

BANNON LAKES
Community Development District

August 12, 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

August 12, 2025

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Board of Supervisors Regular Meeting is scheduled for **Tuesday, August 19, 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 July 10, 2025 Meeting
- IV. Discussion Items:
 - A. Amenity Center Enhancements
 - B. Master HOA
 - C. Pond Ownership
 - D. Trees on Pond Banks
- V. Consideration/Ratification of Proposals
 - A. Ratification of Proposal from Basham & Lucas
 - B. Consideration of Roof Proposal
 - 1. APC Roofing (All Inclusive)
 - 2. Mighty Dog Roofing
 - a. All Inclusive
 - b. Amenity Center
 - c. Fitness Center
 - 3. Pinnacle Roofing
 - a. All Inclusive
 - b. Amenity Center
 - c. Fitness Center

- VI. Fiscal Year 2026 Budget
 - A. Overview of Budget
 - B. Public Hearing Adopting the Budget for Fiscal Year 2026
 - 1. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - 2. Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - 1. Discussion of Fiscal Year 2026 Meeting Schedule
 - 2. Goals & Objectives
 - 3. Discussion of September Meeting Date
 - D. General Manager – Report
- VIII. Audience Comments
- IX. Supervisor’s Requests
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting September 16, 2025—at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, July 10, 2025, at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	District Manager
Wes Haber	District Counsel
Alex Acree <i>by phone</i>	District Engineer
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager
Michael Lucas	Basham & Lucas
Sergeant Bobby Kukar	SJCSO

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

Rhonda Kingsley (95 Bridge Oak Lane) wanted to clarify the audience can't have any comments during the actual session. Mr. Biagetti stated typically that is correct. She thanked Jeff Johnson for all of his additional work for shade and benches in the dog park. Feels the new proposal for shade would be fabulous.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 22, 2025 Meeting

Mr. Biagetti presented the minutes of the May 22, 2025 meeting and asked for any changes to the minutes. Ms. Crenier an edit on the second order of business, where it says a resident thanked her, it should be Michael Sheldon who made the comments. Under the sixth order of business, Sandy Luback is misspelled, it should be spelled Lovett.

On MOTION by Mr. Sheldon, seconded by Ms. Gehring, with all in favor, the Minutes of the May 22, 2025 Meeting, were approved as amended 5-0.
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FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Mr. Biagetti stated Berger, Toombs, Elam, Gaines and Frank conducted the annual independent audit. No deficiencies were identified. Overall, it was a clean audit.

On MOTION by Mr. Louw, seconded by Ms. Crenier, with all in favor, the Acceptance of Fiscal Year 2024 Audit Report, was approved 5-0.

FIFTH ORDER OF BUSINESS

Discussion Items:

A. Master HOA

Mr. Sheldon stated staff is working on an agreement for the Board to review and take action on. They are going to move forward with trying to acquire the system. That is what the contract specifies. Mr. Haber is getting zero response from the Master HOA on paying the maintenance for the easement. He will continue to follow up.

B. Pond Ownership

Ms. Gehring asked how many ponds the CDD has taken over. Mr. Sheldon stated they haven't taken over any that were not originally given to them. That number is six. The total number of lakes that are interconnected is 16, two of which are completely enclosed within the community. The rest of which abut different HOAs.

C. Amenity Center Enhancements

Michael Lucas with the Bashman & Lucas Group initiated conversations around the amenity center enhancement project. Supervisor Crenier will meet with Mr. Lucas to provide history and where the priorities stand right now based on the survey results.

Mr. Haber will send an email and draft letter regarding the roof to see what they have. If they are nonresponsive, he will send a demand letter.

Sergeant Bobby Kukar 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, watching the new construction area, and having discussions with kids on E-Bikes. Ms. Gehring asked to put a 4 way stop on the agenda to have a serious discussion about moving forward with that.

D. Fiscal Year 2026 Approved Budget (adoption August 19, 2025)

Mr. Biagetti reviewed the budget process. The Board discussed the approved FY26 budget and agreed to lower the \$200K allocation for roof repair to \$125K. The Board agreed to hold a budget workshop on July 29, 2025.

On MOTION by Ms. Gehring, seconded by Mr. Cooper, with all in favor, Direction for Staff to Lower Allocation for Roof Repair to \$125K, was approved 5-0.

Mr. Biagetti asked for a motion for the budget workshop.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, the budget workshop for July 29, 2025, was approved 5-0.

E. Rotation of Annuals

Mr. Johnson explained that Landcare comes in four times a year as part of the contract and replace all of the annuals four times a year in front of the amenity center and up by the front of IGP.

F. Public Comment

Mr. Haber reviewed the public comment process.

SIXTH ORDER OF BUSINESS

Consideration of Agreements:

A. Basham and Lucas Agreement and Rate Sheet

Mr. Biagetti provided the rate sheet to the Board.

On MOTION by Mr. Louw, seconded by Ms. Crenier, with all in favor, the Basham & Lucas Agreement and Rate Sheet, was approved 5-0.

B. Stormwater System Conveyance Agreement

Mr. Biagetti provided the stormwater system conveyance agreement to the Board. Mr. Haber explained the agreement and the process the parties would follow in connection with the conveyance of the storm water ponds to the CDD. The CDD will have the opportunity to have its engineer inspect the ponds to confirm there are no defects beyond reasonable wear and tear, they are functioning as designed and the District has ability to have access to the ponds to conduct operations and maintenance.

On MOTION by Ms. Crenier, seconded by Mr. Louw, with all in favor, the Stormwater System Conveyance Agreement, was approved in substantial form delegating the Chair to present to the HOAs 5-0.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Shade Structure for Dog Park

Mr. Johnson had presented a 12 x 12 shade that will extend over the small and large dog parks. He has submitted benches with the county with shades over the tops for Board consideration and the structure for the playground same option second pricing structure for putting a shade over the actual playground itself. He noted they are exactly the same type of shades that are currently on the facility and can stand up in hurricane force winds. Mr. Louw asked for a motion to hold the dog park one until clarification on the installation on the other quote and direct Jeff to get information

B. Benches for Dog Park

The Board agreed on one bench in the small park and two in the big.

On MOTION by Mr. Louw, seconded by Mr. Cooper, with all in favor, to Purchase up to Four Benches of non-shade variety, was approved 5-0.

C. Shade Structure for Playground

The Board agreed on the shade structure playground proposal from Southern Recreation for \$54,090 without tax. Staff will work with Ms. Gehring on color selection.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, the shade structure for playground proposal from Southern Recreation \$56K, \$54,090 without tax, was approved 5-0.

D. Landcare Group

Mr. Biagetti stated Landcare has approached Jeff with increasing their costs. They feel they are losing money on this account. The District has an agreement with Landcare through next July. The Board tabled Landcare's proposal. Staff to invite a representative to the August 19th meeting.

Ms. Crenier asked about the two fountains that are now done. Jeff noted the valve is bad. She spoke about the resident concerns with the geese and their mess.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further to report.

B. Engineer

Mr. Acree had nothing to report. He noted they can talk about crosswalks and 4-way stop off line.

C. District Manager

Mr. Biagetti thanked everyone for their Form 1's. He reminded the Board of the 4-hours of ethics training due by December 31, 2025.

D. General Manager– Report

Ms. Wright reviewed the Amenity Manager's Report on page 112 of the agenda package. Mr. Johnson stated it's time to think about mulch for the community.

NINTH ORDER OF BUSINESS

Audience Comments

Sandra Lovett (244 Lake Bridge Rd) spoke about the CDD taking over the hog management issue and putting Jeff Johnson as the contact person and process on the website and in the newsletter.

Mike Sullivan (203 Bridge Oak Ln.) previous meeting discussed transferring over the contract from HOA to the CDD and was agreed upon. The community doesn't have the information.

Stephanie Sodd (468 Beechnut Circle) asked who owns the median -bushes/grass. It is owned by the county. She noted its very overgrown and obstructing line of sight. Jeff will have it taken care of.

Kristen Cooper (27 Orchard Ln) concerned about landscape spray & walking her dogs.

Hayley Milhv (597 Blind Oak Cr.) asked for clarification on playground shade.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Biagetti presented the unaudited financials through May 31, 2025. There is a positive variance of \$66K.

B. Assessment Receipt Schedules

Mr. Biagetti noted the District is 99.53% collected.

C. Approval of Check Register

Mr. Biagetti presented the check register totaling \$97,367.08.

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

July 10, 2025

Bannon Lakes CDD

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 19, 2025
at 6:00 p.m. at the World Golf Village
Renaissance Hotel**

Mr. Biagetti stated the next meeting is on August 19, 2025 at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

A.



**BASHAM
& LUCAS**
DESIGN GROUP, INC.

PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
GRAPHICS

PROPOSAL FOR:

**Bannon Lakes CDD
Conceptual Design
Project No. 25-28A**

TO: Jim Oliver
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

DATE: July 31, 2025

Dear Jim,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the following conceptual design task based on your request.

Part 1: \$5,700 _____

Conceptual Building Design Renovation

We shall provide the following design task associated with renovation of the main clubhouse and fitness buildings. The main intent is to enclose the existing covered porch into a/c space and increase the size of fitness to add an aerobics area.

1. We shall review the current building code to assess restroom calculation needs based on the new spaces as well as research life safety exiting requirements.
2. We shall create conceptual floor plans for both buildings denoting the proposed improvements.
3. We shall provide a conceptual elevation of the new fitness building addition.

Part 2: Hourly Rates _____

Various Design Task

We shall provide design input as needed for various potential improvements discussed on the focus group wish list. This may include playground enhancements, trails, lighting, etc.

Payments to **Basham & Lucas Design Group, Inc.** shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 60 days after receipt of the invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. Reimbursable shall be invoiced at cost; mileage for travel shall be invoiced at the current Federal rate.

We are extremely excited about your project and look forward to working with you. If you accept this proposal, please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham

Accepted by:

Authorized Agent

Date

B.

1.



www.apcroofing.com

LIC # CCC1334490 CGC1533587 CVC57251

Palm Coast
160 CYPRESS PT STE C217
PALM COAST, FL 32164

Clermont HQ
150 W HWY 50
CLERMONT, FL 34711

Punta Gorda
1700 Steadley Ave
Punta Gorda, FL 33950

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

May 31, 2025

I appreciate the opportunity to present this reroof estimate for your community. The estimate includes reroofing of standing seam metal, existing on the building. All work performed by APC Roofing includes a 10-year workmanship warranty, and is completed with APC Roofing employees. No subcontractors will be used to complete your project. The estimate will be itemized as follows; site protection, primary roofs. All permits, inspections and debris removal are included.

