

***Bannon Lakes***  
*Community Development District*

*JULY 10, 2025*

## *AGENDA*

# *Bannon Lakes*

## *Community Development District*

---

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

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

July 3, 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, July 10, 2025, at 6:00 p.m.** at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092. Following is the advance agenda for this meeting:

- I. Call Order
- II. Public Comments
- III. Approval of Minutes of the May 22, 2025 Meeting
- IV. Acceptance of Fiscal Year 2024 Audit Report
- V. Discussion Items:
  - A. Master HOA
  - B. Pond Ownership
  - C. Amenity Center Enhancements
  - D. Fiscal Year 2026 Approved Budget (adoption August 19, 2025)
  - E. Rotation of Annuals
  - F. Public Comment
- VI. Consideration of Agreements:
  - A. Basham and Lucas Agreement and Rate Sheet
  - B. Stormwater System Conveyance Agreement
- VII. Consideration of Proposals
  - A. Shade Structure for Dog Park
  - B. Benches for Dog Park
  - C. Shade Structure for Playground
  - D. Landcare Group

- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
  - D. General Manager – Report
- IX. Audience Comments
- X. Supervisor’s Requests
- XI. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending May 31, 2025
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XII. Next Scheduled Meeting August 19, 2025—at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092
- XIII. Adjournment



### *THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
BANNON LAKES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Thursday, May 22, 2025, at 7:00 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 <i>by phone</i>	Supervisor
Thomas Cooper	Supervisor

Also present were:

Matthew Biagetti	District Manager
Kyle Magee <i>by phone</i>	District Counsel
Jeff Johnson	RMS
Emily Wright	RMS
Sergeant Bobby Kukar	SJCSO

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Biagetti called the meeting to order. Three Supervisors were present in person constituting a quorum. Ms. Gehring joined the meeting by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Biagetti opened the public comment period for agenda items only.

Resident thanked Kim who is actively involved in veteran's affairs and civic duties. 200 volunteers put flags on every tombstone in the National Cemetery in Jacksonville. Ms. Crenier noted this Saturday morning there will be a memorial ceremony at 9:30.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 15, 2025 Meeting**

Mr. Biagetti presented the minutes of the April 15, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Cooper, seconded by Ms. Crenier, with all in favor, the Minutes of the April 15, 2025 Meeting, were approved 4-0.

**FOURTH ORDER OF BUSINESS**

**Consideration of Applications for Qualifications Received in Response to the RFQ for Architectural Design Services**

Mr. Biagetti stated this is in relation to the amenity center enhancements and improvements in the future. Guidance is needed for some of the anticipated projects. Requests were sent out and one response was received by Basham & Lucas, which is the original architectural design group that designed the amenity center. Tonight the Board will be approving this application to move forward with Basham & Lucas if the Board agrees. Their rate sheet will be brought back to the next meeting for approval.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, Accepting Basham & Lucas's application as top ranked firm to provide architectural design services relating to amenity & community enhancements, was approved 4-0.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Resetting the Public Hearing to Adopt Rates**

Mr. Biagetti stated this public hearing was originally set back in January but was rescheduled for today. It was published consistent with the requirements of Chapter 190 Florida Statutes. Mr. Magee stated this is ratifying moving the public hearing from its original date to today.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, Resolution 2025-05 Resetting the Public Hearing to Adopt Rates, was ratified 4-0.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt Amenity Rates,  
Resolution 2025-06**

Mr. Biagetti stated with this process we are looking at a rate of \$50, nonrefundable for the room rental and then a \$200 refundable deposit if everything checks out right. He asked for a motion to open the public hearing.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, Opening the Public Hearing, was approved 4-0.

Mr. Sheldon asked for any comments from the public.

Lisa Dynes (550 Bluejack Ln.) stated she disagrees with a \$50 nonrefundable fee because the purpose is to pay for and replenish furniture as needed & that should be built into the budget. Ms. Gehring stated the thinking here is if the replacement of furniture and more frequent cleaning is put in the budget will increase the budget for 100% of the homeowners but the wear and tear is not being caused by 100% of the homeowners. It is occurring because of private parties. The equitable way would be people using it for private parties would pay a nominal fee to offset the cost for all the residents.

Sandra Luback (244 Lake Bridge Rd.) stated the floor is often disgusting after the amenity center clubhouse has been used over the weekend. Agrees with what Ms. Gehring stated. Mr. Cooper asked how the deposit works. Ms. Wright noted the resident is given an option to pick up the refundable deposit the week after the event or she can shred the check. Ms. Gehring noted if someone is reserving the clubhouse for a private party with alcohol, taking out an insurance policy is required.

Resident asked for clarification that it is just for private parties because people utilize the facilities for card games, clubs, and yoga so are those subject to the fee?

Alyssa Chiodo (36 Flintlock Ln.) stated her son uses the clubhouse for tutoring which is a lot different than going to a 3-year-olds birthday party that is chaos. Feels \$50 is inexpensive compared to going anywhere else and also using the entire CDD to pay for birthday party chaos.

Mr. Biagetti asked for a motion to close the public hearing.

On MOTION by Mr. Cooper, seconded by Ms. Crenier, with all in favor, Closing the Public Hearing, was approved 4-0.

Mr. Biagetti asked for a motion to approve Resolution 2025-06 and accept the rate effective immediately.

On MOTION by Mr. Cooper, seconded by Ms. Crenier, with all in favor, Resolution 2025-06 Adopting the Amenity Rates with Room Rental at \$50 & Deposit at \$200, was approved 4-0.

Sergeant Bobby Kukar a deputy with the county Sheriff's department provided the Board and audience an overview of what he is seeing and what he has been doing during his patrols including writing tickets for speeding, reckless driving, and discussion with kids on E-Bikes. Mr. Sheldon asked if the sidewalks and natural trail could be limited to 15 MPH for E-Bikes. Sergeant Kukar suggested checking with the county traffic department on those regulations. Mr. Magee noted the CDD doesn't have any traffic enforcement capabilities but they can look into implementing some restrictions on the use of E-Bikes around the amenity center and in the parks.

Resident stated a lot of the workers fly into the preserve past the stop sign around 7:30 to 8:00 in the morning and she has almost been hit multiple times. Resident asked if he can patrol around that time.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposals**

#### **A. Shade Structure for Dog Park**

Mr. Johnson reviewed the Playmore proposal for the shade structure at the dog park for \$35,268.18.

#### **B. Benches for Dog Park**

Mr. Johnson reviewed the Playmore proposal for two benches at the dog park at \$1,810.25.

#### **C. Shade Structure for Playground**

Mr. Johnson reviewed the Playmore proposal for the playground shade structure for \$69,494.94. Mr. Biagetti suggested looking into other vendors to get apples to apples comparisons and investigate different options. Ms. Crenier cautioned about cheaper options due to inability to sustain strong winds. Mr. Cooper recommended tabling and getting one more quote from another reputable company.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, to table shade structures for dog park & playground as well as dog park benches until the next meeting, was approved 4-0.

**EIGHTH ORDER OF BUSINESS****Discussion Items:****A. Master HOA**

Mr. Biagetti discussed the Master HOA's responsibility of maintenance funding obligations and enforcement of Covenants with the commercial property. Counsel is still investigating financials that need to be provided from previous years. Mr. Cooper would like to have a clear understanding of what the Master HOA agreements are with the company that owns that section of Parkland. Mr. Magee stated they are still waiting on the documents regarding the payments for the ongoing maintenance. As far as the development goes, that development has never been assessed O&M assessments. If something is going in there, they may be able to assess that in the future.

**B. Pond Ownership**

Mr. Sheldon stated this is going to all of the HOAs for them to collaborate. We look to collaborate between the CDD and all of the HOA's on transferring from each HOA their water management system. This includes permits for any of the water management systems, the lakes and associated conduit as identified in the CDD's Engineer's Report. Acceptance would be conditional upon the CDD's engineer conducting a review of the water management systems and certifying in writing they are in compliance with St. Johns River Water Management District permits and don't have any material defects beyond wear and tear. The conveyance documents will be prepared by CDD's counsel. The communities with lakes that are completely internal, i.e. cannot be accessed from CDD property, an easement will be granted and will remain to be the responsibility of the HAO or individual homeowners to manage the landscaping to the water line. Placement of retention fountains in any of the lakes that are accepted by the CDD will be subject to the CDD's consent and subject to the HO's remaining responsible for the fountains care, replacement and power needs. HOAs must grant access to the lakes so it's acceptable to the CDD and its engineers for purposes of lake care and by the CDD and the selected vendor used for inspection and repairs. It's required the change in CDD rules regarding fish be amended to retain the no fishing policy currently in place behind any family residence. Owners that live on HOA

lake must grant permission to the CDD employees, Supervisors and vendors to access the lake if required. HOA leadership is required to obtain permission by vote from its members if it is required for the HOA to transfer the water management system to the CDD. A record of such action will be provided to the CDDs Board of Supervisors.

On MOTION by Mr. Sheldon, seconded by Mr. Cooper, with all in favor, Authorizing the CDD to work with the HOA to convey the stormwater systems to the CDD and bring an agreement back to the Board that addresses these details, was approved 4-0.

### **C. Discussion of Amenity Center Enhancements**

Mr. Biagetti asked for any discussion regarding amenity center enhancements. The Board had no comments.

## **NINTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 19, 2025)**

Mr. Biagetti stated the public hearing is slated for August 19, 2025. If this budget is approved it cannot be increased, however line items can be scaled back. Landscape had a \$33K increase with not knowing conveyance of different things and pond maintenance. As the budget is proposed, there is a \$150 assessment increase. He noted previous discussion about putting in a placeholder for roof replacement at the amenity center of \$175K. It is not reflective in this proposed budget but can be amended to approve adding that figure in. Wes is still looking at the manufacturer and is going to start the claims process before a demand is sent. However, a draft letter is ready to go. He suggested adding roof replacement in right now but that may change if there is any support from the manufacturer. A rough estimate of \$200K is put in for roof replacement, which would be an additional \$200 assessment per unit making it a total \$350K increase on the assessment. Another potential option is the construction fund and getting confirmation if they can or cannot use those funds for roof replacement. The roof is not an option and is a required repair. Mr. Cooper asked to get a couple more quotes for the next meeting. Mr. Magee reminded it's a state requirement to get this proposed budget approved by June 15<sup>th</sup>. This

May 22, 2025

Bannon Lakes CDD

budget is setting the high watermark for assessments. The residents will get a notice that their assessments may be going up.

On MOTION by Mr. Cooper, seconded by Ms. Crenier, with all in favor, Resolution 2025-04 Approving the Proposed Budget for Fiscal Year 2026 and Setting August 19, 2025 for the Public Hearing on Adoption, add \$200,000 for roof replacement, was approved 4-0.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Magee had nothing further to report. He offered to answer any questions or to take anything back to Wes.

#### **B. Engineer**

Mr. Biagetti noted the engineer is not on the line. Mr. Sheldon stated the engineer needs to be informed about the lakes.

#### **C. District Manager – Report on the Number of Registered Voters (1,387)**

Mr. Biagetti reported there are 1,387 registered voters within the District. He reminded the Supervisors to complete Form 1 by July 1<sup>st</sup> and check the box for ethics training completion.

#### **D. General Manager– Report**

Ms. Wright reviewed the Amenity Manager’s Report. Mr. Johnson submitted his Operations Report and offered to take any questions. Mr. Sheldon asked about a down tree. Mr. Johnson noted it has been reset. He noted in the Preserves, the section behind the personal property line to the edge of the Preserve start, he wants to do a rough cut twice a year. He is putting a proposal together to get that finalized and started. Quick Catch was out today for reported hog issues on Ridge Bay. Activity was found but not enough for them to justify doing anything more than just observation.

## **ELEVENTH ORDER OF BUSINESS**

### **Audience Comments**

Rhonda Kingsley (95 Bridge Oak Ln.) stated she thought the roof replacement came from the reserves. How much of the 150 additional dollars will be used for a reserve study? Mr. Sheldon



noted they are looking at that question but it depends on what happens with the demand letter as far as the roof being fixed by the manufacturer. She asked shouldn't the roof be repaired with reserve dollars instead of assessing the residents? Mr. Biagetti noted there are 2 parts to that question. One is the construction fund and they are seeking advice from bond counsel. Then there is the regular capital reserve fund but the capital reserve fund balance wouldn't match the required dollars.

Duane Dodwell (251 Rock Spring Loop) asked if the other retailers on IGP are part of the CDD? Mr. Sheldon stated no they are not. He asked on the RFQ, you did approve the soul source, right? Mr. Sheldon stated correct.

Michael Manzione (166 Sage Hen Dr) asked about the maintenance of the reserve. Jeff noted they are doing a rough cut twice a year. It addresses the entire Preserve, back side. When did the issue with the roof start? Jeff started noticing it mid-summer last year and has been trying to get a resolution since then. The resident stated it seems they were slow to act on this. What is the percentage increase, 10-15% increase?

Resident asked how did you come up with this amount of proposed increase? Mr. Sheldon noted the numbers are in the budget. We are charging a total fee even to the empty lots that are back in the preserve, using the maximum number of units. Mr. Biagetti noted this is based on 986 assessed units which is on the tax assessment roll through St. Johns County. Its fully assessed.

Resident spoke about the roof and the underlayment with tar pouring out of the joints. Asked for an opinion on how they could seal that off or do a cap to prevent it from leaking. Jeff noted it is running down the roof lines in the valleys, behind the gutters and dropping down in one spot. In another spot its leaking through the trusses.

Steve Sodd (468 Beechnut Circle) asked if the roof issue is a design flaw or storm damage. Has an expert been out to review for the reason why? Mr. Biagetti stated it goes back to the manufacturer. They claimed a product was able to be used in this environment at time of construction. Come to find out that material was not able to withstand certain temperatures. There is a claims process before the demand letter.

Emily (71 Artist Oaks) asked about insurance coverage on the rest of the amenity building? Will the insurance company renew coverage when they see this damage? Ms. Crenier stated that's a good question. Mr. Biagetti will follow up on that.

Susan Cooper (27 Orchard Ln.) stated she was concerned with summer coming, so many kids with no manners, throwing bikes and scooters by the pool. Kids jumping off the pier into the Preserve pond. Kids out walking to amenity at midnight. Who is patrolling in the summer? There should be rules. Mr. Sheldon stated staff will be in the manager's office every weekend during the summertime. The pier is an HOA problem. The pond is not suitable for drinking or swimming. There are some parental responsibilities that have to happen. The CDD can't dictate to that level and it's not a CDD responsibility. It's either the HOAs, parents, or community activities. Ms. Crenier stated nobody should be at the amenity center at midnight. There is a security system.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Biagetti asked for any Supervisors requests. Hearing no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2025**

Mr. Biagetti presented the unaudited financials through April 30, 2025. They are showing no signs of negative variances.

**B. Assessment Receipt Schedules**

Mr. Biagetti stated the District is 98.77% collected.

**C. Approval of Check Register**

Mr. Biagetti noted the check register is included in the agenda package and totals \$143,429.49. He offered to take any questions on invoices, if not, looking for a motion to approve.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, the Check Register, was approved 4-0.

**FOURTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 10, 2025 at  
6:00 p.m. at the World Golf Village**

Mr. Biagetti stated there has been conversation of potentially moving the June meeting and combining it with the July meeting. The next Board meeting will be Thursday, July 10, 2025 at

May 22, 2025

Bannon Lakes CDD

6:00 p.m. Site to be determined.

On MOTION by Mr. Cooper, seconded by Ms. Crenier, with all in favor, Setting the Next Meeting on Thursday, July 10<sup>th</sup> at 6:00 p.m., was approved 4-0.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Biagetti asked for a motion to adjourn the meeting.

On MOTION by Mr. Sheldon, seconded by Mr. Cooper, all in favor, the meeting was adjourned 4-0.

---

Secretary / Assistant Secretary

---

Chairperson / Vice Chairperson

## *FOURTH ORDER OF BUSINESS*

**Bannon Lakes  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Bannon Lakes Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**TABLE OF CONTENTS**

<b>FINANCIAL SECTION</b>	<b><u>Page Number</u></b>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-31
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	32-33
MANAGEMENT LETTER	34-36
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	37



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Bannon Lakes Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bannon Lakes Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

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

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

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



To the Board of Supervisors  
Bannon Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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





To the Board of Supervisors  
Bannon Lakes Community Development District

***Required Supplementary Information***

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

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

In accordance with *Government Auditing Standards*, we have also issued a report dated June 25, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

*Berger Toombs Elam  
Gaines & Frank*

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

June 25, 2025

**Bannon Lakes Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

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

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

**Bannon Lakes Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

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

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

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *governmentwide financial statements*.

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

**Financial Highlights:**

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's total assets were exceeded by total liabilities by \$(4,874,105) (net position). Net investment in capital assets was \$(1,856,985) and restricted net position was \$549,796. Unrestricted net position was \$(3,566,916).
- Governmental activities revenues totaled \$2,682,179 while governmental activities expenses totaled \$2,181,281.

