1.330.538.46

						Terms:		Net 30
Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
*****	77-04	Planting - Upland Buffers	15,000.00	15,000.00	15,000.00	0	100,00%	0.00
	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00		0	20.00%	0.00
	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00		0	0.00%	0.00
7/12/2024	75-21	Quarterly Maintenance - Mitigation Areas	21,600.00	5,400.00		1	25.00%	5,400.00
	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00		0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00		0	0.00%	0.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00
	i							i
				urrent C	harace			\$5,400.00
Γ-		- to the second	一 <u> </u>	urrent C	naiyes			· · · · · · · · · · · · · · · · · · ·
	***We ar	ppreciate your business!***	P	ayments	/Credits	<b>;</b>		\$0.00

**Invoice Total** 

# Commercial Fitness Products

# Invoice

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

954-747-5131 Fax

Phone

Date	Invoice #
4/16/2025	AC04126

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 O	rder No.	Ship Date	Purchase Order #	Terms	Due Date
EC	BL435	osa	7009	4/16/2025	Verbal	Net 30	5/16/2025
Qty	Item Cod	e		Descripti	on	Price Each	Amount
1	1 Service Charge II 1 Labor II		Trip Cha Technicia Details o	an diagnosed equipment f findings and recomme	in the fitness room.  Indations to be emailed.	90.00 90.00	90.00 90.00
			Je F	pproved 4/23/25 eff Johnson itness Center Re .320.57200,6010	epairs		

Thank you for your business!		Total	\$180.00
	F	Payments/Credits	\$0.00
		Balance Due	\$180.00
www.commfitnessproducts.com		Dalailee Bao	

### Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

# Invoice

Date	Invoice #
4/15/2025	12

_	 
Bill To	
Bannon Lakes CDD C/O GMS	

Terms	Due Date
Net 30	5/15/2025

Description	Amount
	100.00 100.00 100.00
1.310.513.49	
·	

Phone # 865-717-0976 E-mail tcarter@disclosureservices.info

Total \$300.00

Payments/Credits \$0.00

Balance Due \$300.00

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

Invo	oice
Invoice Number	Date
753005	03/15/2025
Customer Number	Due Date
400558	04/01/2025

Page 1

Due Date 04/01/2025	Invoice Number 753005	P.O. Number	Customer Number 400558	mer Name Lakes CDD	
Amount	Rate		Description		Quantity
			kes Blvd, Saint Augustine, FL	CDD, Bannon Lai	Bannon Lakes
200.00	200.00			Active Video N	1,00
105.06	405.00		14/30/2025	04/01/2025 - 0	
125.00	125.00		ard Camera	Passive Stand	1.00
	222.05		04/30/2025	04/01/2025 - 0	
232,8	232.85		ntenance	Service & Mai	1.00
0.00		•	04/30/2025	04/01/2025 - 0	
(290.55				Sales Tax	
(290.55			dits Applied	Payments/Cre	
\$267.30	Invoice Balance Due:				

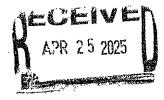
#### **IMPORTANT MESSAGES**

Important Numbers to Know:

Billing Questions: (941) 556-7066 Email: ar@enverasystems.com Service: (941) 952-3719

### **RECEIVED**

By Tara Lee at 10:39 am, Apr 29, 2025



Date	Invoice #	Description	Amount	Balance Due
03/15/2025	753005	Monitoring Services	\$267.30	\$267.30
03/13/2023		181011113		*

**Envera** 8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

Return Service Requested

Approved 4/29/25 Jeff Johnson

Inva	oice
Invoice Number	Date
753005	03/15/2025
Customer Number	Due Date
400558	04/01/2025

Net Due: \$267.30
Amount Enclosed: \_\_\_\_\_\_

եր||Արևլիալիկ||Արևլիալիակ||Արևլիալ||Արևլիալիակիա BANNON LAKES CDD C/O GOV/FRNMENTAL MGMT SERV

C/O GOVERNMENTAL MGMT SERV 475 W TOWN PL STE 114 SAINT AUGUSTINE, FL 32092-3649 REMIT TO:

8400

Envera PO Box 2086 Hicksville, NY 11802



3600 Peoria Rd. Ste 205 | Orange Park, Ft. 32065 904-272-2847 | Info@freedompestcontrolfi.com

Work

Locations

[106210] 904-000-0000

INVOICE: DATE:

ORDER:

Service Slip/Invoice

1186129

1186129

04/14/2025

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

Hill To: [106210]

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

Work Date Time Target Pest	Technician 2MARCUS	Marcus Lopez	Time In 01:13 PM
Purchase Order Terms	Lasi Service Map Co	ode Lic:JE276424	ু ime © ধ। 03:19 PM
DUE UPON RECEIF I	1 04) (4/2023		

				Price
Service	Monthly Pest Control	Description		\$160.00 \$100.00
RODENT	Rodent Control		SUBTOTAL TAX AMT. PAID	\$260.00 \$0.00 \$0.00
			TOTAL	\$260.00
		Approved 4/15/25 Jeff Johnson Pest Control 1.320.57200.54500	AMOUNT DUE	\$260.00