Site protection

- During all construction phases your property will be protected.
- Tarps will be used to protect your landscape, pavers, and pool from debris.
- Construction debris will be cleaned daily and loaded into APC roofing rubber tire dump trailers.
- Upon completion of all construction your property will be cleaned of all construction debris.
- During the reroof process dust and grit is created and this may not be able to be completely cleaned from your grass, and planting beds.
- Upon final clean up you will be asked to perform a final walk-through so APC can address any unacceptable conditions.

Primary Roof

- Remove existing metal roof system.
- Remove existing pipe jack flashings, and goose neck exhaust termination flashings.
- Inspect existing wood roof decking. If any decking or dimensional lumber is found to be rotten, or unsuitable for the reroof process it will be replaced at additional cost with like kind and quality. All wood that is replaced will be photo documented before, and after replacement.
- New wood decking will be installed with six-inch (6") nailing to meet current building code.
- New wood decking will be installed with H-clips.
- Re-nail existing wood decking to 6" nailing to meet current building code.
- Inspect, and clean all existing head wall, and side wall flashings.
- Install West Lake HT self-adhering underlayment along all head wall, and side wall flashings
- Install West Lake HT self-adhering underlayment to all pipe jack flashing, and goose neck exhaust termination flashing locations.

Customer Initials _____ **Date** _____ **Page 1**



www.apcroofing.com

LIC # CCC1334490 CGC1533587 CVC57251

Palm Coast
160 CYPRESS PT STE C217
PALM COAST, FL 32164

Clermont HQ
150 W HWY 50
CLERMONT, FL 34711

Punta Gorda
1700 Steadley Ave
Punta Gorda, FL 33950

- Install new ridge vents for attic ventilation.
- Install new pipe jack flashings, goose neck exhaust termination flashings.
- Apply roofing cement to all pipe jack flashings, goose neck exhaust termination flashings, head wall & side wall flashing.
- Install double layer Synthetic underlayment to all roof valleys.
- Install new profile galvanized valley metal.
- Install new hip flashing to all hips, and ridges.
- Install West Lake HT self-adhering double layer underlayment to entire roof deck.
- Install roofing cement to all end laps of underlayment.
- Install new drip edge, and starter strip to all eaves around the perimeter of the roof. Approximately. Color; Match
- Apply 6" of roofing cement to all starter strip.
- Install new eave bracket to all eaves. Profile; 5v. Color; Galv to match
- Install of new metal 110 SQ. Profile; Standing Seam. Color; Galv to match
- Install new hip & ridge cap metal.

Gutters / Down spouts Detach and Reset

Acceptance of this reroof estimate will be followed with a written contract.

Customer Initials_____ **Date**_____

Page 2



www.apcroofing.com

LIC # CCC1334490 CGC1533587 CVC57251

Palm Coast
160 CYPRESS PT STE C217
PALM COAST, FL 32164

Clermont HQ
150 W HWY 50
CLERMONT, FL 34711

Punta Gorda
1700 Steadley Ave
Punta Gorda, FL 33950

Rotten and or unsuitable wood is an unknown cost prior to the reroof / construction process beginning. If any wood decking or dimensional lumber is found to be rotten or unsuitable for the reroof / construction process it will be replaced at additional cost with like kind and quality. All wood that is replaced will be photo documented before and after replacement. Wood replacement cost \$90 per 4'x8' sheet of plywood or CDX roof decking or sheathing. Dimensional lumber is priced as follows \$6 per linear foot for 1"x 2", \$8 per linear foot for 2"x 4" and 2"x 6", \$10 per linear foot for 2"x 8", \$12 per linear foot for 1"x10". If larger sizes or unique wood is necessary it will be priced individually.

Building code requires that any galvanized metal head wall, or side wall flashing that is rusted or corroded must be replaced. Any flashing that is found to be unsuitable for the reroof / construction process will be replaced at an additional cost of \$14 per linear foot. Price does not include the removal and/or replacement of the any vinyl siding that may be broken during the process. Existing vinyl siding is brittle due to age.

A 50% deposit shall be paid to APC Roofing upon signing of this estimate and a written contract. Balance of reroof estimate total cost, and any additional unknown cost incurred during reroof / construction process shall be paid to APC Roofing upon completion of reroof / construction

Reroof Standing Seam Metal- \$134,750.00

Gutters / Down spouts Detach and Reset

Home Owner print _____

Home Owner signature _____ **Date** _____

APC Roofing Representative print _____

APC Roofing Representative signature _____ **Date** _____

2.

a.



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

Estimator: Neil Mahoney
Proposal Date: 8/14/2025
License: #CCC1333893

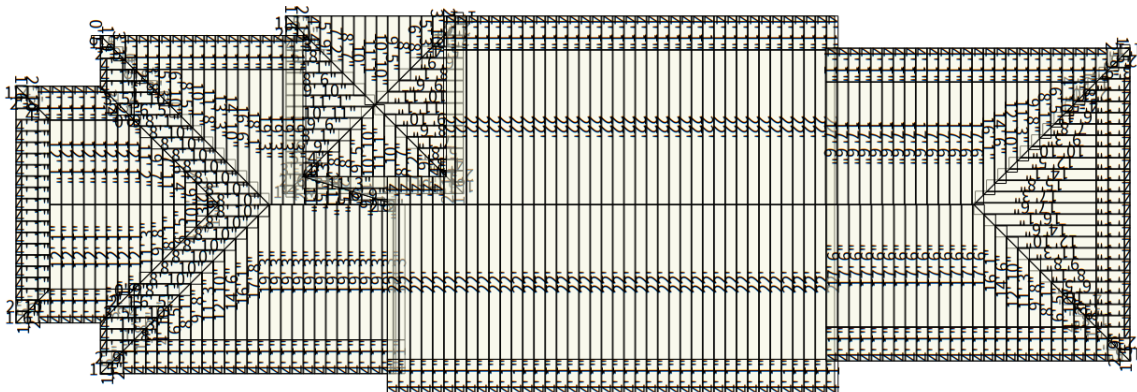
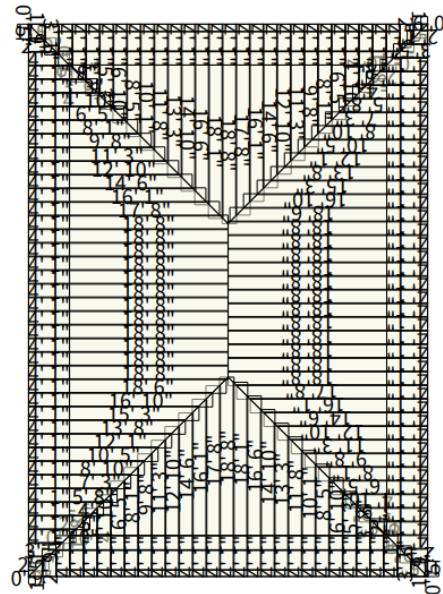
MDR Standing Seam Proposal

METAL PACKAGE INSTALL:

- Includes High Temp peel & stick underlayment
- Includes discount pricing for roof wood decking replacement if needed due to damage from the previous Peel & Stick underlayment used.

METAL PACKAGE - 26GA, GLUME
STANDING SEAM - 16" PANEL, 1" SEAM

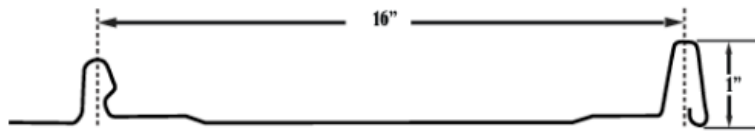
Item Description	Qty	Units
SS 26GA Panel GALV - 1" Snap Lock	6,892	FT
SS 26GA GALV RIDGE CAP	48	EA
SS 26GA GALV BULLNOSE DRIP	66	EA
SS 26GA GALV GABLE 1	12	EA
SS 26GA GALV ENDWALL/SIDEWALL	18	EA
SS 26GA GALV VALLEY	6	EA
SS 26GA ZEE 1" GALV	166	EA
SS 26GA VALLEY CLEAT GALV	12	EA
SS 26GA TRANSITION GALV	44	BAG
#10 X 1 PANCAKE TYPE A	45	EA
POP RIVETS GALV	20	BAG
45' BUTYL TAPE 3/8" WIDE	40	EA
Solar Seal Caulk CLEAR	24	EA
**STRIATED PANEL SYSTEM		





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

SELECTED PANEL DETAILS: TCM-LOC METAL ROOFING PANEL



SAFETY PROTOCOL:

- Mighty Dog Roofing will post safety notices on-site.
- A project manager will be onsite throughout the project, ensuring the safety of your employees/residents and the tidiness of the project site.
- All jobsite material, tools, supplies, etc, will be kept in an area clearly marked off with safety tape.

JOBSITE NOTES:

- Mighty Dog Roofing will be rolling all roofing panels onsite. We will NOT be delivering pallets of material before and during the project.
- This process helps minimize the amount of space needed and will reduce any impact on your employees and residents.
- There will be continuous cleanup through each day of the project as well as a thorough cleaning at the end of each workday.

MIGHTY DOG ROOFING:

- Remove and dispose of all construction debris associated with this work.
- A 20-year workmanship warranty and any applicable manufacturer's warranties will be forwarded upon receipt of final payment.
- **Annual Drone inspections for the first 5 years** to give baseline reports should a storm hit, you will have before and after photos to show new damage if any should occur.
- Bid includes taxes, permit fees, daily job site clean-up, labor, machinery, & materials. Permits & scheduling inspections.
- Payment Terms: 50% on signing, remaining 50% upon completion.
- Pricing & conditions of this estimate are valid for 30-days. After expiration, Mighty Dog Roofing reserves the right to adjust contract as per pricing and availability of materials.
- Only items explicitly listed on this document are included in the estimated price below.
- References Available Upon Request

Estimate: \$79,632

Customer Signature: _____

Date: _____





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

Recent Installs:

Bartram Springs CDD & Community Center



South Hampton Townsutes Center



b.