**Bannon Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

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

**Financial Analysis of the District**

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

**Net Position**

	<b>Governmental Activities</b>	
	<b><u>2024</u></b>	<b><u>2023</u></b>
Current assets	\$ 415,538	\$ 343,131
Restricted assets	2,943,844	2,845,251
Capital assets	18,852,301	18,912,726
Total Assets	<u>22,211,683</u>	<u>22,101,108</u>
Current liabilities	1,263,198	1,029,980
Non-current liabilities	25,822,590	26,446,131
Total Liabilities	<u>27,085,788</u>	<u>27,476,111</u>
Net position - net investment in capital assets	(1,856,985)	(1,545,701)
Net position-restricted	549,796	462,613
Net position-unrestricted	<u>(3,566,916)</u>	<u>(4,291,915)</u>
Total Net Position	<u><u>\$ (4,874,105)</u></u>	<u><u>\$ (5,375,003)</u></u>

The increases in current and restricted assets are primarily due to increases in investments in the current year.

The decrease in capital assets is related to depreciation exceeding capital additions in the current year.

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

The decrease in non-current liabilities is related to the principal payments in the current year.

**Bannon Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

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

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

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

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 2,532,125	\$ 1,844,549
Operating contributions	-	38,072
General Revenues		
Investment earnings	149,686	103,390
Miscellaneous revenues	368	818
Total Revenues	<u>2,682,179</u>	<u>1,986,829</u>
Expenses		
General government	159,215	116,427
Physical environment	563,780	645,946
Culture and recreation	340,877	311,955
Interest and other charges	1,117,409	1,134,033
Total Expenses	<u>2,181,281</u>	<u>2,208,361</u>
Change in Net Position	500,898	(221,532)
Net Position - Beginning of Year	<u>(5,375,003)</u>	<u>(5,153,471)</u>
Net Position - End of Year	<u>\$ (4,874,105)</u>	<u>\$ (5,375,003)</u>

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

The decrease in physical environment is related to the decrease in landscape expenses in the current year.

The increase in culture/recreation is primarily related to the increase in management, insurance, and maintenance expenses in the current year.

The decrease in interest and other charges is related to the decrease in bonds outstanding in the current year.

**Bannon Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

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

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Construction in progress	\$ 12,073,873	\$ 11,823,014
Buildings and improvements	3,713,738	3,713,738
Infrastructure	4,721,061	4,721,061
Equipment	200,614	200,614
Accumulated depreciation	(1,856,985)	(1,545,701)
Total Capital Assets (Net)	<u>\$ 18,852,301</u>	<u>\$ 18,912,726</u>

During the year, depreciation was \$311,284 and additions to construction in progress was \$250,859.

**General Fund Budgetary Highlights**

The budgeted expenditures exceeded actual expenditures primarily because repairs and maintenance and landscape maintenance expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In January 2016, the District issued \$11,850,000 Special Assessment Bonds, Series 2016. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2016 Project. The balance outstanding at September 30, 2024 was \$10,410,000.
- ◆ In January 2021, the District issued \$7,415,000 Special Assessment Bonds, Series 2021. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2021 Project. The balance outstanding at September 30, 2024 was \$6,950,000.
- ◆ In March 2022, the District issued \$9,135,000 Special Assessment Bonds, Series 2022. The Bonds were issued to provide funds to finance the cost of acquisition, construction, installation, and equipping of the 2022 Project. The balance outstanding at September 30, 2024 was \$8,905,000.

**Bannon Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

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

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

Bannon Lakes Community Development District does not expect any economic factors to have a significant effect on the financial position or the results of operations of the District in fiscal year 2025.

**Request for Information**

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

**Bannon Lakes Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash and cash equivalents	\$ 85,065
Investments	258,525
Due from other governments	20,034
Due from others	521
Prepaid expenses	41,927
Deposits	9,466
Total Current Assets	<u>415,538</u>
Non-current Assets	
Restricted assets	
Investments	2,943,844
Capital assets, not being depreciated	
Construction in progress	12,073,873
Capital assets, being depreciated	
Infrastructure	4,721,061
Buildings and improvements	3,713,738
Equipment	200,614
Less: accumulated depreciation	<u>(1,856,985)</u>
Total Non-current Assets	<u>21,796,145</u>
Total Assets	<u>22,211,683</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	32,974
Contracts payable	211,192
Accrued interest	464,032
Bonds payable	555,000
Total Current Liabilities	<u>1,263,198</u>
Non-current Liabilities	
Bonds payable, net	<u>25,822,590</u>
Total Liabilities	<u>27,085,788</u>
<b>NET POSITION</b>	
Net investment in capital assets	(1,856,985)
Restricted for debt service	549,796
Unrestricted	<u>(3,566,916)</u>
Total Net Position	<u>\$ (4,874,105)</u>

See accompanying notes to financial statements.



**Bannon Lakes Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (159,215)	\$ 136,792	\$ (22,423)
Physical environment	(563,780)	319,958	(243,822)
Culture and recreation	(340,877)	350,066	9,189
Interest and other charges	(1,117,409)	1,725,309	607,900
Total Governmental Activities	<u>\$ (2,181,281)</u>	<u>\$ 2,532,125</u>	<u>350,844</u>
<b>General Revenues</b>			
Investment earnings			149,686
Miscellaneous revenues			368
Total General Revenues			<u>150,054</u>
Changes in Net Position			500,898
Net Position - October 1, 2023			<u>(5,375,003)</u>
Net Position - September 30, 2024			<u><u>\$ (4,874,105)</u></u>

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 85,065	\$ -	\$ -	\$ 85,065
Investments	258,525	-	-	258,525
Due from other funds	-	247	-	247
Due from other governments	7,216	12,818	-	20,034
Due from other	521	-	-	521
Prepaid expenses	41,927	-	-	41,927
Deposits	9,466	-	-	9,466
Restricted assets				
Investments	-	1,837,813	1,106,031	2,943,844
Total Assets	<u>\$ 402,720</u>	<u>\$ 1,850,878</u>	<u>\$ 1,106,031</u>	<u>\$ 3,359,629</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 32,974	\$ -	\$ -	\$ 32,974
Contracts payable	-	-	211,192	211,192
Due to other funds	247	-	-	247
Total Liabilities	<u>33,221</u>	<u>-</u>	<u>211,192</u>	<u>244,413</u>
Fund Balances:				
Nonspendable - prepaid expenses/deposits	51,393	-	-	51,393
Restricted - capital projects	-	-	894,839	894,839
Restricted - debt service	-	1,850,878	-	1,850,878
Assigned capital projects	72,518	-	-	72,518
Unassigned	245,588	-	-	245,588
Total Fund Balances	<u>369,499</u>	<u>1,850,878</u>	<u>894,839</u>	<u>3,115,216</u>
Total Liabilities and Fund Balances	<u>\$ 402,720</u>	<u>\$ 1,850,878</u>	<u>\$ 1,106,031</u>	<u>\$ 3,359,629</u>

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSTION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 3,115,216
----------------------------------	--------------

Amounts reported for governmental activities in the Statement of Net Position  
are different because:

Capital assets, construction in progress, \$12,073,873, buildings and improvements, \$3,713,738, infrastructure, \$4,721,061, and equipment, \$200,614, net of accumulated depreciation, \$(1,856,985), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	18,852,301
---	------------

Long-term liabilities, including bonds payable, \$(26,265,000), and bond premium, net, \$(191,414), net of bond discount, net, \$78,824, are not due and payable in the current period and; therefore, are not reported at the fund level.	(26,377,590)
--	--------------

Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(464,032)</u>
---	------------------

Net Position of Governmental Activities	<u><u>\$ (4,874,105)</u></u>
---	------------------------------

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 806,816	\$ 1,725,309	\$ -	\$ 2,532,125
Investment earnings	13,198	81,324	55,164	149,686
Miscellaneous revenues	368	-	-	368
Total Revenues	<u>820,382</u>	<u>1,806,633</u>	<u>55,164</u>	<u>2,682,179</u>
Expenditures				
Current				
General government	121,143	-	-	121,143
Physical environment	283,354	-	-	283,354
Culture and recreation	310,019	-	-	310,019
Capital outlay	-	-	250,859	250,859
Debt service				
Principal	-	600,000	-	600,000
Interest	-	1,129,592	-	1,129,592
Total Expenditures	<u>714,516</u>	<u>1,729,592</u>	<u>250,859</u>	<u>2,694,967</u>
Net change in fund balances	105,866	77,041	(195,695)	(12,788)
Fund Balances - October 1, 2023	<u>263,633</u>	<u>1,773,837</u>	<u>1,090,534</u>	<u>3,128,004</u>
Fund Balances - September 30, 2024	<u>\$ 369,499</u>	<u>\$ 1,850,878</u>	<u>\$ 894,839</u>	<u>\$ 3,115,216</u>

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ (12,788)
--	-------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(311,284), exceeded capital outlay, \$250,859, in the current period.	(60,425)
---	----------

Repayments of bond principal are expenditures at the governmental fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	600,000
---	---------

Amortization of bond premium/discount reported at the government-wide level does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level. This is the current net change.	3,541
---	-------

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.	(38,072)
---	----------

The change in accrued interest on long-term liabilities is recorded in the Statement of Activities but not in the fund level financial statements.	<div style="border-top: 1px solid black; display: inline-block;">8,642</div>
--	--

Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 500,898</div>
---	--

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 795,568	\$ 795,568	\$ 806,816	\$ 11,248
Investment earnings	1,900	1,900	13,198	11,298
Miscellaneous revenues	300	300	368	68
Total Revenues	<u>797,768</u>	<u>797,768</u>	<u>820,382</u>	<u>22,614</u>
Expenditures				
Current				
General government	123,862	123,862	121,143	2,719
Physical environment	369,432	369,432	283,354	86,078
Culture and recreation	340,710	340,710	310,019	30,691
Total Expenditures	<u>834,004</u>	<u>834,004</u>	<u>714,516</u>	<u>119,488</u>
Net change in fund balances	(36,236)	(36,236)	105,866	142,102
Fund Balances - October 1, 2023	<u>92,095</u>	<u>92,095</u>	<u>263,633</u>	<u>171,538</u>
Fund Balances - September 30, 2024	<u>\$ 55,859</u>	<u>\$ 55,859</u>	<u>\$ 369,499</u>	<u>\$ 313,640</u>

See accompanying notes to financial statements.

**Bannon Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**1. Reporting Entity**

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

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

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

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

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

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

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

**a. Government-wide Financial Statements**

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

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

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

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

**b. Fund Financial Statements**

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

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



**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

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

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

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

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities in the current year periods. For this purpose, the District considered revenues to be available if they are collected within 60 days of the end of the current fiscal period.

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

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

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

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

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

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

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

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

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

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

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

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

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

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**b. Restricted Assets**

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

**c. Capital Assets**

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

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

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

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

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

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

**d. Budgets**

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

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**e. Unamortized Bond Premium/Discount**

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

**f. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

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

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

“Total fund balances” of the District’s governmental funds, \$3,115,216, differs from “net position” of governmental activities, \$(4,874,105), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 12,073,873
Buildings and improvements	3,713,738
Infrastructure	4,721,061
Equipment	200,614
Accumulated depreciation	<u>(1,856,985)</u>
Total	<u>\$ 18,852,301</u>

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

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

**Long-term debt transactions**

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

Bonds payable	\$ (26,265,000)
Bond discount, net	78,824
Bond premium, net	<u>(191,414)</u>
Total	<u>\$ (26,377,590)</u>

**Accrued interest**

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

Accrued interest	<u>\$ (464,032)</u>
------------------	---------------------

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

The "net change in fund balances" for government funds, \$(12,788), differs from the "change in net position" for governmental activities, \$500,898, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus at the governmental fund level. The effect of the differences is illustrated below.

**Capital related items**

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

Depreciation	\$ (311,284)
Capital outlay	<u>250,859</u>
Total	<u>\$ (60,425)</u>

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

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

**Long-term debt transactions**

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

Bond principal payments	\$ <u>600,000</u>
-------------------------	-------------------

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

Change in accrued interest payable	\$ <u>8,642</u>
------------------------------------	-----------------

Amortization of bond premium/discount, net	\$ <u>3,541</u>
--	-----------------

**Unavailable revenues**

Unavailable revenues are recognized as deferred inflows of resources at the fund level. However, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.

Change in unavailable revenues	\$ <u>(38,072)</u>
--------------------------------	--------------------

**NOTE C – CASH AND INVESTMENTS**

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

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$87,150 and the carrying value was \$85,065. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS**

Investments

As of September 30, 2024, the District had the following investments and maturities.

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Dreyfus Treasury Obligation		
Cash Management	22 days*	\$ 2,943,844
Florida PRIME	39 days*	258,525
Total		<u>\$ 3,202,369</u>

\* Weighted Average Maturity

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

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

Based on the criteria in the preceding paragraph, the investments in Dreyfus Treasury Obligation Cash Management are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.



**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investment in Dreyfus Treasury Obligation Cash Management and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in Florida PRIME was 8% of the District's total investments as of September 30, 2024. The investment in Dreyfus Treasury Obligation Cash Management was 92% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in August 2023. All assessments are payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount. All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments that were on the assessment roll certified and delivered to the Tax Collector are collected via the sale of tax certificates on or prior to June 1. For certain parcels, the District bills and collects the annual assessments.

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 11,823,014	\$ 250,859	\$ -	\$ 12,073,873
Capital assets, being depreciated:				
Infrastructure	4,721,061	-	-	4,721,061
Buildings and improvements	3,713,738	-	-	3,713,738
Equipment	200,614	-	-	200,614
Total Capital Assets, Being Depreciated	<u>8,635,413</u>	<u>-</u>	<u>-</u>	<u>8,635,413</u>
Less accumulated depreciation for:				
Infrastructure	(786,845)	(157,369)	-	(944,214)
Buildings and improvements	(623,066)	(125,256)	-	(748,322)
Equipment	(135,790)	(28,659)	-	(164,449)
Total Accumulated Depreciation	<u>(1,545,701)</u>	<u>(311,284)</u>	<u>-</u>	<u>(1,856,985)</u>
Governmental Activities Capital Assets	<u>\$ 18,912,726</u>	<u>\$ (60,425)</u>	<u>\$ -</u>	<u>\$ 18,852,301</u>

Depreciation of \$280,426 was charged to physical environment and \$30,858 to culture/recreation during the year.

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

Long-term debt is comprised of the following:

Long-term debt at October 1, 2023	\$ 26,865,000
Principal payments	<u>(600,000)</u>
Long-term debt at September 30, 2024	26,265,000
Less: bond discount, net	(78,824)
Plus: bond premium, net	191,414
Bonds Payable, Net at September 30, 2024	<u><u>\$ 26,377,590</u></u>

Long-term debt for Governmental Activities is comprised of the following:

\$11,850,000 Special Assessment Bonds, Series 2016 due in annual principal installments beginning November 2019. Interest rates ranging from 4.50% to 5.00% is due May 1 and November 1 beginning May 2016. Current portion is \$220,000.

\$ 10,410,000

\$7,415,000 Special Assessment Bonds, Series 2021 are due in annual principal installments beginning May 2022 maturing May 2051. Interest at various rates between 2.50% and 4.00% is due May 1 and November 1 beginning May 2021. Current portion is \$160,000.

6,950,000

\$9,135,000 Special Assessment Bonds, Series 2022 are due in annual principal installments beginning May 2024 maturing May 2053. Interest at various rates between 2.875% and 4.00% is due May 1 and November 1 beginning May 2022. Current portion is \$175,000.

8,905,000

Bond Payable at September 30, 2024 \$ 26,265,000

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 555,000	\$ 1,108,725	\$ 1,663,725
2026	575,000	1,089,569	1,664,569
2027	595,000	1,069,094	1,664,094
2028	620,000	1,046,300	1,666,300
2029	645,000	1,021,780	1,666,780
2030-2034	3,625,000	4,699,355	8,324,355
2035-2039	4,480,000	3,852,450	8,332,450
2040-2044	5,550,000	2,780,525	8,330,525
2045-2049	6,920,000	1,413,750	8,333,750
2050-2053	2,700,000	242,200	2,942,200
Totals	<u>\$ 26,265,000</u>	<u>\$ 18,323,748</u>	<u>\$ 44,588,748</u>

Summary of Significant Bonds Resolution Terms and Covenants

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

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

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

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

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

**Bannon Lakes Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2024**

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

Depository Funds

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

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

	Special Assessment Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2016	\$ 370,500	\$ 370,500
Series 2021	\$ 207,150	\$ 207,050
Series 2022	\$ 260,900	\$ 259,500

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. There have been no claims or settled claims from these risks over the past three years.

**NOTE H – SUBSEQUENT EVENT**

In May 2025, the District made \$5,000 prepayments on each of the Series 2016, 2021, and 2022 Special Assessment Revenue Bonds.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Bannon Lakes Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 25, 2025.

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

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

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

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



To the Board of Supervisors  
Bannon Lakes Community Development District

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

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

### **Purpose of this Report**

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

*Berger Toombs Elam  
Gaines & Frank*

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

June 25, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of the Bannon Lakes Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated June 25, 2025.