ALLUI	JN1 NAME	AGGUUNI#	INV DATE	
Bannon La	kes Cdd - Gms	764131 03/31/2		
INVOICE#	INVOICE PERIOD	CURRENT INVO	CE TOTAL	
0007038989	Mar 1- Mar 31, 2025	\$142.72		
PREPAY (Memo info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*		
\$0.00	\$0.00	\$142.7	2	
	Bannon Lai INVOICE # 0007038989 PREPAY (Memo Info)	0007036989 Mar 1- Mar 31, 2025  PREPAY UNAPPLIED (included in amt due)	Bannon Lakes Cdd - Gms 764131  INVOIGE # INVOICE PERIOD CURRENT INVOICE PERIOD STATE	

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

#### PAYMENT DUE DATE: APRIL 30, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Pest 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 involced 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.

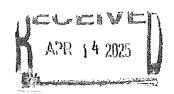
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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

Date	Description		Amount
			\$133.20
3/1/25	Balance Forward		-\$65.92
3/5/25	PAYMENT - THANK YOU		7
3/24/25	PAYMENT - THANK YOU		-\$67,28
Package .	Advertising:	TO Number	Package Cost

Start-End Date Order Number	Product	Description	PO Number	Package Cost
3/5/25 11089694	SAG St Augustine Record	Notice of Meetings		\$75.44
3/11/25 11090673	SAG St Augustine Record	Notice of Meeting		\$67.28
3/11/25 11090073	OVER OF WIRRING LIGHTING	1101100 07 11110		



1.310.513.48

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 Service Fee 3.99% \*Cash/Check/ACH Discount \*Payment Amount by Cash/Check/ACH Payment Amount by Credit Card \$142.72 \$5.69 -\$5.69 \$142.72 \$148.41

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

AMOUNT PAID	INVOICE NUMBER 0007038989			ACCOUNT NAME ACCOUNT Bannon Lakes Cdd - Gms 7641		
TOTAL CASH AMT DUE \$142.72	UNAPPLIED PAYMENTS \$0.00	120+ DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	30 DAYS PAST DUE \$0.00	CURRENT DUE \$142.72
TOTAL CREDIT CARD AMT DU \$148.41	CALL:	BY PHONE PLEASE 1-877-736-7612	TO PAY	( & Invoice# on check)	RESS (Include Account	<u> </u>
ents please contact	and online paymo		To sign up fo	Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		

# LOCALIO

**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:

03/05/2025

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 03/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$75.44

Tax Amount:

\$0.00 \$75,44

Payment Cost: Order No:

11089694

# of Copies:

Customer No:

764131

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

NOTICE OF MEETINGS BANNON LAKES
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Bannon Lakes Community Development District will hold their regularly scheduled public meetings for the remainder of Fiscal Year 2025 at World Golf Village Renaissance Hotel, 500 Legacy Trail, St. Augustine, Florida 32092 at 6:00 p.m. on the third Tuesday of each month (unless notated otherwise\*) as

follows: March 18, 2025

March 18, 2025 April 15, 2025 May 22, 2025 \* (4th Thursday) June 17, 2025 July 15, 2025 August 19, 2025 September 16, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accom-

modations for the meetings because of a disability or physical impair-ment should contact the District Office at (904) 940-5850 at least fortyeight (48) hours 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 the 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: Mar 5, 2025; #11089694

# 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:

03/11/2025

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 03/11/2025

Legal Clerk

Notary, State of WI, County of Brown

8°75°76

My commission expires

Publication Cost:

\$67.28

Tax Amount:

\$0.00 \$67.28

Payment Cost:

11090673

# of Copies:

Order No: Customer No:

764131

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 will be held on Tuesday, March 18, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, 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 Devel-Districts. A copy of the opment 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. are hearing 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: March 11, 2025; #11090673

Renaissance Resort at the World Golf Village

500 South Legacy Trail St Augustine FL 32092

Phone 904-940-8000

Invoice #51297 Date 4/17/2025

# **INVOICE**

#### Customer

Name

Bannon Lakes CDD Meeting

Attn

Sarah Sweeting

Address 475 W Town PI Suite 114

City

St Augustine, FL



Qły	Description	Charged
1	Meeting Room Rental - Event Date 05/22/2025	\$475.00
ı	25% Service Charge	\$118.75
	1.310.513.46	
	Bannon Lakes Community Development District	
	Exempt #85-8017166046C-0	
1411174	SUB-TOTAL	\$593.7
F	Payment Details  Direct Bill  Amount Due	\$593.7
(	Credit Card Check	

# Riverside Management Services, Inc

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

# Invoice

Bill To:

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



invoice #: 249 invoice Date: 4/11/2025 Due Date: 4/11/2025

Case: P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$5,934.80

Description	Hours/Gty	Rate	Amount
acility Maintenance March 1 - March 31, 2025	148.37	40.00	5,934.80
Approved 4/14/25 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$2968.00 Grounds Maintenance 1.330.53800.46100 \$1633.00 Repairs and Maintenance 1.320.57200.600000 \$1333.80		endere bedere beide beide er bei er beide be	
	Total	And the second section of the section of the second section of the section of the second section of the section of th	\$5,934.80

alism Morning



# HEATING & COOLING, INC.

**Since 1962** 

Bill To: 122663

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

#### Please remit payment to:

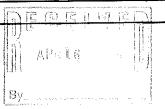
Thigpen Heating and Cooling, Inc. 2801 Dawn Road, Jacksonville FL 32207 Phone: 904-448-1962 Website: www.thigpenac.com License # CACO56726 | CACO56729 | CN208226