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

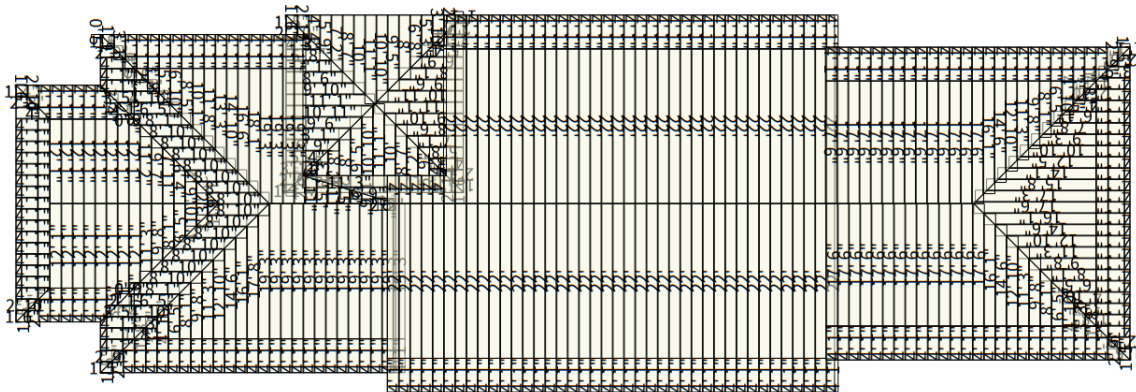
Estimator: Neil Mahoney
Proposal Date: 8/14/2025
License: #CCC1333893

MDR Standing Seam Proposal – Main Building

METAL PACKAGE INSTALL:

- Includes High Temp peel & stick underlayment
- Includes discount pricing for roof wood decking replacement if needed due to damage from the previous Peel & Stick underlayment used.

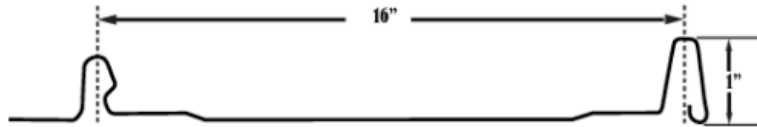
Item Description	Qty	Units
SS 26GA Panel GALV - 1" Snap Lock	4,923	FT
SS 26GA GALV RIDGE CAP	34	EA
SS 26GA GALV BULLNOSE DRIP	47	EA
SS 26GA GALV GABLE 1	9	EA
SS 26GA GALV ENDWALL/SIDEWALL	13	EA
SS 26GA GALV VALLEY	4	EA
SS 26GA ZEE 1" GALV	119	EA
SS 26GA VALLEY CLEAT GALV	9	EA
SS 26GA TRANSITION GALV	31	BAG
#10 X 1 PANCAKE TYPE A	32	EA
POP RIVETS GALV	14	BAG
45' BUTYL TAPE 3/8" WIDE	29	EA
Solar Seal Caulk CLEAR	17	EA
**STRIATED PANEL SYSTEM		





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

SELECTED PANEL DETAILS: TCM-LOC METAL ROOFING PANEL



SAFETY PROTOCOL:

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- A project manager will be onsite throughout the project, ensuring the safety of your employees/residents and the tidiness of the project site.
- All jobsite material, tools, supplies, etc, will be kept in an area clearly marked off with safety tape.

JOBSITE NOTES:

- Mighty Dog Roofing will be rolling all roofing panels onsite. We will NOT be delivering pallets of material before and during the project.
- This process helps minimize the amount of space needed and will reduce any impact on your employees and residents.
- There will be continuous cleanup through each day of the project as well as a thorough cleaning at the end of each workday.

MIGHTY DOG ROOFING:

- Remove and dispose of all construction debris associated with this work.
- A 20-year workmanship warranty and any applicable manufacturer's warranties will be forwarded upon receipt of final payment.
- **Annual Drone inspections for the first 5 years** to give baseline reports should a storm hit, you will have before and after photos to show new damage if any should occur.
- Bid includes taxes, permit fees, daily job site clean-up, labor, machinery, & materials. Permits & scheduling inspections.
- Payment Terms: 50% on signing, remaining 50% upon completion.
- Pricing & conditions of this estimate are valid for 30-days. After expiration, Mighty Dog Roofing reserves the right to adjust contract as per pricing and availability of materials.
- Only items explicitly listed on this document are included in the estimated price below.
- References Available Upon Request

Estimate: \$56,880

Customer Signature: _____

Date: _____





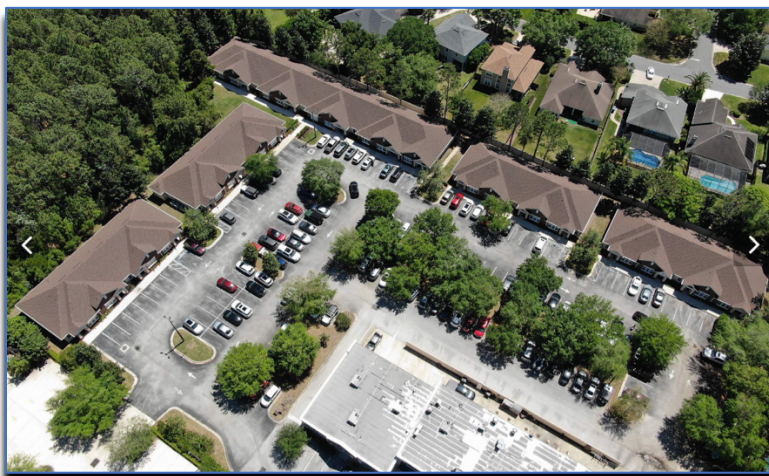
Bannon Lakes CDD
435 Bannon Lakes Blvd
St. Augustine, FL. 32095

Recent Installs:

Bartram Springs CDD & Community Center



South Hampton Townsutes Center



c.



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

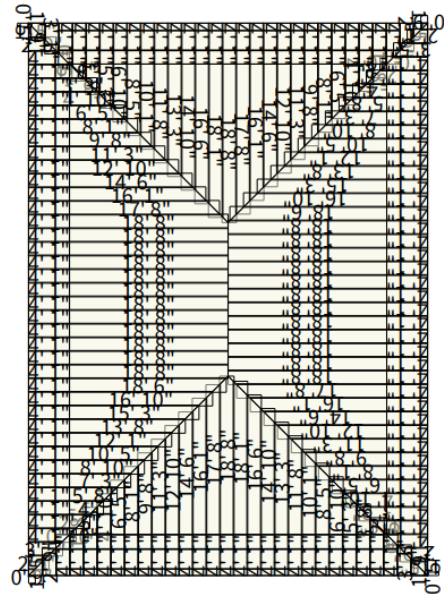
Estimator: Neil Mahoney
Proposal Date: 6/1/2025
License: #CCC1333893

MDR Standing Seam Proposal – Fitness Center

METAL PACKAGE INSTALL:

- Includes High Temp peel & stick underlayment
- Includes discount pricing for roof wood decking replacement if needed due to damage from the previous Peel & Stick underlayment used.

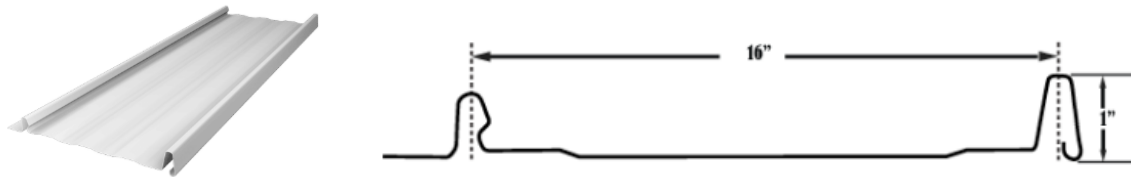
Item Description	Qty	Units
SS 26GA Panel GALV - 1" Snap Lock	1,969	FT
SS 26GA GALV RIDGE CAP	14	EA
SS 26GA GALV BULLNOSE DRIP	19	EA
SS 26GA GALV GABLE 1	3	EA
SS 26GA GALV ENDWALL/SIDEWALL	5	EA
SS 26GA GALV VALLEY	2	EA
SS 26GA ZEE 1" GALV	47	EA
SS 26GA VALLEY CLEAT GALV	3	EA
SS 26GA TRANSITION GALV	13	BAG
#10 X 1 PANCAKE TYPE A	13	EA
POP RIVETS GALV	6	BAG
45' BUTYL TAPE 3/8" WIDE	11	EA
Solar Seal Caulk CLEAR	7	EA
**STRIATED PANEL SYSTEM		





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

SELECTED PANEL DETAILS: TCM-LOC METAL ROOFING PANEL



SAFETY PROTOCOL:

- Mighty Dog Roofing will post safety notices on-site.
- A project manager will be onsite throughout the project, ensuring the safety of your employees/residents and the tidiness of the project site.
- All jobsite material, tools, supplies, etc, will be kept in an area clearly marked off with safety tape.

JOBSITE NOTES:

- Mighty Dog Roofing will be rolling all roofing panels onsite. We will NOT be delivering pallets of material before and during the project.
- This process helps minimize the amount of space needed and will reduce any impact on your employees and residents.
- There will be continuous cleanup through each day of the project as well as a thorough cleaning at the end of each workday.

MIGHTY DOG ROOFING:

- Remove and dispose of all construction debris associated with this work.
- A 20-year workmanship warranty and any applicable manufacturer's warranties will be forwarded upon receipt of final payment.
- **Annual Drone inspections for the first 5 years** to give baseline reports should a storm hit, you will have before and after photos to show new damage if any should occur.
- Bid includes taxes, permit fees, daily job site clean-up, labor, machinery, & materials. Permits & scheduling inspections.
- Payment Terms: 50% on signing, remaining 50% upon completion.
- Pricing & conditions of this estimate are valid for 30-days. After expiration, Mighty Dog Roofing reserves the right to adjust contract as per pricing and availability of materials.
- Only items explicitly listed on this document are included in the estimated price below.
- References Available Upon Request

Estimate: \$22,752

Customer Signature: _____

Date: _____





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

Recent Installs:

Bartram Springs CDD & Community Center



South Hampton Townsutes Center



3.

a.