### Auditor's Responsibility

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

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 25, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

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





To the Board of Supervisors  
Bannon Lakes Community Development District

### **Financial Condition and Management**

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Bannon Lakes Community Development District. It is management's responsibility to monitor the Bannon Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

### **Specific Information**

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Bannon Lakes Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,662.30
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$611,632.86
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Series 2022 costs totaled \$248,301.77
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors  
Bannon Lakes Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Bannon Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$1,001.98 for the General Fund and \$1,762.84 – \$1,875.46 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,532,125.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$10,410,000 Series 2016 Bonds due on November 1, 2048 at various rates from 4.5% to 5.0%. \$6,950,000 Series 2021 Bonds due on May 1, 2051 at various rates from 2.5% to 4.0%. \$8,905,000 Series 2022 Bonds due on May 1, 2053 at various rates from 2.875% to 4.0%.

### **Additional Matters**

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

### **Purpose of this Letter**

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

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

June 25, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

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

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

We have examined Bannon Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Bannon Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bannon Lakes Community Development District's compliance based on our examination.

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

In our opinion, Bannon Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

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

June 25, 2025

## *FIFTH ORDER OF BUSINESS*

*D.*

# *Bannon Lakes*

## *Community Development District*

### *Approved Budget*

*FY 2026*



**July 10, 2025**

*Presented by:*



# Table of Contents

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

**Bannon Lakes**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	-------------------------------

**REVENUES:**

Special Assessments - On Roll	\$775,371	\$765,594	\$9,558	\$775,152	1,315,965
Special Assessments - Direct	153,304	114,978	38,326	153,304	-
Interest income	6,000	13,418	5,416	18,834	15,000
Facility Revenue	300	200	525	725	300
Miscellaneous Revenue	-	69	-	69	-
Commercial	-	-	-	-	-
Carry Forward Surplus	-	-	-	-	(45,897)
<b>TOTAL REVENUES</b>	<b>\$934,975</b>	<b>\$894,258</b>	<b>\$53,825</b>	<b>\$948,083</b>	<b>\$1,285,368</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$6,000	\$7,000	\$4,000	\$11,000	\$12,000
FICA Taxes	459	536	306	842	918
Engineering	10,000	6,128	3,873	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	6,367	3,183	9,551	10,029
Trustee Fees	17,000	17,700	-	17,700	18,700
Management Fees	55,213	36,809	18,405	55,213	57,974
Information Technology	2,022	1,348	674	2,022	2,123
Website Maintenance	1,348	899	450	1,348	1,415
Telephone	150	170	100	270	200
Postage & Delivery	750	535	477	1,011	750
Meeting Room	4,000	4,456	475	4,931	7,200
Insurance General Liability	8,197	7,439	-	7,439	8,971
Printing & Binding	1,600	418	782	1,200	1,600
Legal Advertising	1,000	1,067	368	1,435	1,000
Other Current Charges	500	390	110	500	500
Office Supplies	250	5	50	55	250
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$149,691</b>	<b>\$104,658</b>	<b>\$51,660</b>	<b>\$156,318</b>	<b>\$165,967</b>
-----------------------------	------------------	------------------	-----------------	------------------	------------------

***Operations & Maintenance***

**Amenity Center**

Insurance	\$30,609	\$28,388	\$0	\$28,388	\$30,581
<b>Utilities</b>					
Phone/Internet/Cable	8,735	2,502	1,250	3,752	4,300
Electric	25,000	15,075	7,497	22,572	25,000
Water/Irrigation	15,000	6,669	5,331	12,000	15,000
Gas	200	-	-	-	200
Refuse	4,266	2,231	1,224	3,455	4,266
<b>Security</b>					
Security Monitoring	600	4,104	2,231	6,335	6,694
Off-Duty Security -Roll Kall	-	1,617	5,000	6,617	12,000
Access Cards	1,000	-	744	744	1,000



**Bannon Lakes**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Management Contracts</b>					
Facility Management	79,094	52,729	26,365	79,094	81,467
Facility Attendant	8,400	2,020	6,380	8,400	8,820
Field Mgmt / Admin	25,746	17,164	8,582	25,746	30,000
Pool Maintenance	14,157	9,438	4,719	14,157	14,865
Pool Chemicals	12,075	6,581	5,494	12,075	12,679
Janitorial	19,039	10,393	3,276	13,669	10,188
Janitorial Supplies	1,840	370	1,470	1,840	1,840
Facility Maintenance	35,620	22,591	11,872	34,463	40,000
Repairs & Maintenance	55,000	24,626	30,374	55,000	55,000
Special Events	15,000	5,724	9,276	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	2,080	1,130	3,210	3,800
Nuisance Animal Control	-	902	996	1,898	4,788
<b>TOTAL AMENITY CENTER</b>	<b>\$369,792</b>	<b>\$225,027</b>	<b>\$139,814</b>	<b>\$364,840</b>	<b>\$391,488</b>
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$28,000	\$29,854	\$0	29,854	\$28,000
Landscape Maintenance	187,040	111,553	75,487	187,040	220,000
Landscape Contingency	35,000	6,115	28,886	35,000	45,000
Tree Removal	-	6,496	-	6,496	15,000
Lake Maintenance	9,840	13,551	3,280	16,831	10,234
Lake Maintenance Contingency (New Lakes)	-	-	-	-	20,000
Grounds Maintenance	19,600	7,701	11,899	19,600	19,600
Pump Repairs	10,000	-	2,500	2,500	10,000
Streetlights	12,012	11,111	3,980	15,091	13,000
Streetlight Repairs	5,000	3,800	2,500	6,300	5,000
Irrigation Repairs	15,000	21,717	(6,717)	15,000	15,000
Miscellaneous	5,000	-	5,000	5,000	5,000
Reclaim Water	40,000	45,000	15,453	60,453	40,000
Storm Cleanup	4,000	-	4,000	4,000	4,000
Contingency	-	-	24,658	24,658	-
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$370,492</b>	<b>\$256,898</b>	<b>\$170,924</b>	<b>\$427,822</b>	<b>\$449,834</b>
<b>TOTAL EXPENDITURES</b>	<b>\$889,975</b>	<b>\$586,582</b>	<b>\$362,398</b>	<b>\$948,980</b>	<b>\$1,007,289</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve	(\$45,000)	(\$45,000)	\$0	(\$45,000)	(\$278,079)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(45,000)</b>	<b>\$(45,000)</b>	<b>\$-</b>	<b>\$(45,000)</b>	<b>\$(278,079)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$262,676</b>	<b>\$(308,573)</b>	<b>\$(45,897)</b>	<b>\$-</b>

**Bannon Lakes**  
**Community Development District**  
**Budget Narrative**

<b>REVENUES</b>
-----------------

**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.

<b>Expenditures - Administrative</b>
--------------------------------------

**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 Management Services, LLC and updated monthly.

**Telephone**

Phone, internet and fax service for Office.

**Bannon Lakes**  
**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
<b>Total</b>		<b>\$358</b>	<b>\$4,300</b>

**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
<b>Total</b>		<b>\$2,083</b>	<b>\$25,000</b>

**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
<b>Total</b>		<b>\$1,250</b>	<b>\$15,000</b>

**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.

**Bannon Lakes**  
**Community Development District**  
**Budget Narrative**

**Expenditures – Amenity Center (continued)**

**Facility Management**

Cost to provide management services for the Amenity Center.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Riverside 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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

**Janitorial**

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

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
High Tech Commerical Cleaning	\$819	\$9,828
Contingency	\$30	\$360
<b>Total</b>	<b>\$849</b>	<b>\$10,188</b>

**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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Landcare Group	\$14,255	\$171,060
Mulch	\$0	\$25,000
Contingency	\$1,995	\$23,940
<b>Total</b>	<b>\$16,250</b>	<b>\$220,000</b>

**Bannon Lakes**  
**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 agreement plus estimated cost for fuel charges.

Vendor	Address	Monthly	Annual
FPL	100 International Golf Prkwy	\$912	\$10,944
	Contingency	\$171	\$2,056
<b>Total</b>		<b>\$1,083</b>	<b>\$13,000</b>

**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
<b>Total</b>		<b>\$3,333</b>	<b>\$40,000</b>

**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.

**Bannon Lakes**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2016 Special Assessment Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$741,000	\$731,050	\$9,127	\$740,176	\$740,176
Interest Earnings	30,000	26,276	11,200	37,476	30,000
Carry Forward Surplus <sup>(1)</sup>	611,646	620,001	-	620,001	659,353
<b>TOTAL REVENUES</b>	<b>\$1,382,646</b>	<b>\$1,377,326</b>	<b>\$20,327</b>	<b>\$1,397,653</b>	<b>\$1,429,529</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$259,125	\$259,125	\$-	\$259,125	\$254,050
Principal - 11/1	220,000	220,000	-	220,000	230,000
Interest - 5/1	254,175	254,175	-	254,175	248,875
Special Call - 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$733,300</b>	<b>\$738,300</b>	<b>\$-</b>	<b>\$738,300</b>	<b>\$732,925</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$733,300</b>	<b>\$738,300</b>	<b>\$-</b>	<b>\$738,300</b>	<b>\$732,925</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$649,346</b>	<b>\$639,026</b>	<b>\$20,327</b>	<b>\$659,353</b>	<b>\$696,604</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			Interest Due 11/1/26	\$248,875	
			Principal Due 11/1/26	240,000	
				<u>\$488,875</u>	

# Bannon Lakes

## 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		-	191,625	-
11/01/34	7,665,000		355,000	191,625	738,250
05/01/35	7,310,000		-	182,750	-
11/01/35	7,310,000		375,000	182,750	740,500
05/01/36	6,935,000		-	173,375	-
11/01/36	6,935,000		390,000	173,375	736,750
05/01/37	6,545,000		-	163,625	-
11/01/37	6,545,000		410,000	163,625	737,250
05/01/38	6,135,000		-	153,375	-
11/01/38	6,135,000		430,000	153,375	736,750
05/01/39	5,705,000		-	142,625	-
11/01/39	5,705,000		455,000	142,625	740,250
05/01/40	5,250,000		-	131,250	-
11/01/40	5,250,000		475,000	131,250	737,500
05/01/41	4,775,000		-	119,375	-
11/01/41	4,775,000		500,000	119,375	738,750
05/01/42	4,275,000		-	106,875	-
11/01/42	4,275,000		525,000	106,875	738,750
05/01/43	3,750,000		-	93,750	-
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	-
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	-
11/01/47	1,375,000		670,000	34,375	738,750
05/01/48	705,000		-	17,625	-
11/01/48	705,000		705,000	17,625	740,250
<b>Total</b>			<b>\$10,185,000</b>	<b>\$7,277,800</b>	<b>\$17,462,800</b>

**Bannon Lakes**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2021 Special Assessment Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$413,100	\$410,922	\$5,130	\$416,052	\$416,052
Interest Earnings	15,000	12,929	4,680	17,609	15,000
Carry Forward Surplus <sup>(1)</sup>	176,642	181,456	-	181,456	197,643
<b>TOTAL REVENUES</b>	<b>\$604,742</b>	<b>\$605,308</b>	<b>\$9,810</b>	<b>\$615,118</b>	<b>\$628,695</b>
<b>EXPENDITURES:</b>					
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$412,475</b>	<b>\$417,475</b>	<b>\$-</b>	<b>\$417,475</b>	<b>\$413,275</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$412,475</b>	<b>\$417,475</b>	<b>\$-</b>	<b>\$417,475</b>	<b>\$413,275</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$192,267</b>	<b>\$187,833</b>	<b>\$9,810</b>	<b>\$197,643</b>	<b>\$215,420</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$122,075



# Bannon Lakes

## 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	
11/01/26	6,620,000		-	122,075	411,213
05/01/27	6,620,000		170,000	122,075	
11/01/27	6,450,000		-	119,525	411,600
05/01/28	6,450,000		175,000	119,525	
11/01/28	6,275,000		-	116,900	411,425
05/01/29	6,275,000		180,000	116,900	
11/01/29	6,095,000		-	114,200	411,100
05/01/30	6,095,000		185,000	114,200	
11/01/30	5,910,000		-	111,425	410,625
05/01/31	5,910,000		190,000	111,425	
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	
11/01/42	3,110,000		-	62,200	410,000
05/01/43	3,110,000		295,000	62,200	
11/01/43	2,815,000		-	56,300	413,500
05/01/44	2,815,000		305,000	56,300	
11/01/44	2,510,000		-	50,200	411,500
05/01/45	2,510,000		315,000	50,200	
11/01/45	2,195,000		-	43,900	409,100
05/01/46	2,195,000		330,000	43,900	
11/01/46	1,865,000		-	37,300	411,200
05/01/47	1,865,000		345,000	37,300	
11/01/47	1,520,000		-	30,400	412,700
05/01/48	1,520,000		360,000	30,400	
11/01/48	1,160,000		-	23,200	413,600
05/01/49	1,160,000		370,000	23,200	
11/01/49	790,000		-	15,800	409,000
05/01/50	790,000		385,000	15,800	
11/01/50	405,000		-	8,100	408,900
05/01/51	405,000		405,000	8,100	413,100
<b>Total</b>			<b>\$6,785,000</b>	<b>\$4,034,550</b>	<b>\$10,819,550</b>

# Bannon Lakes

## Community Development District

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$234,457	\$228,078	\$1,543	\$229,621	\$520,023
Special Assessments-Direct	287,343	215,507	71,836	287,343	-
Interest Earnings	7,000	14,623	5,830	20,453	15,000
Carry Forward Surplus <sup>(1)</sup>	209,699	209,236	-	209,236	223,703
<b>TOTAL REVENUES</b>	<b>\$738,499</b>	<b>\$667,445</b>	<b>\$79,209</b>	<b>\$746,653</b>	<b>\$758,727</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$171,475	\$171,475	\$-	\$171,475	\$168,859
Principal - 5/1	175,000	175,000	-	175,000	180,000
Interest - 5/1	171,475	171,475	-	171,475	168,859
Special Call 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$517,950</b>	<b>\$522,950</b>	<b>\$-</b>	<b>\$522,950</b>	<b>\$517,719</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$517,950</b>	<b>\$522,950</b>	<b>\$-</b>	<b>\$522,950</b>	<b>\$517,719</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$220,549</b>	<b>\$144,495</b>	<b>\$79,209</b>	<b>\$223,703</b>	<b>\$241,008</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$166,271.88

# Bannon Lakes

## Community Development District

### Debt Service Series 2022 Special Assessment Revenue Bonds Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,725,000		-	168,859	168,859
05/01/26	8,725,000		180,000	168,859	
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	
11/01/33	7,105,000		-	142,100	518,800
05/01/34	7,105,000		235,000	142,100	
11/01/34	6,870,000		-	137,400	514,500
05/01/35	6,870,000		245,000	137,400	
11/01/35	6,625,000		-	132,500	514,900
05/01/36	6,625,000		255,000	132,500	
11/01/36	6,370,000		-	127,400	514,900
05/01/37	6,370,000		265,000	127,400	
11/01/37	6,105,000		-	122,100	514,500
05/01/38	6,105,000		280,000	122,100	
11/01/38	5,825,000		-	116,500	518,600
05/01/39	5,825,000		290,000	116,500	
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	
11/01/46	3,150,000		-	63,000	513,600
05/01/47	3,150,000		400,000	63,000	
11/01/47	2,750,000		-	55,000	518,000
05/01/48	2,750,000		415,000	55,000	
11/01/48	2,335,000		-	46,700	516,700
05/01/49	2,335,000		430,000	46,700	
11/01/49	1,905,000		-	38,100	514,800
05/01/50	1,905,000		450,000	38,100	
11/01/50	1,455,000		-	29,100	517,200
05/01/51	1,455,000		465,000	29,100	
11/01/51	990,000		-	19,800	513,900
05/01/52	990,000		485,000	19,800	
11/01/52	505,000		-	10,100	514,900
05/01/53	505,000		505,000	10,100	515,100
<b>Total</b>			<b>\$8,725,000</b>	<b>\$5,892,848</b>	<b>\$14,617,848</b>

**Bannon Lakes**  
**Community Development District**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>REVENUES:</u></b>					
Capital Reserve Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$278,079
Interest Income	2,500	1,757	1,144	2,901	2,500
Carry Forward Balance	72,480	59,991	-	59,991	94,903
<b>TOTAL REVENUES</b>	<b>\$119,980</b>	<b>\$106,748</b>	<b>\$1,144</b>	<b>\$107,892</b>	<b>\$375,482</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$-	\$8,483	\$-	\$8,483	\$-
Repair and Maintenance	40,000	-	-	-	10,000
Roof Replacement	-	-	-	-	200,000
Other Current Charges	420	4,246	260	4,506	840
<b>TOTAL EXPENDITURES</b>	<b>\$40,420</b>	<b>\$12,729</b>	<b>\$260</b>	<b>\$12,989</b>	<b>\$210,840</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$79,560</b>	<b>\$94,019</b>	<b>\$884</b>	<b>\$94,903</b>	<b>\$164,642</b>

**Bannon Lakes**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2016	Bonds Units 2021	Bonds Units 2022	Annual Maintenance Assessments			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	Total Assessed Per Unit		
Single Family	914	383	236	295	\$1,419.84	\$1,001.98	\$417.86	\$1,799.83	\$1,875.46	\$1,875.31	\$1,799.83	\$1,875.46	\$1,875.31	\$0.00	\$6,970.44	\$6,552.58	\$417.86
Duplex	72	72	0	0	\$1,419.84	\$1,001.98	\$417.86	\$1,799.83	\$0.00	\$0.00	\$1,799.83	\$0.00	\$0.00	\$0.00	\$3,219.67	\$2,801.81	\$417.86
Total	986	455	236	295													

*F.*

## RESOLUTION 2016-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Bannon Lakes Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 286.0114, Florida Statutes, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

**WHEREAS**, Section 286.0114, Florida Statutes, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") finds that it is in the best interests of the District to adopt by resolution a policy (the "**Public Comment Policy**") for immediate use and application.