**INVOICE: 0010367** 

Invoice Date :04/10/202	install Date: 00/20/2017
Service Order:037040	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	CMNT		DUE UPON RECEIPT	
Service Requested :			1.320.572.60000		

#### Service Requested:

comm maint

#### Service Comments:

04/01/2025. Did a three systems maintenance, water cleaned all EAP coils, drain pan and drain, checked all amps and capacitors, checked all pressures, water, cleaned all condensing coils, replaced all filters. All three systems are up and running. TRANE CONDENSER M/N TTA090H300AA. S/N 16512L83YA. Replaced TP-90340 relay. Need to give them a price for pulling and clean on the train air handle.

Description	Mfg Name	Model	Serial No	
Condenser	MISC	ТТА090Н300АА	16512L83	YA
Qty	Description		Price	Extended
1	RELAY 24V COIL RBM 91/192 HWL R4222/8222		265.00	265.00
	Total Parts for Unit			265.00
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	TWE090E300AA	1 <b>7033N</b> J	ABA
Description	Mfg Name	Model	Serial No	
Condenser	MISC	14HPX036-230-21	1917B03	797
Description	Mfg Name	Model	Serial No	)
Air Handler	MISC	CBX25UH-036-230	-10 1717B34	977



# HEATING & COOLING, INC.

# **Since 1962**

Bill To: 122663

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

### 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: 0010367** 

Invoice Date :04/16/2025

Install Date: 06/26/2017

Service Order:037040

Page: 2 of 2

Serviced At: 122663

Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

t	Telephone	Call Type	Customer PO	1	erms .
son	(904) 660-3669	CMNT		DUE UP	ON RECEIPT
	Míg N	ame	Model	Serial No	
	LENN	iox	CBX25UH-048-230-10	171 <b>7</b> B16907	7
	Mfg N	Vame	Model	Serial No	
	LENNOX		14HPX-048-230-21	1917B0655	5
	Description			Price	Extended
	18x20x1 Pleated	d Filter		0.00	0.00
	18x24x1 Pleate	d Filter		0.00	0.00
	16x25x1 Pleate	d Filter		0.00	0.00
		Total Parts for Unit			0.00
leff Johnson		Total Labor for Unit	Maintenance	e Contract:	0.00 449.00
	Approved 4/16 Jeff Johnson Repairs and N	Mfg N LENN  Description 18x20x1 Pleated 18x24x1 Pleated 16x25x1 Pleated 16x25x1 Pleated Approved 4/16/25 Jeff Johnson Repairs and Maintenance	Mfg Name LENNOX  Mfg Name LENNOX  Description 18x20x1 Pleated Filter 18x24x1 Pleated Filter 16x25x1 Pleated Filter Total Parts for Unit Total Labor for Unit	Mfg Name Model  LENNOX CBX25UH-048-230-10  Mfg Name Model  LENNOX 14HPX-048-230-21  Description  18x20x1 Pleated Filter 18x24x1 Pleated Filter 16x25x1 Pleated Filter Total Parts for Unit  Total Labor for Unit  Approved 4/16/25  Jeff Johnson Repairs and Maintenance	Mfg Name   Model   Serial No

Thigpen Heating & Cooling, Inc 2801 Dawn Road Jacksonville, FL 32207	PLEASE REMIT TO	
<b>■</b>	Thigpen Heating	& Cooling, Inc
Jacksonville, FL 32207	2801 Dawn Road	
	Jacksonville, FL 322	207

	Materials:	265.00	
	Misc:	449.00	
	Trip Charge:	0.00	
	Labor:	0.00	
	Subtotal:	714.00	
	Sales Tax:	0.00	
,	Total:	714.00 USD	
	Balance Due:	714.00 USD	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE P *** CHECK DATES 04/01/2025 - 04/30/2025 *** BANNON LAKES - CAPI BANK B BANNON LAKES	TAL RESERVE	RUN 5/14/25 PAGE 1
CHECK VEND#INVOICEEXPENSED TO VEND DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	AMOUNTCHECK AMOUNT #
4/01/25 00021 4/01/25 2012 202504 300-51300-49000 RESERVE ANALYSIS	*	3,900.00
COMMUNITY ADVISO	RS	3,900.00 000038
	TOTAL FOR BANK B	3,900.00
	TOTAL FOR REGISTER	3,900.00

C.R. 2.300.51300.49000 Bank&B



10459 Hunters Creek Court Jacksonville, Florida 32256

Bill To

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

E-mail

csheppard@communityadvisors.com

904-303-3275

Phone #

#### Invoice

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



\$3,900.00

Due on receipt

Description	Amount
Reserve Analysis	3,900.00

**Pay This Amount** 

Terms