PINNACLE ROOFING GROUP

MAY 29, 2025

We can help you with
Roofing, Soffit, Fascia, Gutters
Residential and Commercial

Customerservice@pinnacleroofinggroup.com
3866315566

BANNON LAKES

435 Bannon Lakes Boulevard
St. Augustine, Florida
32095

INTRODUCTION

Hi Bannon Lakes,

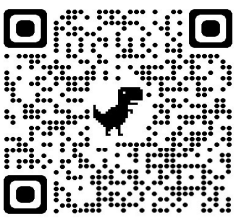
Welcome to your future with Pinnacle Roofing Group!

Each Building will receive a Tri County Metal Roofing System:

- Removal of roofing down to the plywood decking.
- Up to 32 square feet of deck repair.
 - Additional repairs will be 3.00 per square foot for decking.
 - Framing and Sub-framing will be \$10.00 per linear foot.
 - Facia wood repair will be \$10.00 per linear foot.
 - Removal and replacement of gutters due to code regulation for \$2.00 per foot.
 - Comprehensive pictures will be taken if this is necessary.
- Decking will be brought up to Florida roofing code.
- Install new flashing on all penetrations.
- Install new pipe collars on all vents.
- Install Tri county Hydrashell supreme SA High Temp Peel N Stick Underlayment.
- Install new drip edge around the perimeter of the structure.
- Install Metal Panels
- Install ridge vents for ventilation.

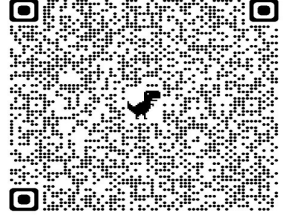
Kind regards,

justin coltharp | Salesperson
justin.coltharp@pinnacleroofinggroup.com
3866821857



Link to Website

Link to Google Review



Corporate Office

199 Emporia Road

Pierson, FL 32180

P: 386-631-5566

www.PinnacleRoofingGroup.com

Satellites

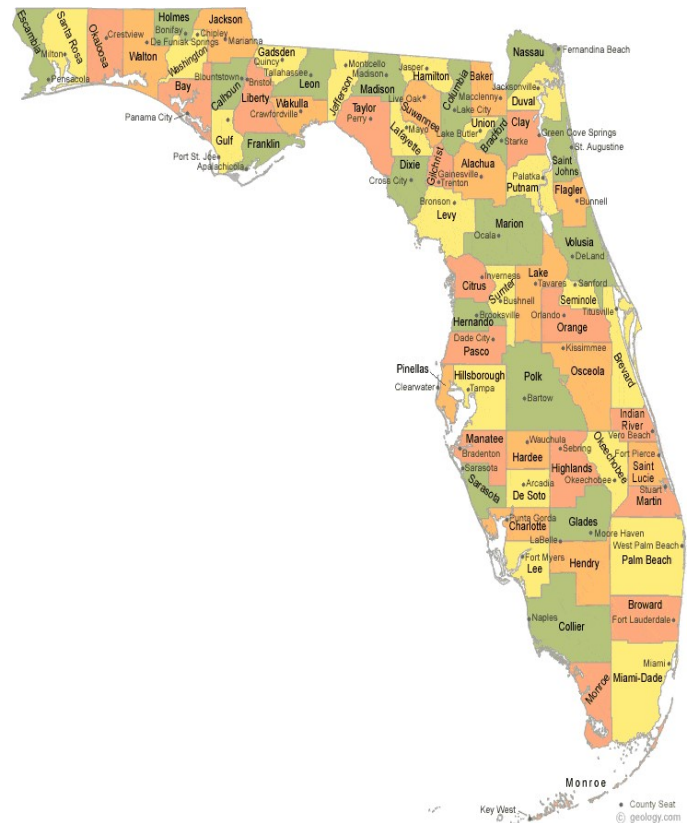
1708 Lexington Green Lane

Sanford, FL 32771



PINNACLE FACTS

- Using only our own professional installation teams
- All Our Installers are Atlas Pro Certified
- The leader in the industry for customer service
- Handling the process from A to Z
- 2023 and 2024 Atlas Pro Level - Diamond
- Accredited BBB Business
- Thousands of Happy Customers
- Shingle, Mod. Bit., TPO, Metal (Exposed Fastener, Standing Seam), Tilcor, Tile
- Fast response times – 48 hr. appointment timeframe
 - 4-8 week install timeframe
- Community Involvement Sponsors
 - Winter Park High School and Lake Mary Little League.
 - Multiple Financing Options Available.



INSURANCE AND LICENSES

- Florida HIC # CCC1332542
 - P: (850) 487-1395
- Commercial General Liability Insurance
 - Policy # SCGL004000009900
- Workman's Comp. Insurance
 - Policy# WCP1088898



PINNACLE

Roofing Group



Metal Packages

	 PREMIUM PACKAGE	 PEACE OF MIND	 ESSENTIAL
Standing Seam Panel	YES	NO	NO
Concealed Fasteners	YES	NO	NO
Low Maintenance System	YES	NO	NO
Thicker, more durable 26GA Galvalume Panel	YES	YES	NO
Installation on Low Slope Roof	YES	YES	NO
Installation over open framing	NO	YES	YES
25 Year Labor & Material Warranty Rated to 150mph	YES	YES	YES



PINNACLE

Roofing Group

"PREMIUM METAL PACKAGE"



Galvalume
TSR 25%

Polar White
TSR 64%

Ivory
TSR 66%

Light Stone
TSR 56%

Mocha Tan
TSR 47%

Metallic Copper
TSR 49%

Forest Green
TSR 28%

Evergreen
TSR 35%

Patina Green
TSR 28%

Ash Gray
TSR 46%

Dark Gray
TSR 37%

Charcoal
TSR 29%

Clay
TSR 42%

Hawaiian Blue
TSR 31%

Gallery Blue
TSR 35%

Barn Red
TSR 36%

26 GA
Standing Seam Panels

CORE DEFENDER
paint system®

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system®. Our Core Defender paint system® offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system® is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.

TRI COUNTY METALS

877-766-3309

TriCountyMetals.com

Serving Florida and Georgia

TSR % is the Total Solar Reflectance, the amount of heat reflected by the coated steel. Call for availability. Actual colors may vary from samples shown. Actual color chips available upon request.

- Removal of down to the plywood decking.
- Up to 32 square feet of deck repair.
 - Additional repairs will be \$3.00 per square foot of deck replacement.
 - Framing and sub-framing will be \$10.00 per linear foot.
 - Comprehensive pictures will be taken if this is necessary.
- Decking will be brought up to Florida roofing code.
- Install Poly TU High Temp Peel n Stick Underlayment.
- Install 26 Gauge TCM Standing Seam Metal Panel.
- Install new drip edge around the perimeter of the structure.
- Install new ventilation.

Warranty Information:

- 20-year labor & material warranty
- 40 Year Paint Warranty

PREMIUM PACKAGE

Description
Section Title
Premium Metal Package
26 Gauge TCM lock Standing Seam Metal Roof
Install High Temp Peel and Stick Underlayment - Poly TU, Ultra HT, or equivalent level quality. Secondary water barrier to protect against water intrusion.
Drip-edge - flashing used to protect the bottom edge of your roof
Rake Trim Pieces
Cap fittings for hips and ridges
Enclosures for eaves and trim pieces
Butyl Tape at necessary joints and enclosures
Valley Metal
Install new ventilation
Install New Goosenecks
Install new Flashings and Pipe Fittings
Concealed Fastener System

Quote subtotal	\$107,812.50
Total	\$107,812.50

TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your state/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

I understand that if roof rot is discovered during tear-off Pinnacle Roofing Group reserves the right to replace sheathing and bill me up to \$100 in addition to the estimated cost below without notifying me in advance. The homeowner will be notified if wood replacement is projected to exceed \$200.

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. Pinnacle Roofing Group is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Pinnacle Roofing Group is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Pinnacle Roofing Group provides a 5-year Workmanship Warranty on portions of the project in which Pinnacle Roofing Group fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when home owners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Pinnacle Roofing Group to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I understand that approval of my estimate is subject to customer credit approval by Pinnacle Roofing Group. I agree that Pinnacle Roofing Group may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by COMPANY NAME, occur within 25 years of the project, COMPANY NAME will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which COMPANY NAME fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

Bannon Lakes CDD

Project address

435 Bannon Lakes Boulevard, St. Augustine, Florida

Date Project Completed

May 29, 2025

Thank you again for choosing COMPANY NAME to complete work on your property. We trust you had a great customer experience!

b.



August 15, 2025

AMENITY CENTER

Jeff Johnson Bannon Lakes

435 Bannon Lakes Boulevard
St. Augustine, FL 32095

Ben Brown

Pinnacle Roofing Group LLC

✉ ben.brown@pinnacleroofinggroup.com

☎ (321) 257-2412

Introduction



Hi Bannon Lakes CDD ,

Welcome to your future with Pinnacle Roofing Group!

Each Building will receive the Tri County Roofing System in your choice of panel and color:

Removal of shingle roofing down to the plywood decking.

Up to 32 square feet of deck repair.

Additional repairs will be 3.00 per square foot for decking.

Framing and Sub-framing will be \$10.00 per linear foot.

Facia wood repair will be \$10.00 per linear foot.

Removal and replacement of gutters due to code regulation for \$2.00 per foot.

Comprehensive pictures will be taken if this is necessary.

Decking will be brought up to Florida roofing code.

Install new flashing on all penetrations.

Install new pipe collars on all vents.

Install High Temperature Peel and Stick underlayment over the entire roof decking.

Install new drip edge around the perimeter of the structure if applicable.

Install Tri County Metal Panels.

Wind rating varies by type of panel.

Install ridge vents for ventilation.

Kind regards,

Ben Brown



Link to Website

Link to Google Review



Corporate Office

199 Emporia Road

Pierson, FL 32180

P: 386-631-5566

www.PinnacleRoofingGroup.com

Satellites

1708 Lexington Green Lane

Sanford, FL 32771



PINNACLE FACTS

- Using only our own professional installation teams
- All Our Installers are Atlas Pro Certified
- The leader in the industry for customer service
- Handling the process from A to Z
- 2023 and 2024 Atlas Pro Level - Diamond
- Accredited BBB Business
- Thousands of Happy Customers
- Shingle, Mod. Bit., TPO, Metal (Exposed Fastener, Standing Seam), Tilcor, Tile
- Fast response times – 48 hr. appointment timeframe
 - 4-8 week install timeframe
- Community Involvement Sponsors
Winter Park High School and Lake Mary Little League.
Multiple Financing Options Available.