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

**SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS.** The District's Chairperson, his or her designee, or such other person conducting a District meeting ("**Presiding Officer**"), shall ensure that there is at least one period of time ("**Public Comment Period**") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.

- b) Speakers shall be permitted to address any agenda item or non-agenda matter(s) of personal or general concern, during the initial Public Comment Period.
- c) Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.
- d) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

**SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD.** Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

**SECTION 3. PUBLIC DECORUM.** The following policies govern public decorum at public meetings and workshops:

- a) Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
- b) All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.



- c) Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.
- d) In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
- i. The Presiding Officer may declare a recess.
  - ii. The Presiding Officer may contact the local law enforcement authority.
  - iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.


**SECTION 4. EXCEPTIONS.** The Board recognizes and may apply all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3) and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

**SECTION 5. SEVERABILITY.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution supersedes any Public Comment Policy previously adopted by the District.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of October, 2015.

**ATTEST:**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

**BANNON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairman

## *SEVENTH ORDER OF BUSINESS*

*A.*



# Proposal

#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	<b>Shade Systems</b> 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	<b>Receive and Unload Deliveries</b>	\$1,500.00	\$1,500.00
1	<b>Shade Installation</b>	\$16,519.68	\$16,519.68
1	<b>Engineered Drawings</b>	\$1,875.00	\$1,875.00
1	<b>Building Permit</b> Processing and Fees	\$2,500.00	\$2,500.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		<b>Subtotal</b>	\$35,268.18
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$35,268.18

Accepted By

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: \_\_\_\_\_

**THANK YOU!**

## 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.

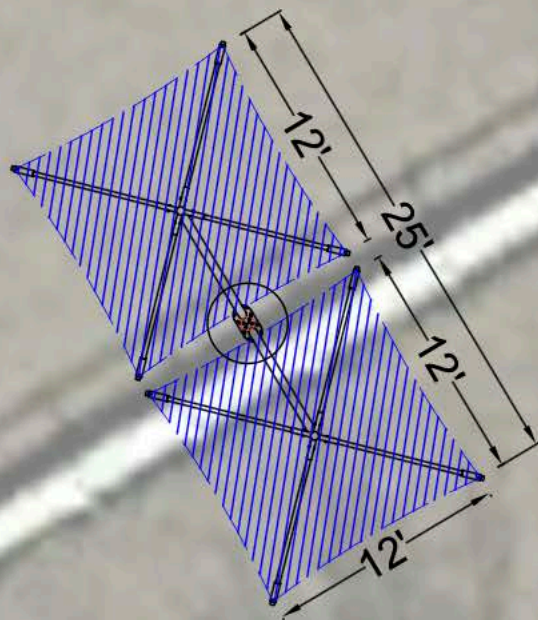
NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included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





Proposed Date	JUNE 16, 2025
Expiration Date	JULY 16, 2025

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Bannon Lakes  
Dog Park Shade

PROPOSE D TO Jeff Johnson  
Riverside Management Services  
9655 Florida Mining Blvd.  
Jacksonville, Florida 32257  
(904) 660-3669  
[jjohnson@rmsnf.com](mailto:jjohnson@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP 12'x12'x8' Dual Top Cantilever Umbrella Shade Structure		10,895.00
1ea.		Footer Per Engineering w/Required Steel		2,000.00
1ea.		Set of Engineered Drawings		1,200.00

Subtotal	14,095.00
Tax Rate	.075
Tax	920.70
Freight	895.00
Installation	2,000.00
Total Due	17,910.70

*Terms and Conditions and Required Signature on next page.*

### Southern Recreation, Inc. Terms and Conditions

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers  
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to 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.

**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 rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

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

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



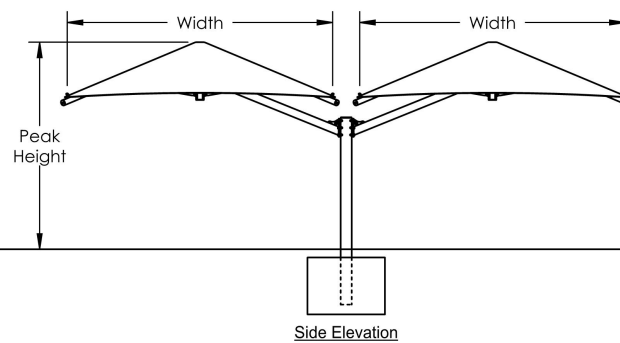
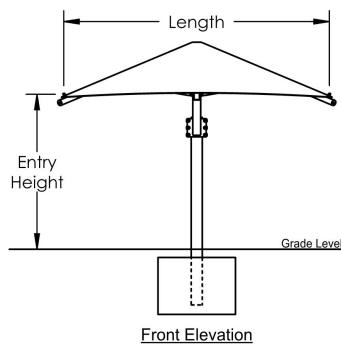
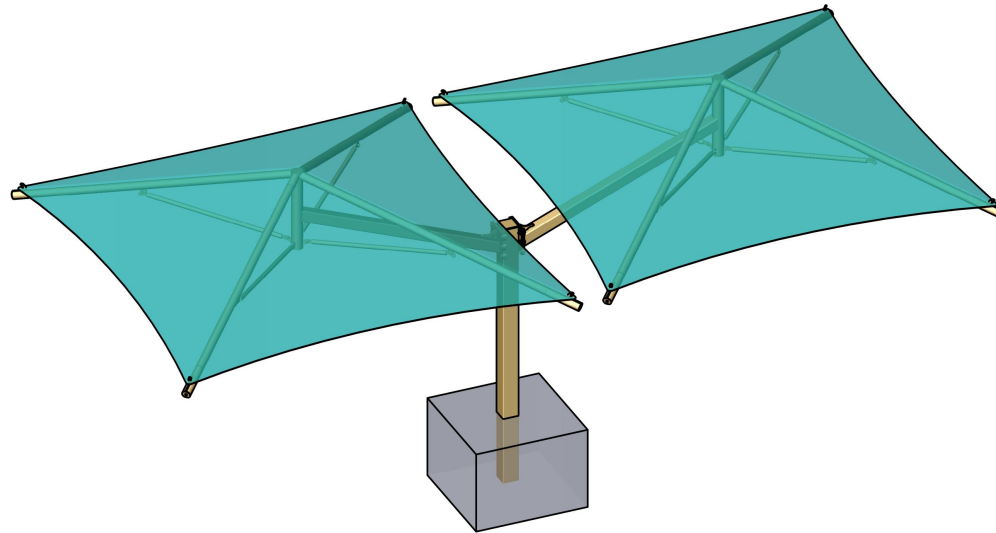
Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254

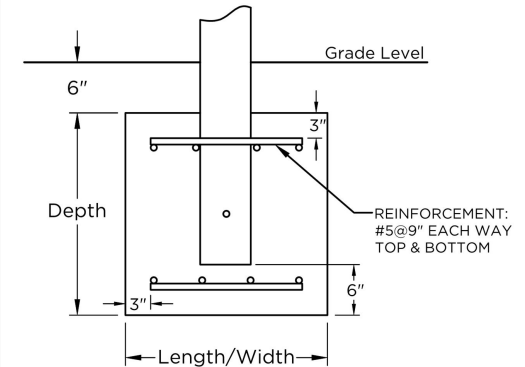


## Back-to-Back Square Cantilever Umbrella Shade

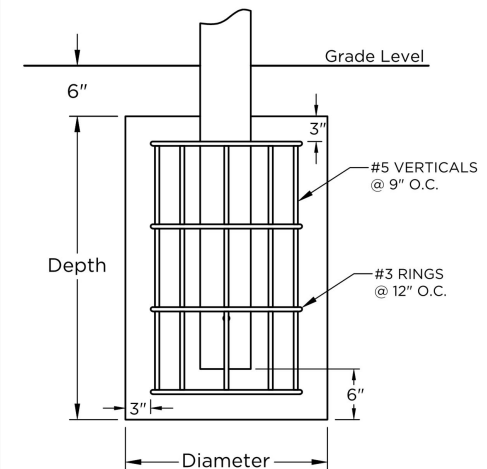
<b>Length</b>	12'	<b>Width</b>	12'	<b>Entry Height</b>	8'
<b>Peak Height</b>	10.42'	<b>Elbow</b>	Standard	<b>Column Mount</b>	Embedded
<b>Column Size</b>	6"x6"x1/4"	<b>Rafter Size</b>	Ø2.875" 12-Ga	<b>Strut Size</b>	Ø1.66" 13-Ga
<b>Column Length</b>	11'	<b>Rafter Length</b>	8.84'	<b>Beam Size</b>	4"x4"x1/4"
<b>Dome Qty.</b>	2	<b>Column Qty.</b>	1		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.3	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	Out of range
2'-6"	Out of range	Out of range
3'-0"	6.27	6.91



**SuperiorShade**

QUOTE

105181

SHADE SIZE

12 X 12

SHADE STYLE

Back-to-Back Square  
Cantilever Umbrella  
Shade

*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.*

*B.*



# 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	<b>Premier Polysteel</b> 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
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		<b>Subtotal</b>	\$1,810.25
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$1,810.25

Accepted By

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: \_\_\_\_\_

**THANK YOU!**

## 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.**



Proposed Date	JUNE 16, 2025
Expiration Date	JULY 16, 2025

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Bannon Lakes  
Dog Park Shade Opt. 2

PROPOSE TO Jeff Johnson  
Riverside Management Services  
9655 Florida Mining Blvd.  
Jacksonville, Florida 32257  
(904) 660-3669  
[jjohnson@rmsnf.com](mailto:jjohnson@rmsnf.com)

BILL TO Same

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Travis		Installed	50% Deposit	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
2ea.	B6WBRCS/ STS765BA	SRP Regal Series 6' Park Bench/Integrated Shade Structure	2,595.00	5,190.00

Subtotal	5,190.00
Tax Rate	.075
Tax	386.40
Freight	1,195.00
Installation	1,250.00
Total Due	8,021.40

*Terms and Conditions and Required Signature on next page.*

### Southern Recreation, Inc. Terms and Conditions

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to 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.

**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 rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

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

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_  
\_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



*C.*





# Proposal

#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	<b>Shade Systems</b> 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	<b>Receive and Unload Deliveries</b>	\$1,500.00	\$1,500.00
1	<b>Shade Installation</b>	\$38,173.44	\$38,173.44
1	<b>Engineered Drawings</b>	\$1,875.00	\$1,875.00
1	<b>Building Permit</b> Processing and Fees	\$3,309.00	\$3,309.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		<b>Subtotal</b>	\$69,494.94
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$69,494.94

Accepted By

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: \_\_\_\_\_

**THANK YOU!**

### 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.

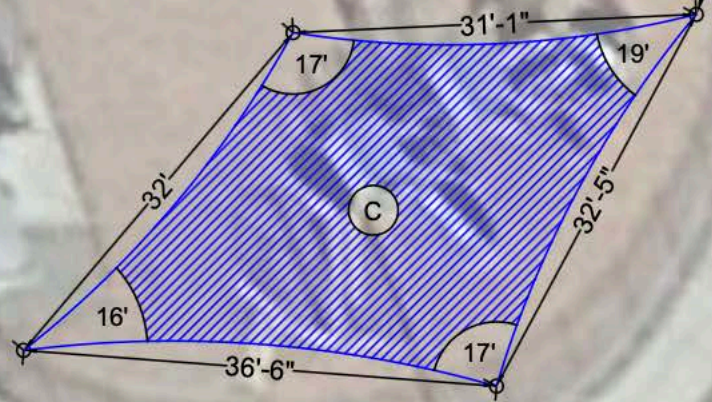
**Theft/Vandalism.** The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

**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.**

Typ. Support Column  
With Canopy Connection  
Height Shown





Proposed Date	JUNE 19, 2025
Expiration Date	JULY 19, 2025

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Bannon Lakes  
Playground Shade

PROPOSE TO Jeff Johnson  
Riverside Management Services  
9655 Florida Mining Blvd.  
Jacksonville, Florida 32257  
(904) 660-3669  
[jjohnson@rmsnf.com](mailto:jjohnson@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP Custom 4 Column 2 Triangle Sail Shade Structure		30,795.00
4ea.		Footers Per Engineering w/Required Steel		15,000.00
1ea.		Set of Engineered Drawings		1,200.00

Subtotal	46,995.00
Tax Rate	.075
Tax	2,894.70
Freight	2,095.00
Installation	5,000.00
<b>Total Due</b>	<b>56,984.70</b>

*Terms and Conditions and Required Signature on next page.*

### Southern Recreation, Inc. Terms and Conditions

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers  
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-  
**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to 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.

**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 rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

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

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

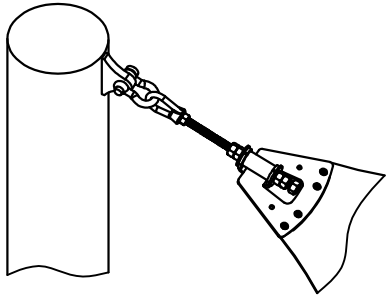
Please sign and fill in the information where the project invoice will be billed to.

Southern Recreation, Inc.

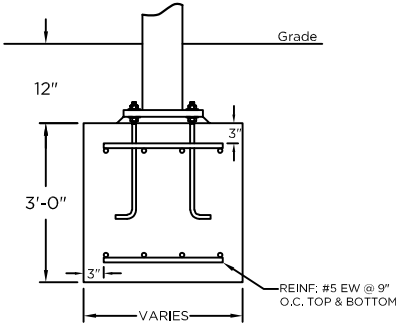


4060 Edison Avenue, Jacksonville, Florida 32254





Fabric Connection

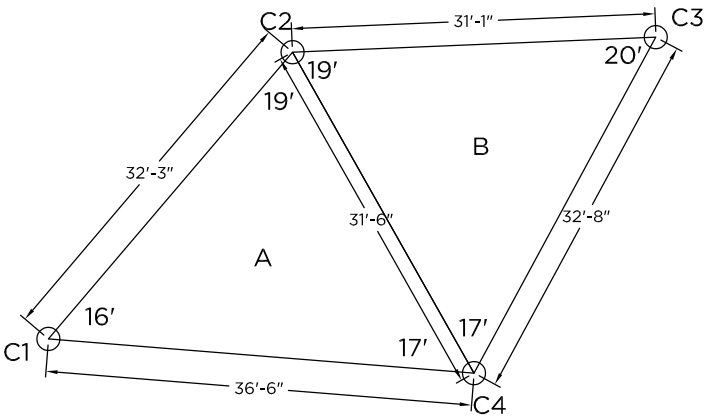


Footer Detail

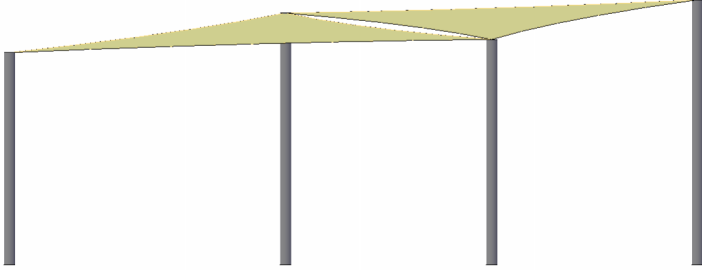
FOUNDATION NOTE: ALL FOUNDATION SIZES ARE ESTIMATIONS ONLY ACTUAL SIZING SHOULD BE DETERMINED BY A LOCALLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

Column & Footing Schedule		
Column ID	Column Size	Est. Footing Size
C1	10" Sch. 40	4.5' X 4.5' X 3.0'
C2	12" Sch. 40	6.9' X 6.9' X 3.0'
C3	10" Sch. 40	5.0' X 5.0' X 3.0'
C4	10" Sch. 40	6.5' X 6.5' X 3.0'
C5	N/A	N/A
C6	N/A	N/A
C7	N/A	N/A
C8	N/A	N/A
C9	N/A	N/A
C10	N/A	N/A

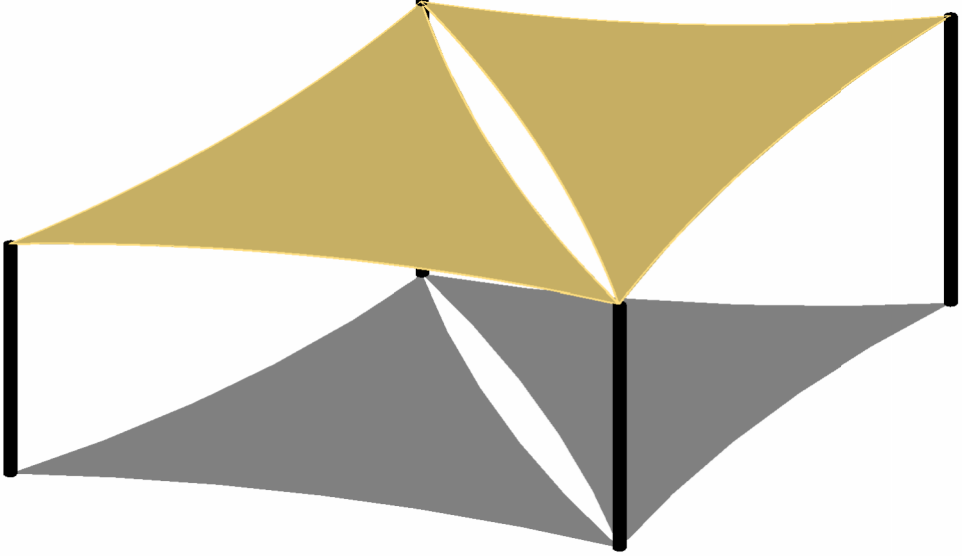
**SuperiorShade**



Plan View



Front View



Isometric

PROJECT NAME  
**Bannon Lakes**

QUOTE  
**QUO0307804**

TITLE  
**Proposal**

DATE  
**6/18/2025**

SCALE  
**Not to Scale**

DRAWN BY  
**JLK**

SHEET  
**1 of 1**

*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Superior Recreation Products is not responsible for deviation of final shade dimensions. All final dimensions must be verified in the field by the customer. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request.*

*D.*



## Proposal #376

Date: 7/2/2025

### Customer:

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

### Property:

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

## Landscape Maintenance 2025

This agreement, dated July 2, 2025 between Landcare Group, and Bannon Lakes CDD located at 435 Bannon Lakes Blvd., St. Augustine, Florida 32095, shall begin on August 01, 2025 and shall end on July 31, 2026. Subject to mutual agreement of all parties involved and with respect to any changes to the original Landscape Maintenance agreement or annual cost, this agreement will automatically renew each year.

**Early Termination:** In the event that the Contractor fails to provide services as described herein, the Owner may terminate this agreement by giving sixty (60) days written notice by email or facsimile transmission letter. Contractor may also terminate this agreement in the same manner, or immediately if Owner refuses or fails to pay Contractor according to the terms of this agreement.

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

## General Services

### Turf Maintenance

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

#### Mowing of common area:

1. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
2. St. Augustine and Bermuda turf shall be mowed weekly during the growing season from April 1<sup>st</sup> through October 15<sup>th</sup> and as needed during the non-growing season from October 16<sup>th</sup> through March 31<sup>st</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors beyond their control.
3. Bahia turf shall be mowed weekly during the growing season from April 15<sup>th</sup> through October 1<sup>st</sup> and as needed during the non-growing season from October 2<sup>nd</sup> through April 14<sup>th</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 36 and a maximum of 40 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors beyond their control.
4. Turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
5. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". Bermuda mowing height will be set at 2" to 2½".



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

Edging:

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

String Trimming:

1. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
2. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications.
3. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle. It is understood that every effort will be made to keep clippings out of water bodies, but inevitably some clippings will get in the water with prevailing wind. It is understood that the Owner is responsible for regular lake maintenance, including spraying the water line with aquatic herbicide where it meets the turf, and cleaning out culverts, inlets, and outlets.

Blowing:

1. When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, stormwater ponds, inlets, onto vehicles or onto other hardscape surfaces.
2. Contractor will be expected to blow off the boardwalks, tennis courts, pool area and all entry points and other similar amenities.
3. When blowing by garages or front doors forced air should be aimed to push debris away from all entries.

Damage Prevention / Repair:

1. Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage.

Contractor will agree to have repairs made by specialized contractors or reimburse the association or homeowners within 30 days for any damage to property caused by their crew members or equipment. Mulch beds are recommended in areas where equipment may come in contact with the above stated items.

**Turf Maintenance Price:      \$132,962.34**

## **Weed Control, Beds and Hard Surfaces**

### **Weed Control**

Weed Control:

1. Bed areas are to be sprayed after each detail service. Pre and post-emergent chemicals are acceptable means of control.
2. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds.

**Weed Control Price: \$8,106.12**

### Bed Detail

#### Detail

Detailing includes weed control, trimming, pruning, and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

#### Pruning:

1. Prune trees, shrubs, and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.
2. Pruning of trees up to a height of 8 feet is included in the scope of the work. If pruning is required above the height of 8 feet contractor shall propose an extra service to management and acquire approval prior to performing the work. The branching height of trees shall be raised to 8 feet only for the following reasons:
  - Provide clearance for pedestrians, small vehicles, mowers, and buildings.
  - Maintain clearance from shrubs in bed areas.
  - Improve visibility in parking lots and around entries.
3. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
4. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
5. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by management. Pruning of Crape Myrtles up to a height of 8 feet is included in the scope of work.
6. Palm Pruning should be done bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and
7. finished cuts per palm type. Hanging or broken fronds should be removed and properly discarded during each visit. Summertime pruning must be at the beginning of palm seeding time to retrieve the seed sacks.
8. Major cut-backs at wood lines of groundcover, shrubs, or trees are not included in the scope of this Agreement, and would be proposed as an additional charge to Owner if requested. In addition, if there is a major loss of plant life due to freeze, the pruning of those materials would also be an additional charge.

**Detail Price: \$20,827.80**

### Pest Control and Fertilization Program

#### Pest Control & Fertilization Program

#### St. Augustine:

#### Application Schedule:

Month	Application
January	Late winter fertilization, broadleaf weed and disease control

March Spring granular fertilization, broadleaf weed control, insect and disease control

May Early summer liquid fertilization with Arena and weed control

July Insect and weed control

September Late summer fertilization, insect and disease control

November Fall fertilization and broadleaf weed/disease control

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

#### Application Requirements:

##### 1. Fertilization:

- Annual program will include a minimum of 5 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium.
- All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- The irrigation system will be fully operational prior to any fertilizer application.
- Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

##### 2. Insect/Disease Control:

- The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

##### 3. Weed Control:

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

##### 4. Warranty:

- If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge.

Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions are pre-existing, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

#### Bermuda:

##### Application Schedule:

<b>Month</b>	<b>Application</b>
January	Disease & Insect Control
February	Fertilization 18-0-8 Ammonium Sulfate and Barricade/Potash 0-0-22
March	Fertilization 13-3-13 w/ Ronstar or equivalent product.
April	Sedge & Broadleaf Weed Control/Disease & Insect Control
May	Fertilization 14-0-14, TopChoice Application
June	Disease & Insect Control as Needed.
August	Sedge & Broadleaf Weed Control/Disease & Insect Control
October	Fertilization 18-0-8
November	Disease & Insect Control
December	Potash 0-0-62

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

#### Bahia:

##### Application Schedule:

<b>Month</b>	<b>Application</b>
March	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June	Chelated Iron application and Mole Cricket control.
October	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

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

**Pest Control & Fertilization Program Price: \$25,568.10**

#### **Irrigation Maintenance**

## Irrigation Maintenance

### 1. Frequency of Service:

- Contractor will perform the following itemized services on a monthly basis:
  - Activate each zone of the system.
  - Visually check for any damaged heads or nozzles needing repair.
  - Clean, straighten, or adjust any heads not functioning properly.
  - Report any valve or valve box that may be damaged in any way.
  - Leave areas in which repairs or adjustments are made free of debris.
  - Adjust controller to the watering needs as dictated by weather conditions and seasonal requirements including adjustment of rain sensor.

### 2. Qualifying Statements:

- Repairs:
  - Repairs that become necessary that are over and above the routine maintenance contract will be done on a time and material basis at the rates of **\$45.00/hr.** for a technician and **\$65.00/hr.** for a specialist. It is understood that time is of the essence for repairs so that sod, plants and trees do not die. Therefore, a not to exceed price of **\$1,000.00** is approved without a formal proposal so that the contractor can proceed in a timely manner.
- Service Calls:
  - While there is no minimum service call charge for requests of service during normal business hours, any repairs required between scheduled visits will be billed on a time and material basis at the rates of **\$45.00/hr.** for a technician and **\$65.00/hr.** for a specialist.
  - Service calls that occur after hours on weekdays, on national holidays, or weekends, which are of an emergency nature will be billed on a time and material basis of **\$65.00/hr.** for a technician and **\$95.00/hr.** for a specialist.
  - When not an emergency, request for authorization must be submitted in written form to management for approval when the costs will exceed **\$1,000.00**. A description of the problem, its location and estimated cost should be included.
- Contractor will pay special attention during irrigation maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas and to adjust any heads that are found to be out of position.
- Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the owner.
- Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze, acts of God, or conditions beyond their control.
- Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

**Irrigation Maintenance Price:        \$6,859.92**

**Annual Color**

## Annual Color

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

1. Schedule:

- All flower beds on the property will be changed out four (4) times per year.
- Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for profusion of color and display.

2. Installation:

- Annuals are to be installed utilizing a triangular spacing of 8"-10" O.C. (depending on type) between plants.
- Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged pine bark.
- All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- Follow-up applications of fertilizer, fungicide and insecticide are provided as needed and are included in the scope of work.

3. Maintenance:

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

4. Warranty:

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

**Annual Color Price:           \$15,862.40**

---

<b>Subtotal</b>	<b>\$210,186.68</b>
<b>Estimated Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$210,186.68</b>

### Optional Services

Initial next to the Optional Services you would like to accept.

---

**Mulch Service** **\$23,140.00**

1. Mulch will be replenished on the property one time per year.
2. The mulch will be installed at a depth of 1.5-2". The anticipated price is included in the amount stated below and is based on the current industry price. Any additional mulch needed or requested will be at an additional cost, needing prior approval by Owner.
3. Certified Playground Mulch to be installed at the property one time per year if applicable, at a depth of 3" to maintain an 8-12" compacted depth. The anticipated price is included in the amount stated below and is based on the current industry price per yard. Any additional mulch needed, will be at an additional cost, needing prior approval by Owner.
4. Prior to application, areas will be prepared by removing all weeds and foreign debris, and establishing a defined, uniform edge to all bed and tree rings as well as a 2" deep trench along all hardscape surfaces in order to hold mulch in place.

---

**Palm Pruning** **\$4,940.00**

1. Palms will be pruned within each varieties season, twice per year, as follows:
  - Phoenix variety palms, which will be pruned twice per year in the months of June and December.
  - Non-Phoenix palms, which will be pruned twice per year, in the Summer, and again 6 months later.
2. The anticipated price to prune the palms is included in the amount stated below. Contractor retains the right to adjust this figure, should Contractor's cost increase more than anticipated.

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
August	\$17,516.00	\$0.00	\$17,516.00
September	\$17,516.00	\$0.00	\$17,516.00
October	\$17,516.00	\$0.00	\$17,516.00
November	\$17,516.00	\$0.00	\$17,516.00
December	\$17,516.00	\$0.00	\$17,516.00
January	\$17,516.00	\$0.00	\$17,516.00
February	\$17,516.00	\$0.00	\$17,516.00
March	\$17,516.00	\$0.00	\$17,516.00
April	\$17,516.00	\$0.00	\$17,516.00
May	\$17,516.00	\$0.00	\$17,516.00
June	\$17,516.00	\$0.00	\$17,516.00
July	\$17,516.00	\$0.00	\$17,516.00
	<b>\$210,192.00</b>	<b>\$0.00</b>	<b>\$210,192.00</b>

### Terms & Conditions

#### General:

1. Landcare Group, Inc. will submit to the Owner's Representative, a monthly report detailing what was done to the various areas of the property, including details for turf areas, trees and shrubs, the irrigation system, and any additional noteworthy areas of the property. The report is to be sent via email on a monthly basis, for the prior month of service, and shall provide information regarding any plans of action for the future.
2. Policing/Special Maintenance
  - Contractor will police the grounds on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval.
  - Contractor will dedicate personnel and specialized equipment for the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through March.
3. Communication:
  - The Contractor will communicate with management for any landscape issues requiring immediate attention.
  - Contractor agrees to take part in monthly inspections of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well-being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available if needed.
  - Contractor will be required to maintain an interactive web site or a customer service work order system (software) that will allow management to make direct contact for service requests and/or extra work. The web site also must be set up to alert property management when requests become delinquent.
  - Contractor agrees to have a qualified individual available to inspect finished homes and sections of common area for the purpose of accepting them for maintenance services. The contractor will be asked to communicate via memorandum on their willingness to accept completed areas or state deficiencies that preclude acceptance.
4. Staffing:
  - The Contractor shall have a well-experienced Account Manager. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. The Account Manager will communicate



with the property's staff. In order to maintain continuity, the same Account Manager shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of management prior to any such change. This will assure Management that maintenance personnel remain familiar with the maintenance specifications, the Property and any changing conditions.

- The crew members should be properly trained to carry out their assigned task, and should work in a safe, professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
- Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime. Also, Contractor agrees to follow all applicable government guidelines for hiring and to maintain an I-9 or other required documents on each employee.
- Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Exclusions:

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

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

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

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

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

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

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

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

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

By \_\_\_\_\_  
**David Jackson**

Date 7/2/2025  
**Landcare Group, Inc**

By \_\_\_\_\_

Date \_\_\_\_\_  
**Bannon Lakes CDD**

*EIGHTH ORDER OF BUSINESS*

*D.*



## **Amenity & Operations Manager's Reports**

**Date of report: 7/10/2025**

**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)

#### **Upcoming & Completed Events**

- June 21<sup>st</sup> – Summer Kick Off 11:00am-2:00pm
- July 12th – Pool Party 11:00am-2:00pm

## **Operations Manager Updates**

### **Completed Projects**

- ◇ Pressure Washed all walkways
- ◇ Flower rotation
- ◇ Mowing of section around Beechnut circle behind homes
- ◇ Washed Windows around Fitness Center
- ◇ Continued Treatment of all CDD Ponds (algae concerns)
- ◇ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

## *ELEVENTH ORDER OF BUSINESS*

*A.*

***Bannon Lakes***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2025***





# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4-5	<u>Month to Month</u>
6	<u>Debt Service Fund Series 2016</u>
7	<u>Debt Service Fund Series 2021</u>
8	<u>Debt Service Fund Series 2022</u>
9	<u>Capital Project Funds</u>
10	<u>Capital Reserve Fund</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>
13	<u>Check Register Summary</u>

**Bannon Lakes**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account - Hancock	\$ 94,059	\$ -	\$ -	\$ 16,163	\$ 110,222
Assessments Receivable	-	-	-	-	-
Due from Other	24	-	-	-	24
Due from General Fund	-	-	-	-	-
Due from Capital Fund	-	-	-	-	-
Due from Developer	38,072	-	-	-	38,072
<b>Investments:</b>					
State Board of Administration (SBA)	531,844	-	-	77,857	609,700
<b>Series 2016</b>					
Reserve	-	370,500	-	-	370,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	639,026	-	-	639,026
Prepayment	-	-	-	-	-
Construction	-	-	-	-	-
<b>Series 2021</b>					
Reserve	-	207,050	-	-	207,050
Interest	-	82	-	-	82
Prepayment	-	917	-	-	917
Revenue	-	186,297	-	-	186,297
Sinking	-	537	-	-	537
Construction	-	-	34,141	-	34,141
<b>Series 2022</b>					
Reserve	-	262,635	-	-	262,635
Revenue	-	112	-	-	112
Interest	-	143,778	-	-	143,778
Prepayment	-	18	-	-	18
Sinking	-	587	-	-	587
Construction	-	-	886,949	-	886,949
Prepaid Expenses	5,200	-	-	-	5,200
Deposits	50	-	-	-	50
<b>Total Assets</b>	<b>\$ 669,249</b>	<b>\$ 1,811,538</b>	<b>\$ 921,089</b>	<b>\$ 94,019</b>	<b>\$ 3,495,896</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 23,407	\$ -	\$ -	\$ -	\$ 23,407
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	38,072	-	-	-	38,072
Due to Capital Reserve	-	-	-	-	-
Due to Debt Service - Series 2016	-	-	-	-	-
Due to Debt Service - Series 2021	-	-	-	-	-
Due to Debt Service - Series 2022	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 61,479</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,479</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 5,200	\$ -	-	\$ -	\$ 5,200
Deposits	50	-	-	-	50
<b>Restricted for:</b>					
Debt Service	-	1,811,538	-	-	1,811,538
Capital Project	-	-	921,089	-	921,089
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	-	94,019	94,019
Capital Reserves	-	-	-	-	-
Unassigned	602,520	-	-	-	602,520
<b>Total Fund Balances</b>	<b>\$ 607,770</b>	<b>\$ 1,811,538</b>	<b>\$ 921,089</b>	<b>\$ 94,019</b>	<b>\$ 3,434,417</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 669,249</b>	<b>\$ 1,811,538</b>	<b>\$ 921,089</b>	<b>\$ 94,019</b>	<b>\$ 3,495,896</b>