INSURANCE AND LICENSES

- Florida HIC #CCC1332542
P: (850) 487-1395
- Commercial General Liability Insurance
Policy # SCGL004000009900
- Workman's Comp. Insurance
Policy# WCP1088898



01





Metal Packages

	PREMIUM PACKAGE	PEACE OF MIND	ESSENTIAL	BARE BONES
Stone Coated Steel NOVATIK Roofing System	YES	NO	NO	NO
Standing Seam Panels	NO	YES	NO	NO
Concealed Fasteners	YES	YES	NO	NO
Low Maintenance System	YES	YES	YES	YES
Thicker, more durable panel	YES	YES	YES	NO
Installation on Low Slope Roof	YES	YES	NO	NO
Installation over open framing	NO	NO	YES	YES
Color Option Upgrade	YES	YES	YES	NO



"PEACE OF MIND PACKAGE"



26 GA
Standing Seam Panels



CORE DEFENDER
paint system®

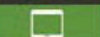
ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system®. Our Core Defender paint system® offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system® is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.



877-766-3309



TriCountyMetals.com

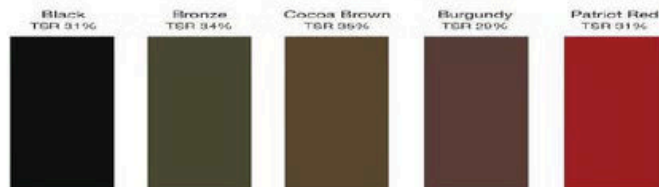


**Serving
Florida and Georgia**



TSR % is the Total Solar Reflectance, the amount of heat reflected by the coated steel. Call for availability. Actual colors may vary from samples shown. Actual color chips available upon request.

TCM August 2021



- Removal of down to the plywood decking.
- Up to 32 square feet of deck repair.
 - Additional repairs will be \$3.00 per square foot of deck replacement.
 - Framing and sub-framing will be \$10.00 per linear foot.
 - Comprehensive pictures will be taken if this is necessary.
- Decking will be brought up to Florida roofing code.
- Install Poly TU High Temp Peel n Stick Underlayment.
- Install 26 Gauge TCM Standing Seam Metal Panel.
- Install new drip edge around the perimeter of the structure.
- Install new ventilation.

Warranty Information:

- 20-year labor & material warranty
- 40 Year Paint Warranty

TRI COUNTY METALS

Installation Highlights and Resources

When it comes to installing metal roofing, we have many resources to help you along the way. The most sought-after resource is our installation guides. We have an installation guide for every metal roofing profile we offer and it is easily accessible online, and hard copies are readily available at our 9 statewide locations.

In addition to installation training, we also have animated installation videos available to view totaling about 20 specific install situations. These short videos will visually walk you through crucial details as you tackle various aspects of installation.

And lastly, we have numerous blog and video resources, like "Top 10 Install Related Questions Answered" hosted by David Grimes. These videos are available on our YouTube channel and on our website in our blog section.

Need more help? *No problem!* Our metal roofing experts are just a phone call away!



Visit Our Website

to find an array of Resources, including:

- Project Visualizer
- Product Guide / Catalog
- Product Brochures
- Product Installation Manuals
- Florida Product Approval Documents
- Product Warranty Information
- Blogs

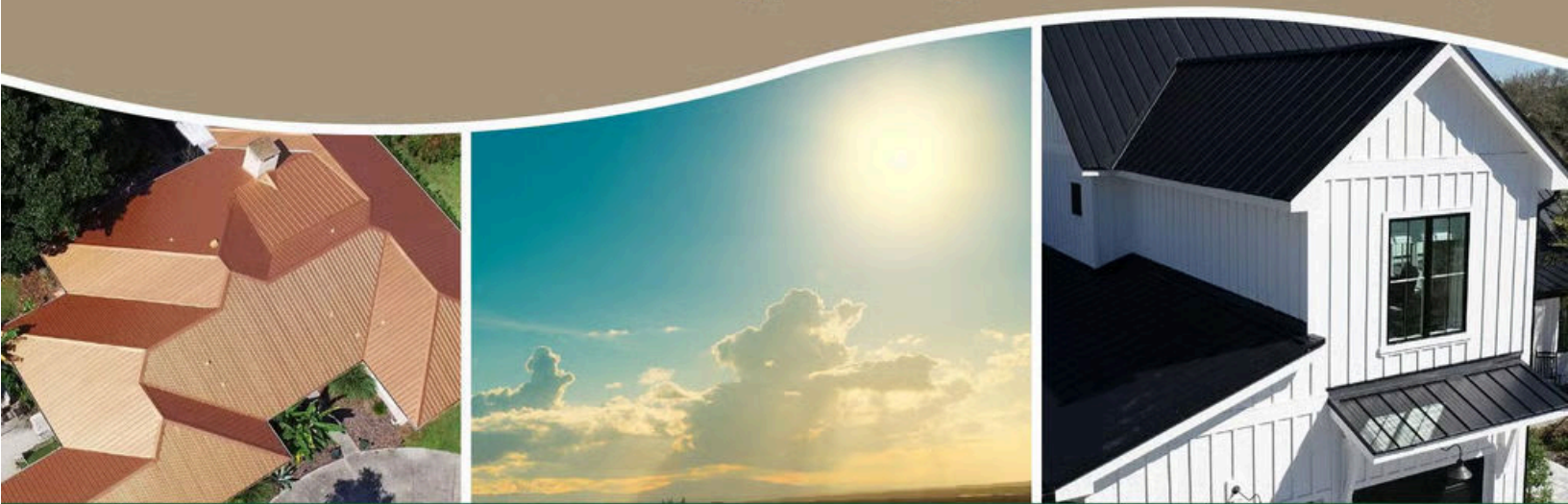




Every homeowner needs to know about

ENERGY EFFICIENT FACTS

The Advantage of
Energy Savings from Metal Roofing



WHAT IS EMISSIVITY?

The emittance of a material refers to its ability to release absorbed heat. Scientists use a number between 0 and 1, or 0% and 100%, to express emittance. With the exception of a metallic surface, most roofing materials can have emittance values above 0.85 (85%). One example is a metal wrench left in the sun, which is hot to the touch because it has a low emissivity value.

LINK BETWEEN ENERGY SAVINGS AND EMISSIVITY

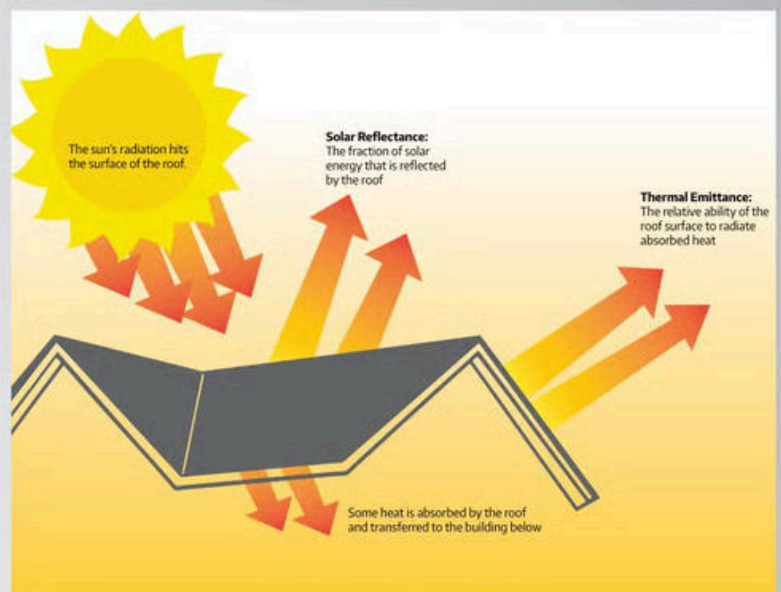
Solar reflectance is the most important characteristic of a roof product in terms of yielding the highest energy savings during warmer months. The higher the solar reflective value the more efficient the product is in reflecting sunlight and heat away from the building and reducing roof temperature.

Energy efficient products can help reduce the amount of air conditioning needed in buildings, and can reduce peak cooling demand by 10-15 percent.

WHY ENERGY EFFICIENT PRODUCTS?

Metal is one of the most energy efficient roofing materials available and can save your home up to 40% in air conditioning cost.

Source: Metal Roofing Alliance



TRENTON

301 S.E. 16th Street
Trenton, FL 32693
352-463-8400

OCALA

3021 NW Blitchton Rd.
Ocala, FL 34475
352-622-5500

LIVE OAK

10142 90th Trail
Live Oak, FL 32060
386-330-0101

TALLAHASSEE

3708 NW Passage
Tallahassee, FL 32303
850-574-4001

BROOKSVILLE

922 Ponce DeLeon Blvd
Brooksville, FL 34601
352-587-8120

DELAND

1721 Langley Ave
Deland, FL 32724
386-738-2579

JACKSONVILLE

4255 Dignan St.
Jacksonville, FL 32254
904-490-6004

WINTER HAVEN

5577 East C.R. 542
Winter Haven, FL 33880
863-377-2805

Warranty 20 year



This document warrants that should a defect in workmanship, related to the work completed by Pinnacle Roofing Group, occur within 20 years of the project (unless otherwise specified), Pinnacle Roofing Group will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Pinnacle Roofing Group fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Additional Charges



Additional Charges (If Applicable):

Extra Shingle Layers Removal:

\$70 per 100 square feet for each additional layer of shingles that must be removed.

ISO Board Installation:

\$350 per 100 square feet when ISO board is required.

Plywood Sheathing Replacement:

\$3.00 per square foot for any additional plywood sheathing beyond the 32 sq. ft. included.

Plank Decking Replacement:

\$10 per linear foot for replacement of plank-style roof decking.

Framing and Sub-Framing Repairs:

\$10 per linear foot for any necessary structural framing or sub-framing repairs.

Fascia Board Replacement:

\$10 per linear foot for replacement of fascia boards.

Solar Panel Removal and Replacement:

Standard Solar Panels: \$600 per panel

Pool Heating Panels: \$250 per panel

Note: All additional work and materials listed above will only be performed **if needed** and will be communicated in advance to the client for approval before proceeding.