**Bannon Lakes**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2025**

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b>Revenues:</b>				
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	13,418	7,418
Facility Revenue	300	200	200	-
Miscellaneous	-	-	69	69
<b>Total Revenues</b>	<b>\$ 934,975</b>	<b>\$ 896,549</b>	<b>\$ 894,258</b>	<b>\$ (2,291)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 7,000	\$ (1,000)
PR-FICA	459	459	536	(77)
Engineering	10,000	6,667	6,128	539
Attorney	18,000	12,000	4,067	7,933
Annual Audit	3,725	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,800	1,200	1,200	-
Dissemination Agent	9,551	6,367	6,367	-
Trustee Fees	17,000	17,700	17,700	-
Management Fees	55,213	36,809	36,809	-
Information Technology	2,022	1,348	1,348	-
Website Maintenance	1,348	899	899	-
Telephone	150	100	170	(70)
Postage & Delivery	750	500	535	(35)
Meeting Room Rental	4,000	4,000	4,456	(456)
Insurance General Liability/Public Officials	8,197	8,197	7,439	758
Printing & Binding	1,600	1,067	418	649
Legal Advertising	1,000	667	1,067	(400)
Other Current Charges	500	333	390	(57)
Office Supplies	250	167	5	162
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 149,691</b>	<b>\$ 112,604</b>	<b>\$ 104,658</b>	<b>\$ 7,945</b>

**Bannon Lakes**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2025**

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Amenity Center Expenditures</b>				
Insurance	\$ 30,609	\$ 30,609	\$ 28,388	\$ 2,221
<b>Utilities</b>				
Phone/Internet/Cable	8,735	5,823	2,502	3,321
Electric	25,000	16,667	15,075	1,592
Water/Irrigation	15,000	10,000	6,669	3,331
Gas	200	133	-	133
Refuse	4,266	2,844	2,231	613
<b>Security</b>				
Security Monitoring	600	600	4,104	(3,504)
Off-Duty Security - RollKall	-	-	1,617	(1,617)
Access Cards	1,000	-	-	-
<b>Management Contracts</b>				
Facility Management	79,094	52,729	52,729	-
Facility Attendant	8,400	2,020	2,020	-
Field Mgmt / Admin	25,746	17,164	17,164	-
Pool Maintenance	14,157	9,438	9,438	-
Pool Chemicals	12,075	8,050	6,581	1,469
Janitorial	19,039	12,693	10,393	2,299
Janitorial Supplies	1,840	1,227	370	857
Facility Maintenance	35,620	23,747	22,591	1,155
Repairs & Maintenance	55,000	36,667	24,626	12,041
Special Events	15,000	10,000	5,724	4,276
Holiday Decorations	5,000	4,115	4,115	-
Fitness Center Repairs/Supplies	7,000	4,667	1,982	2,685
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	1,000	801	199
ASCAP/BMI Licenses	500	-	-	-
Pest Control	4,410	2,940	2,080	860
Nuisance Animal Control	-	-	902	(902)
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 369,792</b>	<b>\$ 253,133</b>	<b>\$ 225,027</b>	<b>\$ 28,106</b>
<b>Grounds Maintenance</b>				
Hydrology Quality/Mitigation	\$ 28,000	\$ 28,000	\$ 29,854	\$ (1,854)
Landscape Maintenance	187,040	124,693	111,553	13,140
Landscape Contingency	35,000	23,333	6,115	17,219
Lake Maintenance	9,840	6,560	6,496	64
Grounds Maintenance	19,600	13,067	13,551	(484)
Pump Repairs	10,000	-	-	-
Streetlights	12,012	8,008	7,701	307
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	10,000	11,111	(1,111)
Miscellaneous	5,000	3,800	3,800	-
Reclaim Water	40,000	26,667	21,717	4,949
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 415,492</b>	<b>\$ 289,128</b>	<b>\$ 256,898</b>	<b>\$ 32,230</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 785,284</b>	<b>\$ 542,260</b>	<b>\$ 481,924</b>	<b>\$ 60,336</b>
<b>Total Expenditures</b>	<b>\$ 934,975</b>	<b>\$ 654,864</b>	<b>\$ 586,582</b>	<b>\$ 68,282</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>		<b>\$ 307,676</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 307,676</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 300,094</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 607,770</b>	

**Bannon Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 59,318	\$ 175,716	\$ 474,188	\$ 40,825	\$ -	\$ 15,547	\$ -	\$ -	\$ -	\$ -	\$ -	765,594
Special Assessments - Direct	-	38,326	38,326	-	-	38,326	-	-	-	-	-	-	114,978
Interest	564	452	957	2,006	2,446	2,492	2,313	2,188	-	-	-	-	13,418
Facility Revenue	-	-	-	25	-	-	-	175	-	-	-	-	200
Miscellaneous	-	-	69	-	-	-	-	-	-	-	-	-	69
<b>Total Revenues</b>	<b>\$ 564</b>	<b>\$ 98,096</b>	<b>\$ 215,067</b>	<b>\$ 476,219</b>	<b>\$ 43,271</b>	<b>\$ 40,818</b>	<b>\$ 17,860</b>	<b>\$ 2,363</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 894,258</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 600	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	7,000
PR-FICA	46	61	-	153	-	138	77	61	-	-	-	-	536
Engineering	355	-	-	2,910	205	1,235	1,190	233	-	-	-	-	6,128
Attorney	469	578	880	1,156	985	-	-	-	-	-	-	-	4,067
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	1,200	-	-	-	-	-	-	-	-	-	1,200
Dissemination Agent	796	796	796	796	796	796	796	796	-	-	-	-	6,367
Trustee Fees	6,100	-	-	8,100	-	3,500	-	-	-	-	-	-	17,700
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	-	36,809
Information Technology	169	169	169	169	169	169	169	169	-	-	-	-	1,348
Website Maintenance	112	112	112	112	112	112	112	112	-	-	-	-	899
Telephone	27	10	-	25	-	14	29	65	-	-	-	-	170
Postage & Delivery	37	227	17	69	86	13	47	40	-	-	-	-	535
Meeting Room Rental	594	-	300	1,188	-	1,188	-	1,188	-	-	-	-	4,456
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,439
Printing & Binding	79	35	71	47	34	57	52	43	-	-	-	-	418
Legal Advertising	70	241	-	66	67	143	413	67	-	-	-	-	1,067
Other Current Charges	-	-	-	-	5	85	300	-	-	-	-	-	390
Office Supplies	0	1	1	0	1	1	1	1	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 29,618</b>	<b>\$ 7,629</b>	<b>\$ 8,147</b>	<b>\$ 21,393</b>	<b>\$ 7,061</b>	<b>\$ 13,850</b>	<b>\$ 8,786</b>	<b>\$ 8,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,658</b>

**Operations & Maintenance**

**Amenity Center Expenditures**

Insurance	\$ 28,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,388
Utilities													
Phone/Internet/Cable	228	395	233	472	237	312	312	312	-	-	-	-	2,502
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	1,892	-	-	-	-	15,075
Water/Irrigation	668	815	731	1,045	846	737	802	1,025	-	-	-	-	6,669
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	304	305	-	-	-	-	2,231
Security													
Security Monitoring	-	1,655	558	558	-	267	558	508	-	-	-	-	4,104
Off-Duty Security - RollKall	-	-	-	-	-	-	-	1,617	-	-	-	-	1,617
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Contracts													
Facility Management	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	-	-	-	-	52,729
Facility Attendant	-	-	-	-	-	450	373	1,197	-	-	-	-	2,020
Field Mgmt / Admin	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	-	-	-	-	17,164

**Bannon Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Pool Maintenance	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	-	-	-	-	9,438
<b>Continued Amenity Center Expenditures</b>													
Pool Chemicals	144	-	96	371	1,495	1,123	1,560	1,793	-	-	-	-	6,581
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	935	819	-	-	-	-	10,393
Janitorial Supplies	-	-	47	-	88	-	91	144	-	-	-	-	370
Facility Maintenance	2,800	2,968	2,968	2,968	2,968	2,968	2,968	1,983	-	-	-	-	22,591
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	8,961	4,142	1,345	-	-	-	-	24,626
Special Events	75	2,929	410	260	773	1,200	-	76	-	-	-	-	5,724
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	260	-	-	-	-	2,080
Nuisance Animal Control	-	-	-	-	-	-	-	902	-	-	-	-	902
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 50,126</b>	<b>\$ 28,547</b>	<b>\$ 21,433</b>	<b>\$ 24,294</b>	<b>\$ 22,083</b>	<b>\$ 30,034</b>	<b>\$ 24,413</b>	<b>\$ 24,096</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 225,027</b>
<b>Grounds Maintenance</b>													
Hydrology Quality/Mitigation	\$ 24,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	29,854
Landscape Maintenance	13,503	13,503	14,058	14,058	14,058	14,058	14,058	14,255	-	-	-	-	111,553
Landscape Contingency	600	-	-	2,058	2,116	1,341	-	-	-	-	-	-	6,115
Lake Maintenance	788	788	820	820	820	820	820	820	-	-	-	-	6,496
Grounds Maintenance	1,633	909	1,335	1,633	1,633	1,633	1,807	2,968	-	-	-	-	13,551
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	994	994	-	-	-	-	7,701
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	3,412	1,418	1,315	-	-	-	-	11,111
Miscellaneous	-	-	-	800	3,000	-	-	-	-	-	-	-	3,800
Reclaim Water	2,715	3,031	3,053	2,600	1,779	2,014	2,774	3,753	-	-	-	-	21,717
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
<b>Subtotal Grounds Maintenance</b>	<b>\$ 46,620</b>	<b>\$ 20,442</b>	<b>\$ 20,724</b>	<b>\$ 24,062</b>	<b>\$ 24,401</b>	<b>\$ 69,272</b>	<b>\$ 27,271</b>	<b>\$ 24,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 256,898</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 96,746</b>	<b>\$ 48,989</b>	<b>\$ 42,157</b>	<b>\$ 48,357</b>	<b>\$ 46,484</b>	<b>\$ 99,305</b>	<b>\$ 51,685</b>	<b>\$ 48,201</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 481,924</b>
<b>Total Expenditures</b>	<b>\$ 126,364</b>	<b>\$ 56,618</b>	<b>\$ 50,304</b>	<b>\$ 69,749</b>	<b>\$ 53,545</b>	<b>\$ 113,156</b>	<b>\$ 60,471</b>	<b>\$ 56,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 586,582</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (125,800)</b>	<b>\$ 41,478</b>	<b>\$ 164,763</b>	<b>\$ 406,470</b>	<b>\$ (10,274)</b>	<b>\$ (72,338)</b>	<b>\$ (42,612)</b>	<b>\$ (54,012)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307,676</b>
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (125,800)</b>	<b>\$ 41,478</b>	<b>\$ 164,763</b>	<b>\$ 406,470</b>	<b>\$ (10,274)</b>	<b>\$ (72,338)</b>	<b>\$ (42,612)</b>	<b>\$ (54,012)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307,676</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 741,000	\$ 741,000	\$ 731,050	\$ (9,950)
Interest Income	30,000	20,000	26,276	6,276
<b>Total Revenues</b>	<b>\$ 771,000</b>	<b>\$ 761,000</b>	<b>\$ 757,326</b>	<b>\$ (3,674)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 259,125	\$ 259,125	\$ 259,125	\$ -
Principal - 11/01	220,000	220,000	220,000	-
Interest - 5/01	254,175	254,175	254,175	-
Special Call - 5/01	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 733,300</b>	<b>\$ 733,300</b>	<b>\$ 738,300</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 37,700</b>	<b>\$ 27,700</b>	<b>\$ 19,026</b>	<b>\$ 1,326</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 37,700</b>	<b>\$ 27,700</b>	<b>\$ 19,026</b>	<b>\$ 1,326</b>
<b>Fund Balance - Beginning</b>	<b>\$ 611,646</b>		<b>\$ 990,501</b>	
<b>Fund Balance - Ending</b>	<b>\$ 649,346</b>		<b>\$ 1,009,526</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 413,100	\$ 413,100	\$ 410,922	\$ (2,178)
Interest Income	15,000	10,000	12,929	2,929
<b>Total Revenues</b>	<b>\$ 428,100</b>	<b>\$ 423,100</b>	<b>\$ 423,851</b>	<b>\$ 751</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 126,238	\$ 126,238	\$ 126,238	\$ -
Principal - 5/01	160,000	160,000	160,000	-
Interest - 5/01	126,238	126,238	126,238	-
Special Call - 5/01	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 412,475</b>	<b>\$ 412,475</b>	<b>\$ 417,475</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 15,625</b>	<b>\$ 10,625</b>	<b>\$ 6,376</b>	<b>\$ 5,751</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 15,625</b>	<b>\$ 10,625</b>	<b>\$ 6,376</b>	<b>\$ 5,751</b>
<b>Fund Balance - Beginning</b>	<b>\$ 176,642</b>		<b>\$ 388,506</b>	
<b>Fund Balance - Ending</b>	<b>\$ 192,267</b>		<b>\$ 394,883</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
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	4,667	14,623	9,956
<b>Total Revenues</b>	<b>\$ 528,800</b>	<b>\$ 454,631</b>	<b>\$ 458,208</b>	<b>\$ 3,577</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 171,475	\$ 171,475	\$ 171,475	\$ -
Principal - 5/01	175,000	175,000	175,000	-
Interest - 5/01	171,475	171,475	171,475	-
Special Call - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 517,950</b>	<b>\$ 517,950</b>	<b>\$ 522,950</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,850</b>	<b>\$ (63,319)</b>	<b>\$ (64,742)</b>	<b>\$ 8,577</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,850</b>	<b>\$ (63,319)</b>	<b>\$ (64,742)</b>	<b>\$ 8,577</b>
<b>Fund Balance - Beginning</b>	<b>\$ 209,699</b>		<b>\$ 471,871</b>	
<b>Fund Balance - Ending</b>	<b>\$ 220,549</b>		<b>\$ 407,129</b>	

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

	Series	Series
	2021	2022
<b>Revenues</b>		
Interest Income	\$ 937	\$ 25,313
<b>Total Revenues</b>	<b>\$ 937</b>	<b>\$ 25,313</b>
<b>Expenditures:</b>		
Capital Outlay	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 937</b>	<b>\$ 25,313</b>
<b>Other Financing Sources/(Uses)</b>		
Transfer In/(Out)	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 937</b>	<b>\$ 25,313</b>
<b>Fund Balance - Beginning</b>	<b>\$ 33,204</b>	<b>\$ 861,635</b>
<b>Fund Balance - Ending</b>	<b>\$ 34,141</b>	<b>\$ 886,949</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	2,500	1,667	1,757	91
<b>Total Revenues</b>	<b>\$ 47,500</b>	<b>\$ 46,667</b>	<b>\$ 46,757</b>	<b>\$ 91</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 8,483	\$ (8,483)
Repairs and Maintenance	40,000	26,667	-	26,667
Other Service Charges	420	280	4,246	(3,966)
<b>Total Expenditures</b>	<b>\$ 40,420</b>	<b>\$ 26,947</b>	<b>\$ 12,729</b>	<b>\$ 14,218</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,080</b>		<b>\$ 34,028</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,080</b>		<b>\$ 34,028</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 72,480</b>		<b>\$ 59,991</b>	
<b>Fund Balance - Ending</b>	<b>\$ 79,560</b>		<b>\$ 94,019</b>	

**Bannon Lakes**  
**Community Development District**  
**Long Term Debt Report**

Series 2016 Special Assessment Bonds	
Interest Rate:	4.5% -5.0%
Maturity Date:	11/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$370,500
Reserve Fund Balance	370,500
Bonds Outstanding - 1/31/16	\$11,850,000
Less: May 1, 2016	\$0
Less: May 1, 2019 (Prepayment)	(\$50,000)
Less: November 1, 2019	(\$190,000)
Less: November 1, 2019 (Prepayment)	(\$45,000)
Less: May 1, 2020 (Prepayment)	(\$140,000)
Less: November 1, 2020	(\$190,000)
Less: November 1, 2020 (Prepayment)	(\$135,000)
Less: May 1, 2021	(\$30,000)
Less: November 1, 2021	(\$195,000)
Less: November 1, 2021 (Prepayment)	(\$25,000)
Less: May 1, 2022 (Prepayment)	(\$25,000)
Less: November 1, 2022	(\$200,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2023	(\$210,000)
Less: November 1, 2024	(\$220,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$10,185,000</b>

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$207,050
Reserve Fund Balance	207,050
Bonds Outstanding - 1/20/21	\$7,415,000
Less: May 1, 2022	(\$150,000)
Less: May 1, 2023	(\$155,000)
Less: November 1, 2023 (Prepayment)	(\$5,000)
Less: May 1, 2024	(\$155,000)
Less: May 1, 2025	(\$160,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$6,785,000</b>

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$260,900
Reserve Fund Balance	262,635
Bonds Outstanding - 2/25/22	\$9,135,000
Less: May 1, 2024	(\$170,000)
Less: May 1, 2024 (Prepayment)	(\$60,000)
Less: May 1, 2025	(\$175,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$8,725,000</b>

<b>Total Bonds Outstanding</b>	<b>\$25,695,000</b>
--------------------------------	---------------------

*B.*

**Bannon Lakes Community Development District  
FY25 Assessment Receipts**

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL ASMTS
PULTE HOME COMPANY LLC	163	-	-	287,342.92	153,304.15	440,647.07
<b>SUBTOTAL ADMIN O&amp;M</b>	<b>163</b>	<b>-</b>	<b>-</b>	<b>287,342.92</b>	<b>153,304.15</b>	<b>440,647.07</b>
<b>TAX ROLL ASSESSED</b>	<b>823</b>	<b>740,176.13</b>	<b>416,052.05</b>	<b>230,925.67</b>	<b>775,151.77</b>	<b>2,162,305.62</b>
<b>TOTAL ASSESSED</b>	<b>986</b>	<b>740,176.13</b>	<b>416,052.05</b>	<b>518,268.59</b>	<b>928,455.92</b>	<b>2,602,952.69</b>

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	(0.01)	-	-	287,342.92	153,304.16	440,647.08
<b>SUBTOTAL ADMIN O&amp;M</b>	<b>(0.01)</b>	<b>-</b>	<b>-</b>	<b>287,342.92</b>	<b>153,304.16</b>	<b>440,647.08</b>
<b>TAX ROLL RECEIPTS</b>	<b>12,216.00</b>	<b>735,994.50</b>	<b>413,701.54</b>	<b>229,621.05</b>	<b>770,772.52</b>	<b>2,150,089.62</b>
<b>TOTAL RECEIPTS / DUE</b>	<b>12,215.99</b>	<b>735,994.50</b>	<b>413,701.54</b>	<b>516,963.97</b>	<b>924,076.68</b>	<b>2,590,736.70</b>

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

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/05/24	4,365.02	2,453.57	1,361.83	4,571.27	12,751.69
2	11/15/24	17,496.01	9,834.48	5,458.54	18,322.75	51,111.78
3	11/19/24	34,780.69	19,550.18	10,851.14	36,424.19	101,606.20
4	12/06/24	53,834.14	30,260.10	16,795.58	56,377.98	157,267.80
5	12/18/24	113,952.98	64,052.82	35,551.90	119,337.62	332,895.32
6	01/09/25	451,192.48	253,614.71	140,766.39	472,512.74	1,318,086.32
INTEREST 1	01/14/25	1,599.71	899.20	499.09	1,675.31	4,673.31
7	02/20/25	38,982.99	21,912.29	12,162.20	40,825.05	113,882.53
8	04/08/25	14,055.22	7,900.42	4,385.05	14,719.38	41,060.08
9- INTEREST2	04/14/25	790.27	444.21	246.56	827.62	2,308.66
10 - TAX CERTIFICATES	06/13/25	4,944.97	2,779.56	1,542.77	5,178.63	14,445.93
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>735,994.50</b>	<b>413,701.54</b>	<b>229,621.05</b>	<b>770,772.52</b>	<b>2,150,089.62</b>

PERCENT COLLECTED DIRECT	0.00%	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	99.44%	99.44%	99.44%	99.44%	99.44%
PERCENT COLLECTED	99.44%	99.44%	99.75%	99.53%	99.53%

*C.*

**Bannon Lakes**  
**Community Development District**  
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
5/6/25	1738-1740	\$2,362.85	
5/13/25	1741-1747	46,184.13	
5/16/25	1748-1751	7,700.68	
5/20/25	1752-1757	29,336.61	
<b>Total General Fund Checks</b>			<b>\$85,584.27</b>
Autopayments			
5/7/25	AT&T	74.90	
5/7/25	Republic Services	609.92	
5/19/25	St Johns County Utility Dept	4,777.85	
5/19/25	RollKall	693.00	
5/20/25	AT&T	237.50	
5/28/25	FPL	2,886.45	
5/28/25	Wells Fargo Credit Card	1,106.44	
5/29/25	IRS FICA PAYMENT	122.40	
5/29/25	DOH-EH Pool Permit	350.35	
5/29/25	RollKall	924.00	
<b>Total Paid Electronically</b>			<b>11,782.81</b>
<b>Total Paid Checks and Electronically</b>			<b>97,367.08</b>

\* Fedex Invoices will be available upon request



AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 7/06/25		PAGE 1		
*** CHECK DATES 05/01/2025 - 05/31/2025 ***		BANNON LAKES - GENERAL FUND									
		BANK A BANNON LAKES-GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #				
5/06/25	00122	4/24/25 754644	202504 320-57200-34500	VIDEO MONITORING - MAY25	*	557.85					
				HIDDEN EYES LLC			557.85 001738				
5/06/25	00078	4/28/25 3555043	202502 310-51300-31500	FEB GENERAL COUNSEL	*	985.00					
				KUTAK ROCK LLP			985.00 001739				
5/06/25	00017	5/01/25 270785B	202505 330-53800-46800	MAY LAKE MAINTENANCE	*	820.00					
				LAKE DOCTORS, INC.			820.00 001740				
5/13/25	00003	5/01/25 131	202505 310-51300-34000	MAY MANAGEMENT FEES	*	4,601.08					
		5/01/25 131	202505 310-51300-53000	MAY WEBSITE ADMIN	*	112.33					
		5/01/25 131	202505 310-51300-35100	MAY INFORMATION TECH	*	168.50					
		5/01/25 131	202505 310-51300-31600	MAY DISSEMINATION SVCS	*	795.92					
		5/01/25 131	202505 310-51300-51000	OFFICE SUPPLIES	*	.66					
		5/01/25 131	202505 310-51300-42000	POSTAGE	*	39.57					
		5/01/25 131	202505 310-51300-42500	COPIES	*	43.35					
		5/01/25 131	202505 310-51300-41000	TELEPHONE	*	64.52					
				GOVERNMENTAL MANAGEMENT SRVCS LLC			5,825.93 001741				
5/13/25	00013	4/01/25 122	202504 330-53800-46200	APR LANDSCAPE MAINTENANCE	*	14,058.30					
				LANDCARE GROUP INC			14,058.30 001742				
5/13/25	00013	5/01/25 252	202505 330-53800-46200	MAY LANDSCAPE MAINTENANCE	*	14,255.00					
				LANDCARE GROUP INC			14,255.00 001743				
5/13/25	00019	4/21/25 13129562	202504 320-57200-45210	APR POOL CHEMICALS	*	793.85					
				POOLSURE			793.85 001744				
5/13/25	00019	5/06/25 13129562	202505 320-57200-45210	MAY POOL CHEMICALS	*	737.00					
				POOLSURE			737.00 001745				
BANL -BANNON LAKES- BPEREGRINO											

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/13/25	00014	4/30/25 251	202504 320-57200-34100		*	373.45	
			APR FACILITY ASSISTANT				
				RIVERSIDE MANAGEMENT SERVICES INC			373.45 001746
5/13/25	00014	5/01/25 250	202505 320-57200-45200		*	1,179.75	
			MAY POOL MAINTENANCE				
		5/01/25 250	202505 320-57200-46001		*	2,145.50	
			MAY CONTRACT ADMIN				
		5/01/25 250	202505 320-57200-34000		*	6,591.17	
			MAY FACILITY MANAGEMENT				
		5/01/25 250	202505 320-57200-45210		*	137.50	
			POOL CHEMICALS - BICARB				
		5/01/25 250	202505 320-57200-45210		*	86.68	
			POOL CHEMS-CYANURIC ACID				
				RIVERSIDE MANAGEMENT SERVICES INC			10,140.60 001747
5/16/25	00054	5/13/25 2040	202505 320-57200-60000		*	455.00	
			(1) 69' 5"X6" WINDSCREEN				
				EL FARO GROUP LLC			455.00 001748
5/16/25	00003	4/01/25 130	202504 310-51300-34000		*	4,601.08	
			APR MANAGEMENT FEES				
		4/01/25 130	202504 310-51300-53000		*	112.33	
			APR WEBSITE ADMIN				
		4/01/25 130	202504 310-51300-35100		*	168.50	
			APR INFORMATION TECH				
		4/01/25 130	202504 310-51300-31600		*	795.92	
			APR DISSEMINATION SVCS				
		4/01/25 130	202504 310-51300-51000		*	.96	
			OFFICE SUPPLIES				
		4/01/25 130	202504 310-51300-42000		*	46.66	
			POSTAGE				
		4/01/25 130	202504 310-51300-42500		*	51.75	
			COPIES				
		4/01/25 130	202504 310-51300-41000		*	29.48	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SRVCS LLC			5,806.68 001749
5/16/25	00125	5/13/25 193162	202504 310-51300-31100		*	1,190.00	
			APR ENGINEERING SERVICES				
				MATTHEWS DESIGN GROUP LLC			1,190.00 001750
5/16/25	00074	5/01/25 37914	202505 320-57200-54510		*	249.00	
			WILDLIFE MANAGEMENT				
				QUICK CATCH INC			249.00 001751
				BANL -BANNON LAKES- BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/20/25	00037	5/16/25 05162025	202505 300-20700-10200		*	14,055.22	
		4/8 SJC TAX DIST 8					
		5/16/25 05162025	202505 300-20700-10200		*	790.27	
		4/14 SJC TAX DSIT 9					
				BANNON LAKES CDD C/O BANK OF NEW			14,845.49 001752
5/20/25	00076	5/16/25 05162025	202505 300-20700-10300		*	7,900.42	
		4/8 SJC TAX DIST 8					
		5/16/25 05162025	202505 300-20700-10300		*	444.21	
		4/14 SJC TAX DIST 9					
				BANNON LAKES CDD C/O BANK OF NEW			8,344.63 001753
5/20/25	00113	5/16/25 05162025	202505 300-20700-10400		*	4,385.05	
		4/8 SJC TAX DIST 8					
		5/16/25 05162025	202505 300-20700-10400		*	246.56	
		4/15 SJC TAX DSIT 9					
				BANNON LAKES CDD C/O BANK OF NEW			4,631.61 001754
5/20/25	00122	5/01/25 755458	202505 320-57200-34500		*	507.85	
		VIDEO MONITORING - JUN25					
				HIDDEN EYES LLC			507.85 001755
5/20/25	00092	4/30/25 7091153	202504 310-51300-48000		*	65.92	
		NOTICE OF MEETING-4/15/25					
		4/30/25 7091153	202504 310-51300-48000		*	53.68	
		RULE DEVELOPMENT MTG-5/22					
		4/30/25 7091153	202504 310-51300-48000		*	116.24	
		RULEMAKING MTG-5/22/25					
		4/30/25 7091153	202504 310-51300-48000		*	177.44	
		ARCHITECTURAL SERVICES					
				GANNETT FLORIDA LOCALIQ			413.28 001756
5/20/25	00064	5/13/25 51303	202505 310-51300-46000		*	593.75	
		RM RENTAL-CDD MTG 6/17					
				RENAISSANCE RESORT			593.75 001757
TOTAL FOR BANK A						85,584.27	
TOTAL FOR REGISTER						85,584.27	

BANL -BANNON LAKES- BPEREGRINO

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

Invoice	
Invoice Number 754644	Date 04/24/2025
Customer Number 400558	Due Date 06/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Bannon Lakes CDD	400558		754644	06/01/2025
Quantity	Description	Rate	Amount	
Bannon Lakes CDD, Bannon Lakes Blvd, Saint Augustine, FL				
1.00	Active Video Monitoring 05/01/2025 - 05/31/2025	200.00	200.00	
1.00	Passive Standard Camera 05/01/2025 - 05/31/2025	125.00	125.00	
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	232.85	232.85	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$557.85

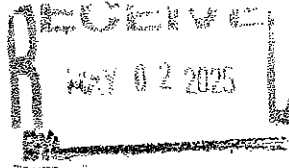
### IMPORTANT MESSAGES

Important Numbers to Know:

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

**RECEIVED**

By Tara Lee at 3:37 pm, May 02, 2025



Date	Invoice #	Description	Amount	Balance Due
04/24/2025	754644	Monitoring Services	\$557.85	\$557.85

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

Return Service Requested

Approved 5/2/25  
Jeff Johnson

Invoice	
Invoice Number 754644	Date 04/24/2025
Customer Number 400558	Due Date 06/01/2025

Net Due: \$557.85

Amount Enclosed: \_\_\_\_\_

|||||  
BANNON LAKES CDD  
C/O GOVERNMENTAL MGMT SERV  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649

3284

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3555043  
2723-1

---

Re: General Counsel

## For Professional Legal Services Rendered

02/01/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
02/12/25	W. Haber	0.30	82.50	Review and respond to inquiry regarding Comcast
02/14/25	W. Haber	0.50	137.50	Review correspondence from contractor regarding roof material; confer with Oliver regarding same
02/24/25	W. Haber	0.50	137.50	Review correspondence regarding tract conveyance and confer with Oliver regarding same; review claims regarding roof material
02/26/25	W. Haber	0.20	55.00	Respond to auditor inquiry
02/27/25	W. Haber	1.40	385.00	Prepare for and participate in Board meeting
02/28/25	W. Haber	0.20	55.00	Confer with Johnson regarding janitorial agreement
TOTAL HOURS		3.60		

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

**KUTAK ROCK LLP**

Bannon Lakes CDD

April 28, 2025

Client Matter No. 2723-1

Invoice No. 3555043

Page 2

TOTAL FOR SERVICES RENDERED	\$985.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$985.00</u>
--------------------------	-----------------

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	5/1/2025	\$820.00

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

00000000116522001000000027078500000008200065

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

**BANNON LAKES CDD**

**435 Bannon Lakes Blvd, St Augustine, Fl St Augustine, FL 32092**

**Invoice Due Date 5/11/2025**

**Invoice 270785B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 5/1/25  
Jeff Johnson  
Lake Maintenance  
1.330.53800.46800

**RECEIVED**

**By Tara Lee at 10:55 am, May 02, 2025**

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

**Credits** \$0.00

**Adjustment** \$0.00

**AMOUNT DUE**

**Total Account Balance including this invoice:**

\$820.00

**This Invoice Total:**

\$820.00

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

**Customer #:** 723475

**Portal Registration #:** 0F4EFD82

**Customer E-mail(s):** jjohnson@rmsnf.com

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

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 131  
**Invoice Date:** 5/1/25  
**Due Date:** 5/1/25  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		4,601.08	4,601.08
Website Administration - May 2025		112.33	112.33
Information Technology - May 2025		168.50	168.50
Dissemination Agent Services - May 2025		795.92	795.92
Office Supplies		0.66	0.66
Postage		39.57	39.57
Copies		43.35	43.35
Telephone		64.52	64.52

**Total** \$5,825.93

**Payments/Credits** \$0.00

**Balance Due** \$5,825.93

**RECEIVED**

*By Tara Lee at 4:36 pm, May 07, 2025*





35 Enterprise Drive  
Bunnell, FL 32110

## Invoice 122

Date	PO#
04/01/25	
Sales Rep	Terms
David Jackson	Net 30

Bill To
Jeff Johnson Riverside Management Services of North Florida 475 W. Town Place Suite 114 St. Augustine, FL 32092

Property Address
Bannon Lakes CDD 435 Bannon Lakes Blvd. St. Augustine, FL 32095

Description	Qty / UOM	Rate	Ext. Price	Amount
#52 - Basic Service w/ Annuals Maintenance April 2025				\$14,058.30

Approved 4/1/25  
Jeff Johnson  
Landscape Maintenance  
1.330.53800.46200

Subtotal	\$14,058.30
Sales Tax	\$0.00
<b>Total</b>	<b>\$14,058.30</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$14,058.30</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$14,058.30	\$0.00	\$0.00	\$0.00	\$0.00



35 Enterprise Drive  
Bunnell, FL 32110

Invoice 252

Date	PO#
05/01/25	
Sales Rep	Terms
David Jackson	Net 30

Bill To
Bannon Lakes CDD 435 Bannon Lakes Blvd. St. Augustine, FL 32092

Property Address
Bannon Lakes CDD 435 Bannon Lakes Blvd. St. Augustine, FL 32095

Description	Qty / UOM	Rate	Ext. Price	Amount
#52 - Basic Service w/ Annuals Maintenance May 2025				\$14,255.00

Approved 5/2/25  
Jeff Johnson  
Landscape Maintenance  
1.330.53800.46200

**RECEIVED**

By Tara Lee at 10:49 am, May 02, 2025

Subtotal	\$14,255.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$14,255.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$14,255.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$14,255.00	\$14,058.30	\$0.00	\$0.00	\$0.00

**Invoice**

Date 4/21/2025  
Invoice # 131295628553

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

<b>Terms</b>	Net 20
<b>Due Date</b>	5/11/2025
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1352869
<b>Delivery Date</b>	4/21/2025
<b>Delivery Location</b>	Bannon Lakes Pool
<b>Customer #</b>	13BAN025

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	3.35	670.00
160-050	Pool Acid bulk by Gallon	15	gal	3.19	47.85
135-010	Sodium Bicarbonate 50# bag	2		38.00	76.00
Approved 4/23/25 Jeff Johnson Pool Chemicals 1.320.57200.45210					

**RECEIVED**

By Tara Lee at 12:54 pm, May 12, 2025

Subtotal 793.85  
Shipping Cost (FEDEX GROUND) 0.00  
Total 793.85  
Amount Due \$793.85