Acknowledgment:

By signing below, the Client acknowledges receipt and understanding of this Addendum and agrees to the terms set forth herein.

Client Initial: Initial: _____

Peace Of Mind Metal Package

\$30,555.50

- Premium Metal Package
 - Tri County Metals .26 Gauge TCM lock Standing Seam Metal Roof
 - Install High Temp Peel and Stick Underlayment - Poly TU, Ultra HT, or equivalent level quality.
 - Secondary water barrier to protect against water intrusion.
 - Drip-edge - flashing used to protect the bottom edge of your roof
 - Rake Trim Pieces
 - Cap fittings for hips and ridges
 - Enclosures for eaves and trim pieces
 - Butyl Tape at necessary joints and enclosures
 - Valley Metal
 - Install new ventilation
 - Install New Goosenecks
 - Install new Flashings and Pipe Fittings
 - Concealed Fastener System
- We would be able to commence work in the month of September.**

Option Total: \$30,555.50

Signature Page



☐ Structure

Options

Please Choose One

☐ Peace Of Mind Metal Package \$30,555.50

Summary

Customer

Name: Bannon Lakes CDD Board and Staff

Project

Name Jeff Johnson Bannon Lakes

Number #1202

Street: 435 Bannon Lakes Boulevard

City: St. Augustine **State:** FL **Zip:** 32095

Subtotal:

Total:

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer

Bannon Lakes CDD
Board and Staff

Signature

Date

Notes/Comments

Cancellation Policy

Cancellation Policy

You may cancel this transaction, without any penalty or obligation, within (3) business days from the date of the contract.

If you cancel, any property traded in, any payment made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following the receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale: or you may, if you wish, comply with the instructions of the seller regarding the return shipment of goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick up within 20 days of the date of your notice of cancellation you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performances of all obligations under the contract.

To cancel this transaction, mail a signed and dated copy of this cancellation notice or any other written notice to:

Pinnacle Roofing Group

1708 Lexington Green Lane Sanford, FL 32771

We may receive this notice no later than midnight of three business days past 8/15/25

I hereby cancel this transaction.

Purchaser	Date
-----------	------

Terms & Conditions



GENERAL TERMS AND CONDITIONS

1. Incorporation into Agreement. These General Terms and Conditions are part of the Roofing Contract Agreement (“Agreement”) for any and all purposes.
2. Legal Notices. Pursuant to Florida law, section 489.147, Florida Statutes, you are hereby advised that a contractor may not directly or indirectly engage in any of the following practices:
 - (a) Soliciting a residential property owner by means of a prohibited advertisement.
 - (b) Offering to a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange
 - 1. Allowing the contractor to conduct an inspection of the residential property owner’s roof; or
 - 2. Making an insurance claim for damage to the residential property owner’s roof.

For purposes of section 489.147, the term “prohibited advertisement” means any written or electronic communication by a contractor that encourages, instructs, or induces a consumer to contact a contractor or public adjuster for the purpose of making an insurance claim for roof damage. The term includes, but is not limited to, door hangers, business cards, magnets, flyers, pamphlets, and e-mails. The Agreement and these General Terms and Conditions are not an assignment agreement under section 627.7152, Florida Statutes, and shall not be interpreted as such for any reason.

3. Incorporated Documents. Customer acknowledges reviewing the following attached or incorporated other legal notices: General Contractor Pre-Lien Notice to Owner, Building Performance Guidelines, Urea Formaldehyde Notice, 327A Warranty Addendum, Notice of Right Recission (if applicable), a Lead Paint Pamphlet and Addendum (if applicable) Water Intrusion and Mold Growth Notice, Authorization to Correspond and the Notice Regarding Cancellation Rights and the Notice of Cancellation which shall be incorporated herein by reference.

4. Subcontractors. Contractor may use subcontractors and suppliers to complete the Work. Subcontractors will be chosen by the Contractor only. Customer agrees not to hire any of Contractor’s or suppliers to do any work or supply any materials, except upon written agreement signed by the Contractor. Customer agrees not to interfere with, discuss with, interrupt or provide instructions to any contractor, subcontractor, supplier, or other person working on the Property.

5. Customer's three day right to terminate. Customer is advised that federal and state law allows customer to terminate this agreement for any reason within three (3) days after signing it. Customer acknowledges that they have received such notice. Pursuant to this section and pursuant to the right of rescission attached hereto.

6. Liquidated Damages. Customer acknowledges that this agreement constitutes an enforceable contract and that in reliance upon the representations and terms herein, Contractor shall incur substantial time and resources toward the completion of the work authorized herein, which may or may not involve physical work at Customer's property. Customer acknowledges that such expense cannot be reasonably ascertained at any specific time, and as such, Customer agrees that if Customer terminates this Agreement prior to Contractor's commencement of any improvement to the Property, in addition to any other damages Contractor shall be entitled to, Customer shall pay Contractor, as liquidated damages and NOT as a penalty, the sum of \$1,500 immediately upon demand.

7. Dispute Resolution. Except as otherwise provided herein, any claim by Customer or Contractor in any way arising out of this Agreement, or any and all other agreements between Customer and Contractor and/or in any way arising out of or relating to physical condition of the Property shall be settled by binding arbitration in Seminole County, Florida, under the Construction Industry Rules of the American Arbitration Association. Contractor retains the right to file, perfect and start a lawsuit to enforce Mechanic's Lien rights in the state courts of Florida outside and apart from any arbitration proceeding. THE CUSTOMER AND CONTRACTOR HEREBY WAIVE TRIAL BY JURY IN ANY AND ALL MATTERS, DISPUTES, CLAIMS, CASES, OF CONTROVERSIES BETWEEN THEM THAT ARE IN ANY WAY ARISING OUT OF OR RELATED TO THE AGREEMENT OR THESE GENERAL TERMS AND CONDITIONS.

8. Payment upon completion and retainage rights. Customer shall pay any outstanding amounts withheld from the Price in accordance with this Contract upon notice by Contractor that the work is complete. Should the Customer believe that the Work is not complete, Customer shall communicate and document the belief via email or text within 24 hours of receiving notice from the Contractor that the work is complete. Customer shall retain no more than 5% of the Price and must provide Contractor with availability for inspection and walk-through within 3 days of Customer's notice of non-completion.

9. Punch List Items. Contractor shall communicate to Customer if work is complete but for certain minor items that Contractor is addressing with due diligence ("punch list items"). Contractor shall provide a list and expected completion date for any punch list items if such work shall require more than 7 days to complete. Upon Contractor's communication to Customer that work is complete except for identified punch list items, Customer shall pay Contractor all but 5% of the Price from Contractor pending the completion of the identified punch list items. The remaining 5% owed shall be paid within 24 hours of receiving notice that all punch list items are complete. If Customer believes that the punch list items are not all completed, such communication must be made to Contractor within 24 hours and the Contractor must be provided access to inspect the claimed non-completed punch list items within 3 days of Customer's notice to Contractor of said belief.

10. Right to Notice and Cure. If, within one (1) year after the date of substantial completion or such longer period of time as may be prescribed by the terms of any applicable warranty required by the contract

documents, or by any specific provision of the contract documents, any of Contractor's work is found to be defective or not in accordance with the contract documents, Contractor, after receipt of written notice from Customer, shall be afforded an opportunity to inspect and promptly correct such defective or nonconforming Work within thirty (30) days without cost to Customer to do so. The Contractor's right to notice and cure shall be a condition precedent to any suit, arbitration, or other proceeding, and the failure to fully provide Contractor with this right shall result in a waiver of any and all defects or alleged defects that Contractor had a right to inspect and repair.

11. Merger and Integration. All prior contracts, negotiations, representations, agreements, communications, and discussions of any kind, whether written or verbal, that are in anyway related to the subject matter of the Contract and the Contractor's work for Customer, are hereby merged and integrated into the Contract and the General Terms and Conditions. There are no outside, unwritten agreements between Customer and Contractor.

12. Remedies. In the event of Customer's default of this Agreement, interest will accrue on unpaid amounts at the rate of 1.5% per month, or if lower, the highest amount allowed by law. In the event that Contractor incurs costs or attorney's fees to enforce this Agreement's terms, such amounts will be in addition to any amounts owed by Customer to Contractor. If Contractor does not receive any payments due under this Agreement's terms, Contractor may stop Work without further notice and seek all available remedies. Contractor shall be entitled to all payments due up the time Work is stopped, and for all losses sustained by the Contractor, including but not limited to, materials, machinery, equipment or tools, overhead, lost profits, soft costs and damages. Contractor will retain title to all machinery and materials if this Agreement is cancelled. This includes a situation in which Customer attempts to improperly terminate the Agreement after any insurance proceeds have been determined but construction has not commenced. Contractor is hereby granted a license to enter the Property to remove such items upon termination of this Agreement. If Work has stopped for any reason, including delays by Customer's insurance company, for more than 30 days, Contractor may terminate this Agreement and recover pursuant to this Agreement. If Customer defaults in any manner under this Agreement, Contractor will have the right to (1) terminate this Agreement, and (2) to retain all deposits, fee and progress payments Customer has made and (3) take legal action to recover from Customer payment for all Work completed, and for all losses sustained by Contractor on all materials, machinery, equipment or tools, overhead, soft costs, profit and damages, and (4) place liens upon the Property for payment of any amounts owed, and (5) foreclose any liens placed on the Property if the amounts due including costs and interest, are not paid in full. Contractor's exercise of any remedy shall not preclude the exercise of the other remedies available to Contractor. The remedies contained in this Agreement may be used concurrently and are in addition to any other remedy which may be available to Contractor at law or equity.

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14. HOA Approval. Homeowners are responsible for knowing and complying with their Home Owner's Association rules. In the event that installation is in compliance with the written contract with the seller, any violation of HOA compliance is obligated to be satisfied by the homeowner.

15. Warranties. Warranties do not go into effect until final payment is satisfied.

c.



August 15, 2025

FITNESS CENTER

Jeff Johnson Bannan Lakes
435 Bannan Lakes Boulevard
St. Augustine, FL 32095

Ben Brown

Pinnacle Roofing Group LLC

✉ ben.brown@pinnacleroofinggroup.com

☎ (321) 257-2412

Introduction



Hi Bannon Lakes CDD ,

Welcome to your future with Pinnacle Roofing Group!