**Remittance Slip**

Customer  
13BAN025  
Invoice #  
131295628553

Amount Due \$793.85

Amount Paid

Make Checks Payable To

Poolsure  
1707 Townhurst Dr  
Houston, TX 77043-2810



131295628553



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

# Invoice

Date 5/6/2025  
Invoice # 131295628835

Terms	Net 20
Due Date	5/26/2025
PO #	
Delivery Ticket #	Sales Order #1353092
Delivery Date	5/5/2025
Delivery Location	Bannon Lakes Pool
Customer #	

<b>Bill To</b>
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257

<b>Ship To</b>
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	220	gal	\$3.35	\$737.00

Subtotal \$737.00

Tax \$0.00

Total \$737.00

Amount Paid/Credit Applied \$0.00

Balance Due \$737.00

[Click Here to Pay Now](#)



Approved 5/12/25  
Jeff Johnson  
Pool Chemicals  
1.320.57200.45210

**RECEIVED**

By Tara Lee at 11:46 am, May 12, 2025



131295628835

# Invoice

Invoice #: 250  
Invoice Date: 5/1/2025  
Due Date: 5/1/2025  
Case:  
P.O. Number:

Alison Mossing  
5-7-25

**By Tara Lee at 1:59 pm, May 07, 2025**

<b>Total</b>	<b>\$10,140.60</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$10,140.60</b>

**Riverside Management Services, Inc**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 251  
Invoice Date: 4/30/2025  
Due Date: 4/30/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through April 2025	13.58	27.50	373.45
<i>Alison Mossing</i> 5-7-25			

**RECEIVED**  
By Tara Lee at 3:54 pm, May 07, 2025

Total	\$373.45
Payments/Credits	\$0.00
Balance Due	\$373.45

**BANNON LAKES CDD**

**FACILITY ASSISTANT INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
13.58	Facility Assistant	\$ 27.50	\$ 373.45
	Covers April 2025		
	TOTAL DUE:		<u>\$ 373.45</u>

Facility Assistant 1.320.57200.34100

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT  
FACILITY ASSISTANT BILLABLE HOURS  
THROUGH APRIL 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/12/25	4.4	H.D.	Special Event - Easter Event
4/12/25	4.28	L.H.	Special Event - Easter Event
4/12/25	4.9	T.W.	Special Event - Easter Event
<b>TOTAL</b>	<u>13.58</u>		





## INVOICE

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

INVOICE 2040  
DATE 05/13/2025  
TERMS Due on receipt

DESCRIPTION	AMOUNT
Bannon Lakes Windscreen	
As per Email Quote dated May 13, 2025:	
One piece of 69' 5" X 6' black windscreen	455.00
Melissa@courtsurfacesfla.com	BALANCE DUE <b>\$455.00</b>

Approved 5/13/25  
Jeff Johnson  
Repairs and Maintenance  
1.320.57200.60000

**RECEIVED**

**By Tara Lee at 4:06 pm, May 13, 2025**

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 130  
Invoice Date: 4/1/25  
Due Date: 4/1/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		4,601.08	4,601.08
Website Administration -April 2025		112.33	112.33
Information Technology - April 2025		168.50	168.50
Dissemination Agent Services - April 2025		795.92	795.92
Office Supplies		0.96	0.96
Postage		46.66	46.66
Copies		51.75	51.75
Telephone		29.48	29.48
		<b>Total</b>	<b>\$5,806.68</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$5,806.68</b>

**RECEIVED**

By Tara Lee at 11:37 am, May 15, 2025

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

May 13, 2025

Invoice # 193162

Project 0000002619.0000 Bannon Lakes CDD

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

- CDD Meeting
- Tract Dedication Coordination
- Wetland Monitoring Coordination

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 April 30, 2025**

Phase	0001	Engineering Services			
			Hours	Rate	Amount
Vice President of Production			4.00	290.00	1,160.00
Project Administrator			.25	120.00	30.00
Total Labor					1,190.00
			Total Due:		1,190.00

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,190.00	4,350.00	5,540.00
Totals	1,190.00	4,350.00	5,540.00

**RECEIVED**

**By Tara Lee at 1:40 pm, May 13, 2025**

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #28535, LB8590, LA6686877

**Invoices are due upon receipt.**

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

# INVOICE

**QUICK CATCH INC**  
12627 San Jose Blvd Suite 205  
Jacksonville, FL 32223

admin@quick-catch.com  
+1 (904) 859-6585  
www.quick-catch.com



## Bill to

Bridge Bay at Bannan Lakes c/o Bannan  
Lakes CDD  
2695 Dobbs Road St. Augustine, FL 32086

## Ship to

Bridge Bay at Bannan Lakes c/o Bannan  
Lakes CDD  
2695 Dobbs Road St. Augustine, FL 32086

## Invoice details

P.O. Number: OSKX

Invoice no.: 37914  
Terms: Net 14  
Invoice date: 05/01/2025  
Due date: 05/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>WILDLIFE MANAGEMENT</b>	<p>-Continuous hog removal program to include use of traps, archery equipment, and discreet suppressed rifle use (when needed)</p> <p>-Deer management program (only during deer season Sept 19th-Jan 24th) discreet removal of excess deer to maintain proper herd health using archery equipment</p> <p>-Misc. non target animal trapping when interfering with our bait/trap sites</p> <p>-Any animal trapped under the management plan. There is a per animal removal fee \$95</p>	1	\$249.00	\$249.00

**Total**

**\$249.00**

## Ways to pay



## Note to customer

Bridge Bay Sales Center  
Terri Fawcett  
23 Bridge Oak Lane  
Saint Augustine, FL 32095

Approved 5/15/25  
Jeff Johnson  
Nuisance Animal Control  
1.320.57200.54510

View and pay

**RECEIVED**

**By Tara Lee at 12:07 pm, May 15, 2025**

**General Fund**

Date	Amount	Authorized By
May 16, 2025	\$14,845.49	Sheryl Fulks

Bannon Lakes CDD c/o BNY Mellon #37 DS 2016

ASAP	1-300-20700-10200
------	-------------------

[illegible]

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

**Bannon Lakes**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**

Date	Amount	Authorized By
May 16, 2025	\$8,344.63	Sheryl Fulks

Payable to:

Bannon Lakes CDD c/o BNY Mellon #76 DS 2021
---

Date Check Needed:

Budget Category:

ASAP	1-300-20700-10300
------	-------------------

Intended Use of Funds Requested:

4/8/25 SJC TAX DIST 8	7,900.42
4/14/25 SJC TAX DIST 9	444.21
	8,344.63

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

**General Fund**

Date	Amount	Authorized By
May 16, 2025	\$4,631.61	Sheryl Fulks

Bannon Lakes CDD c/o BNY Mellon #113 DS 2022

Date Check Needed:	Damage Category:
ASAP	1-300-20700-10400

[illegible]

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

<b>Invoice</b>	
Invoice Number <b>755458</b>	Date <b>05/01/2025</b>
Customer Number <b>400558</b>	Due Date <b>06/01/2025</b>

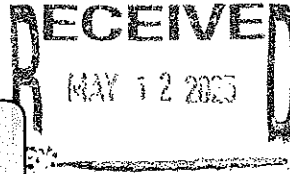
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Bannon Lakes CDD	400558		755458	06/01/2025
Quantity	Description		Rate	Amount
<i>Bannon Lakes CDD, Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 06/01/2025 - 06/30/2025		200.00	200.00
1.00	Passive Standard Camera 06/01/2025 - 06/30/2025		125.00	125.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025		232.85	232.85
	Sales Tax			0.00
	Payments/Credits Applied			(50.00)
Invoice Balance Due:				<b>\$507.85</b>

### IMPORTANT MESSAGES

Important Numbers to Know:

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



**RECEIVED**

**By Tara Lee at 9:11 am, May 19, 2025**

Date	Invoice #	Description	Amount	Balance Due
05/01/2025	755458	Monitoring Services	\$507.85	\$507.85

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

Approved 5/18/25  
 Jeff Johnson

Return Service Requested

<b>Invoice</b>	
Invoice Number <b>755458</b>	Date <b>05/01/2025</b>
Customer Number <b>400558</b>	Due Date <b>06/01/2025</b>

**Net Due: \$507.85**

**Amount Enclosed:** \_\_\_\_\_

BANNON LAKES CDD  
 C/O GOVERNMENTAL MGMT SERV  
 475 W TOWN PL STE 114  
 SAINT AUGUSTINE, FL 32092-3649

270


REMIT TO:

Envera  
 PO Box 2086  
 Hicksville, NY 11802



**\* LocaliQ**  
Florida  
**GANNETT**

<b>ACCOUNT NAME</b> Bannon Lakes Cdd - Gms		<b>ACCOUNT #</b> 764131	<b>INV DATE</b> 04/30/25
<b>INVOICE #</b> 0007091153	<b>INVOICE PERIOD</b> Apr 1- Apr 30, 2025	<b>CURRENT INVOICE TOTAL</b> \$413.28	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$556.00	

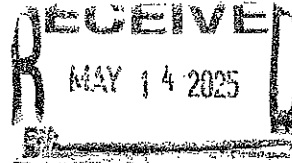
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Bannon Lakes Cdd - Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	<b>PAYMENT DUE DATE: MAY 31, 2025</b>  Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2390983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.	

Date	Description	Amount
4/1/25	Balance Forward Paid on April 29th; check #1734	\$142.72

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/8/25	11127101	SAG St Augustine Record	public notice		\$65.92
4/17/25	11200950	SAG St Augustine Record	Rule Development		\$53.68
4/18/25	11201403	SAG St Augustine Record	Notice of Rulemaking	Notice of Rulemaking	\$116.24
4/25/25	11249488	SAG St Augustine Record	ARCHITECTURAL SERVICES		\$177.44

**RECEIVED**

By Tara Lee at 12:32 pm, May 19, 2025



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	\$556.00
Service Fee 3.99%	\$22.18
*Cash/Check/ACH Discount	-\$22.18
*Payment Amount by Cash/Check/ACH	\$556.00
Payment Amount by Credit Card	\$578.18

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Bannon Lakes Cdd - Gms		<b>ACCOUNT NUMBER</b> 764131		<b>INVOICE NUMBER</b> 0007091153		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$413.28	<b>30 DAYS PAST DUE</b> \$142.72	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$556.00
<b>REMITTANCE ADDRESS: (Include Account# &amp; Invoice# on check)</b>  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY BY PHONE PLEASE CALL:</b>  1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b>  \$578.18
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764131000000000000070911530005560067179

# 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

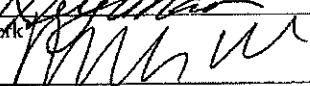
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

04/08/2025

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 04/08/2025

  
Legal Clerk

  
Notary, State of WI, County of Brown

825.26

My commission expires

Publication Cost: \$65.92  
Tax Amount: \$0.00  
Payment Cost: \$65.92  
Order No: 11127101  
Customer No: 764131  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on Tuesday, April 15, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

# LOCALIQ<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

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

Saint Augustine FL 32092

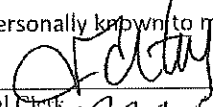
STATE OF WISCONSIN, COUNTY OF BROWN

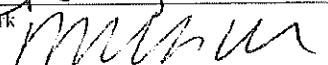
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

04/17/2025

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 04/17/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$53.68	
Tax Amount:	\$0.00	
Payment Cost:	\$53.68	
Order No:	11200950	# of Copies:
Customer No:	764131	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

In accordance with Chapters 120 and 190, Florida Statutes, the Bannon Lakes Community Development District ("District") hereby gives notice of its intent to develop rules establishing rates related to the operation and use of the District's amenity facilities and other properties ("Amenity Rates.")

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's amenity facilities by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes (2024).

A public hearing will be conducted by the District on 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. A copy of the proposed Amenity Rates may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver  
District Manager

# LOCALiQ<sup>®</sup>

## 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:

04/18/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/18/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$116.24  
Tax Amount: \$0.00  
Payment Cost: \$116.24  
Order No: 11201403 # of Copies:  
Customer No: 764131 1  
PO #: Notice of Rulemaking

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF RULEMAKING BY  
BANNON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**  
A public hearing will be conducted by the Board of Supervisors of the Bannan Lakes Community Development District ("District") on 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. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt rules establishing rates ("Amenity Rates"), which govern the operation of the District's amenity facilities. The proposed rates include:

Type	Rate
Room Rental	\$50.00
Deposit	\$200.00

The proposed rates may be amended at the public hearing pursuant to discussion by the Board and public comment. A copy of the proposed Amenity Rates may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's amenity facilities and properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.67 and 120.81, Florida Statutes (2024). Prior Notice of Rule Development was published in The St. Augustine Record on April 17, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

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

James Oliver  
District Manager

# LOCALiQ<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Sarah Sweeting  
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:

04/25/2025

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 04/25/2025

Legal Clerk

Notary, State of WI, County of Brown

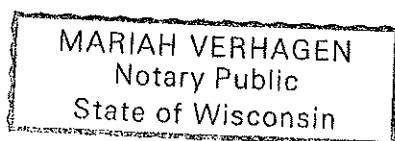
8-25-26

My commission expires

Publication Cost:	\$177.44	
Tax Amount:	\$0.00	
Payment Cost:	\$177.44	
Order No:	11249488	# of Copies:
Customer No:	764131	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT  
St. Johns County, Florida

The Bannon Lakes Community Development District ("District"), pursuant to Section 287.055, Florida Statutes (the Consultant's Competitive Negotiation Act ("CCNA")), seeks qualification statements from architectural firms or individuals ("Applicant(s)") for continuing professional architectural services in connection with various projects, including but not limited to site planning, landscape architectural professional design services, and construction of amenities or related improvements within the District's boundary. Such improvements may include, but are not limited to, recreation, hardscape, landscape and amenity club design with construction documents (the "Improvements"). The District reserves the right to select multiple architectural firms to perform services related to the improvements.

Any Applicant desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience for any community development districts, past experience with St. Johns County and past experience performing the type of work desired by the District; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, as needed, design services, construction services, and landscape architecture tasks.

The District will review all Applicants and will comply with Florida law, including the CCNA. All applicants interested must submit one (1) electronic PDF copy of Standard Form No. 330 and Qualification Statement to Sarah Sweeting by e-mail at [ssweeting@omspfl.com](mailto:ssweeting@omspfl.com) by 12:00 p.m. on May 15, 2025.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the highest ranked Applicant(s) will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of One Thousand Dollars (\$1,000.00).

James Oliver  
District Manager

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

Invoice #51303  
Date 5/13/2025

## INVOICE

### Customer

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

Qty	Description	Charged
1	Meeting Room Rental - Event Date 6/17/2025 25% Service Charge	\$475.00 \$118.75
Bannon Lakes Community Development District Exempt #85-8017166046C-0		
<b>RECEIVED</b> <i>By Tara Lee at 12:42 pm, May 16, 2025</i>		

SUB-TOTAL \$593.75

Amount Due \$593.75

### Payment Details

- ☐ Direct Bill  
☐ Credit Card  
☒ Check

**EVENT ORDER**

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

Page # 1 of 1  
Event Order #: 659633  
Quote #: M-US3HTCN  
Folio #: 33111

FUNCTION DAY/DATE: Tuesday, June 17, 2025

ORGANIZATION: Governmental Management Services North Florida

POST AS: Bannon Lakes CDD Meeting

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

CUSTOMER: Sarah Sweeting

Phone #: (904) 940-5857

Fax #:

IN-HOUSE CONTACT: SAME

MANAGERS: Morgan Lewis

DATE PRINTED: Friday, March 07, 2025

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

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

**6:00 PM Meeting Troon**

(1) Water Station

**ROOM SET-UP**

Theatre

(1) Head Table with (9) chairs set in a U

(1) 8 FT Table \*Place on side or back wall for materials\*

SEE DIAGRAM

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

Signature: \_\_\_\_\_

*Sarah Sweeting*

If in agreement, please sign one copy and return



# World Golf Village Renaissance St. Augustine Resort

(904) 940-8000

Check #: 659665  
Print #: 1  
Status: Trial  
Business Type: Local  
Function Space: Troon  
Event Manager: Morgan Lewis

Bannon Lakes CDD Meeting  
9655 Florida Mining Boulevard W  
#305  
Jacksonville, FL 32257-2031

Contact: Sarah Sweeting  
Tuesday, June 17, 2025

Page #: 1  
Folio #: 33111  
Bill Method: Check  
Event Order #: 659633

Quantity	Item	Unit Price	Total Price
<b>Room Rental</b>			
1	Troon	\$475.00	\$475.00
	<b>Subtotal Room Rental</b>		\$475.00
	Banquet Local Service Charge 25%		\$118.75
	Banquet Sales Tax--6.5%		\$7.72
	Meeting Room Tax--6.5%		\$30.88
	<b>Grand Total:</b>		<del>-\$632.35</del> \$593.75

Taxes to be removed at the conclusion of the event with proper documentation

Signature: Sarah Sweeting  
**GUEST COPY**

All prices are subject to 25% Taxable Service Charge & 6.5% Sales Tax.

Marriott Proprietary and Confidential