Each Building will receive the Tri County Roofing System in your choice of panel and color:

Removal of shingle roofing down to the plywood decking.

Up to 32 square feet of deck repair.

Additional repairs will be 3.00 per square foot for decking.

Framing and Sub-framing will be \$10.00 per linear foot.

Facia wood repair will be \$10.00 per linear foot.

Removal and replacement of gutters due to code regulation for \$2.00 per foot.

Comprehensive pictures will be taken if this is necessary.

Decking will be brought up to Florida roofing code.

Install new flashing on all penetrations.

Install new pipe collars on all vents.

Install High Temperature Peel and Stick underlayment over the entire roof decking.

Install new drip edge around the perimeter of the structure if applicable.

Install Tri County Metal Panels.

Wind rating varies by type of panel.

Install ridge vents for ventilation.

Kind regards,

Ben Brown



Link to Website

Link to Google Review



Corporate Office

199 Emporia Road

Pierson, FL 32180

P: 386-631-5566

www.PinnacleRoofingGroup.com

Satellites

1708 Lexington Green Lane

Sanford, FL 32771



PINNACLE FACTS

- Using only our own professional installation teams
- All Our Installers are Atlas Pro Certified
- The leader in the industry for customer service
- Handling the process from A to Z
- 2023 and 2024 Atlas Pro Level - Diamond
- Accredited BBB Business
- Thousands of Happy Customers
- Shingle, Mod. Bit., TPO, Metal (Exposed Fastener, Standing Seam), Tilcor, Tile
- Fast response times – 48 hr. appointment timeframe
 - 4-8 week install timeframe
- Community Involvement Sponsors
Winter Park High School and Lake Mary Little League.
Multiple Financing Options Available.



INSURANCE AND LICENSES

- Florida HIC #CCC1332542
P: (850) 487-1395
- Commercial General Liability Insurance
Policy # SCGL004000009900
- Workman's Comp. Insurance
Policy# WCP1088898



01





Metal Packages

	PREMIUM PACKAGE	PEACE OF MIND	ESSENTIAL	BARE BONES
Stone Coated Steel NOVATIK Roofing System	YES	NO	NO	NO
Standing Seam Panels	NO	YES	NO	NO
Concealed Fasteners	YES	YES	NO	NO
Low Maintenance System	YES	YES	YES	YES
Thicker, more durable panel	YES	YES	YES	NO
Installation on Low Slope Roof	YES	YES	NO	NO
Installation over open framing	NO	NO	YES	YES
Color Option Upgrade	YES	YES	YES	NO



"PEACE OF MIND PACKAGE"



26 GA
Standing Seam Panels



CORE DEFENDER
paint system®

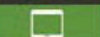
ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system®. Our Core Defender paint system® offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system® is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.



877-766-3309



TriCountyMetals.com

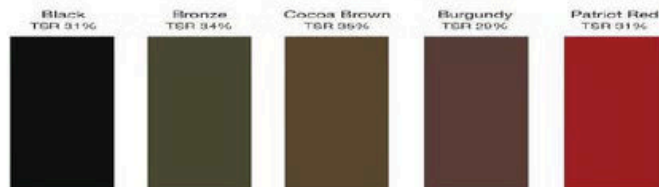


**Serving
Florida and Georgia**



TSR % is the Total Solar Reflectance, the amount of heat reflected by the coated steel. Call for availability. Actual colors may vary from samples shown. Actual color chips available upon request.

TCM August 2021



- Removal of down to the plywood decking.
- Up to 32 square feet of deck repair.
 - Additional repairs will be \$3.00 per square foot of deck replacement.
 - Framing and sub-framing will be \$10.00 per linear foot.
 - Comprehensive pictures will be taken if this is necessary.
- Decking will be brought up to Florida roofing code.
- Install Poly TU High Temp Peel n Stick Underlayment.
- Install 26 Gauge TCM Standing Seam Metal Panel.
- Install new drip edge around the perimeter of the structure.
- Install new ventilation.

Warranty Information:

- 20-year labor & material warranty
- 40 Year Paint Warranty

TRI COUNTY METALS

Installation Highlights and Resources

When it comes to installing metal roofing, we have many resources to help you along the way. The most sought-after resource is our installation guides. We have an installation guide for every metal roofing profile we offer and it is easily accessible online, and hard copies are readily available at our 9 statewide locations.

In addition to installation training, we also have animated installation videos available to view totaling about 20 specific install situations. These short videos will visually walk you through crucial details as you tackle various aspects of installation.

And lastly, we have numerous blog and video resources, like "Top 10 Install Related Questions Answered" hosted by David Grimes. These videos are available on our YouTube channel and on our website in our blog section.

Need more help? *No problem!* Our metal roofing experts are just a phone call away!



Visit Our Website

to find an array of Resources, including:

- Project Visualizer
- Product Guide / Catalog
- Product Brochures
- Product Installation Manuals
- Florida Product Approval Documents
- Product Warranty Information
- Blogs

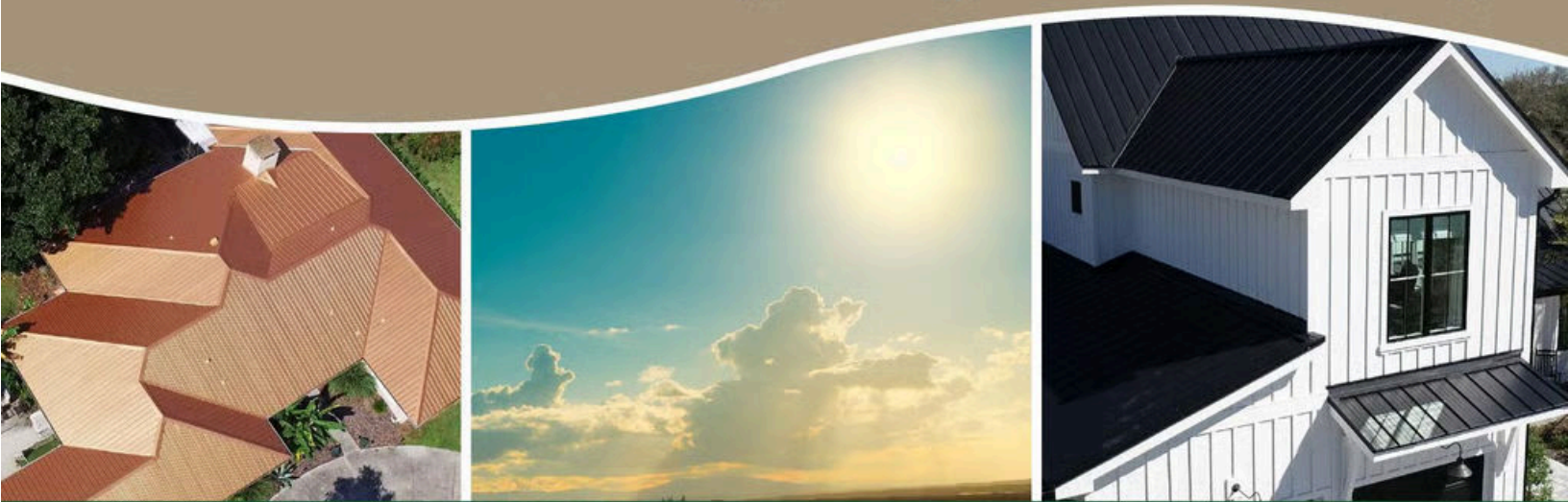




Every homeowner needs to know about

ENERGY EFFICIENT FACTS

The Advantage of
Energy Savings from Metal Roofing



WHAT IS EMISSIVITY?

The emittance of a material refers to its ability to release absorbed heat. Scientists use a number between 0 and 1, or 0% and 100%, to express emittance. With the exception of a metallic surface, most roofing materials can have emittance values above 0.85 (85%). One example is a metal wrench left in the sun, which is hot to the touch because it has a low emissivity value.

LINK BETWEEN ENERGY SAVINGS AND EMISSIVITY

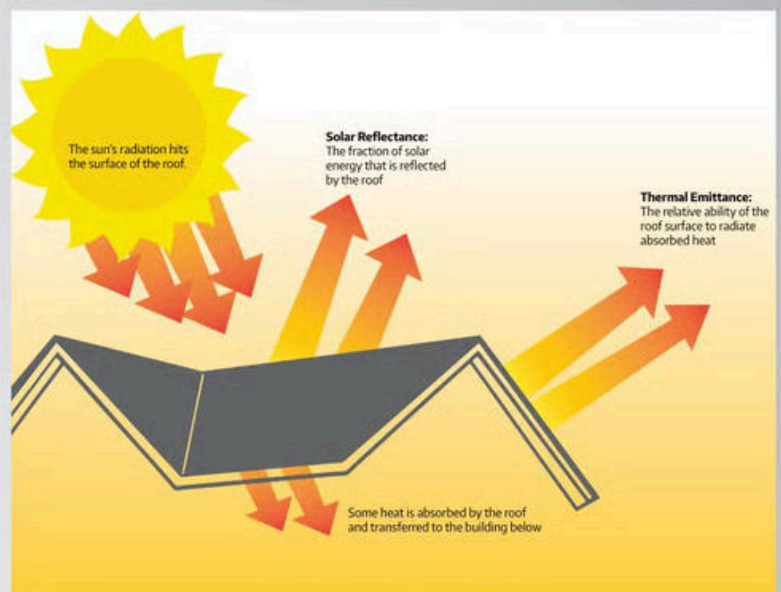
Solar reflectance is the most important characteristic of a roof product in terms of yielding the highest energy savings during warmer months. The higher the solar reflective value the more efficient the product is in reflecting sunlight and heat away from the building and reducing roof temperature.

Energy efficient products can help reduce the amount of air conditioning needed in buildings, and can reduce peak cooling demand by 10-15 percent.

WHY ENERGY EFFICIENT PRODUCTS?

Metal is one of the most energy efficient roofing materials available and can save your home up to 40% in air conditioning cost.

Source: Metal Roofing Alliance



TRENTON

301 S.E. 16th Street
Trenton, FL 32693
352-463-8400

OCALA

3021 NW Blitchton Rd.
Ocala, FL 34475
352-622-5500

LIVE OAK

10142 90th Trail
Live Oak, FL 32060
386-330-0101

TALLAHASSEE

3708 NW Passage
Tallahassee, FL 32303
850-574-4001

BROOKSVILLE

922 Ponce DeLeon Blvd
Brooksville, FL 34601
352-587-8120

DELAND

1721 Langley Ave
Deland, FL 32724
386-738-2579

JACKSONVILLE

4255 Dignan St.
Jacksonville, FL 32254
904-490-6004

WINTER HAVEN

5577 East C.R. 542
Winter Haven, FL 33880
863-377-2805

Warranty 20 year



This document warrants that should a defect in workmanship, related to the work completed by Pinnacle Roofing Group, occur within 20 years of the project (unless otherwise specified), Pinnacle Roofing Group will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Pinnacle Roofing Group fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Additional Charges



Additional Charges (If Applicable):

Extra Shingle Layers Removal:

\$70 per 100 square feet for each additional layer of shingles that must be removed.

ISO Board Installation:

\$350 per 100 square feet when ISO board is required.

Plywood Sheathing Replacement:

\$3.00 per square foot for any additional plywood sheathing beyond the 32 sq. ft. included.

Plank Decking Replacement:

\$10 per linear foot for replacement of plank-style roof decking.

Framing and Sub-Framing Repairs:

\$10 per linear foot for any necessary structural framing or sub-framing repairs.

Fascia Board Replacement:

\$10 per linear foot for replacement of fascia boards.

Solar Panel Removal and Replacement:

Standard Solar Panels: \$600 per panel

Pool Heating Panels: \$250 per panel

Note: All additional work and materials listed above will only be performed **if needed** and will be communicated in advance to the client for approval before proceeding.

Acknowledgment:

By signing below, the Client acknowledges receipt and understanding of this Addendum and agrees to the terms set forth herein.

Client Initial: Initial: _____

Peace Of Mind Metal Package

\$77,257.00

- Premium Metal Package
 - Tri County Metals .26 Gauge TCM lock Standing Seam Metal Roof
 - Install High Temp Peel and Stick Underlayment - Poly TU, Ultra HT, or equivalent level quality.
 - Secondary water barrier to protect against water intrusion.
 - Drip-edge - flashing used to protect the bottom edge of your roof
 - Rake Trim Pieces
 - Cap fittings for hips and ridges
 - Enclosures for eaves and trim pieces
 - Butyl Tape at necessary joints and enclosures
 - Valley Metal
 - Install new ventilation
 - Install New Goosenecks
 - Install new Flashings and Pipe Fittings
 - Concealed Fastener System
- We can commence work within the month of September.**

Option Total: \$77,257.00

Signature Page



☐ Structure

Options

Please Choose One

☐ Peace Of Mind Metal Package

\$77,257.00

Summary

Customer

Name: Bannon Lakes CDD Board and Staff

Project

Name Jeff Johnson Bannon Lakes

Number #1202

Street: 435 Bannon Lakes Boulevard

City: St. Augustine **State:** FL **Zip:** 32095

Subtotal:

Total:

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer

Bannon Lakes CDD
Board and Staff

Signature

Date

Notes/Comments

Cancellation Policy

Cancellation Policy

You may cancel this transaction, without any penalty or obligation, within (3) business days from the date of the contract.

If you cancel, any property traded in, any payment made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following the receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale: or you may, if you wish, comply with the instructions of the seller regarding the return shipment of goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick up within 20 days of the date of your notice of cancellation you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performances of all obligations under the contract.

To cancel this transaction, mail a signed and dated copy of this cancellation notice or any other written notice to:

Pinnacle Roofing Group

1708 Lexington Green Lane Sanford, FL 32771

We may receive this notice no later than midnight of three business days past 8/15/25

I hereby cancel this transaction.

Purchaser	Date
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Terms & Conditions



GENERAL TERMS AND CONDITIONS

1. Incorporation into Agreement. These General Terms and Conditions are part of the Roofing Contract Agreement (“Agreement”) for any and all purposes.

2. Legal Notices. Pursuant to Florida law, section 489.147, Florida Statutes, you are hereby advised that a contractor may not directly or indirectly engage in any of the following practices:

- (a) Soliciting a residential property owner by means of a prohibited advertisement.
- (b) Offering to a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange
 - 1. Allowing the contractor to conduct an inspection of the residential property owner’s roof; or
 - 2. Making an insurance claim for damage to the residential property owner’s roof.

For purposes of section 489.147, the term “prohibited advertisement” means any written or electronic communication by a contractor that encourages, instructs, or induces a consumer to contact a contractor or public adjuster for the purpose of making an insurance claim for roof damage. The term includes, but is not limited to, door hangers, business cards, magnets, flyers, pamphlets, and e-mails. The Agreement and these General Terms and Conditions are not an assignment agreement under section 627.7152, Florida Statutes, and shall not be interpreted as such for any reason.

3. Incorporated Documents. Customer acknowledges reviewing the following attached or incorporated other legal notices: General Contractor Pre-Lien Notice to Owner, Building Performance Guidelines, Urea Formaldehyde Notice, 327A Warranty Addendum, Notice of Right Recission (if applicable), a Lead Paint Pamphlet and Addendum (if applicable) Water Intrusion and Mold Growth Notice, Authorization to Correspond and the Notice Regarding Cancellation Rights and the Notice of Cancellation which shall be incorporated herein by reference.

4. Subcontractors. Contractor may use subcontractors and suppliers to complete the Work. Subcontractors will be chosen by the Contractor only. Customer agrees not to hire any of Contractor’s or suppliers to do any work or supply any materials, except upon written agreement signed by the Contractor. Customer agrees not to interfere with, discuss with, interrupt or provide instructions to any contractor, subcontractor, supplier, or other person working on the Property.

5. Customer's three day right to terminate. Customer is advised that federal and state law allows customer to terminate this agreement for any reason within three (3) days after signing it. Customer acknowledges that they have received such notice. Pursuant to this section and pursuant to the right of rescission attached hereto.

6. Liquidated Damages. Customer acknowledges that this agreement constitutes an enforceable contract and that in reliance upon the representations and terms herein, Contractor shall incur substantial time and resources toward the completion of the work authorized herein, which may or may not involve physical work at Customer's property. Customer acknowledges that such expense cannot be reasonably ascertained at any specific time, and as such, Customer agrees that if Customer terminates this Agreement prior to Contractor's commencement of any improvement to the Property, in addition to any other damages Contractor shall be entitled to, Customer shall pay Contractor, as liquidated damages and NOT as a penalty, the sum of \$1,500 immediately upon demand.

7. Dispute Resolution. Except as otherwise provided herein, any claim by Customer or Contractor in any way arising out of this Agreement, or any and all other agreements between Customer and Contractor and/or in any way arising out of or relating to physical condition of the Property shall be settled by binding arbitration in Seminole County, Florida, under the Construction Industry Rules of the American Arbitration Association. Contractor retains the right to file, perfect and start a lawsuit to enforce Mechanic's Lien rights in the state courts of Florida outside and apart from any arbitration proceeding. THE CUSTOMER AND CONTRACTOR HEREBY WAIVE TRIAL BY JURY IN ANY AND ALL MATTERS, DISPUTES, CLAIMS, CASES, OF CONTROVERSIES BETWEEN THEM THAT ARE IN ANY WAY ARISING OUT OF OR RELATED TO THE AGREEMENT OR THESE GENERAL TERMS AND CONDITIONS.

8. Payment upon completion and retainage rights. Customer shall pay any outstanding amounts withheld from the Price in accordance with this Contract upon notice by Contractor that the work is complete. Should the Customer believe that the Work is not complete, Customer shall communicate and document the belief via email or text within 24 hours of receiving notice from the Contractor that the work is complete. Customer shall retain no more than 5% of the Price and must provide Contractor with availability for inspection and walk-through within 3 days of Customer's notice of non-completion.

9. Punch List Items. Contractor shall communicate to Customer if work is complete but for certain minor items that Contractor is addressing with due diligence ("punch list items"). Contractor shall provide a list and expected completion date for any punch list items if such work shall require more than 7 days to complete. Upon Contractor's communication to Customer that work is complete except for identified punch list items, Customer shall pay Contractor all but 5% of the Price from Contractor pending the completion of the identified punch list items. The remaining 5% owed shall be paid within 24 hours of receiving notice that all punch list items are complete. If Customer believes that the punch list items are not all completed, such communication must be made to Contractor within 24 hours and the Contractor must be provided access to inspect the claimed non-completed punch list items within 3 days of Customer's notice to Contractor of said belief.

10. Right to Notice and Cure. If, within one (1) year after the date of substantial completion or such longer period of time as may be prescribed by the terms of any applicable warranty required by the contract

documents, or by any specific provision of the contract documents, any of Contractor's work is found to be defective or not in accordance with the contract documents, Contractor, after receipt of written notice from Customer, shall be afforded an opportunity to inspect and promptly correct such defective or nonconforming Work within thirty (30) days without cost to Customer to do so. The Contractor's right to notice and cure shall be a condition precedent to any suit, arbitration, or other proceeding, and the failure to fully provide Contractor with this right shall result in a waiver of any and all defects or alleged defects that Contractor had a right to inspect and repair.

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15. Warranties. Warranties do not go into effect until final payment is satisfied.

SIXTH ORDER OF BUSINESS

A.

Bannon Lakes

Community Development District

Approved Budget

FY 2026



August 19, 2025

Presented by:



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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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$775,371	\$770,773	\$4,379	\$775,152	1,183,432
Special Assessments - Direct	153,304	114,978	38,326	153,304	-
Interest income	6,000	15,233	4,500	19,733	15,000
Facility Revenue	300	200	525	725	2,500
Miscellaneous Revenue	-	360	-	360	-
Commercial	-	-	-	-	2,436
Carry Forward Surplus	-	-	-	-	-

TOTAL REVENUES	\$934,975	\$901,544	\$47,730	\$949,274	\$1,203,368
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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	8,351	9,649	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	7,163	2,387	9,551	10,029
Trustee Fees	17,000	17,700	-	17,700	18,700
Management Fees	55,213	41,410	13,804	55,213	57,974
Information Technology	2,022	1,517	506	2,022	2,123
Website Maintenance	1,348	1,011	337	1,348	1,415
Telephone	150	170	100	270	200
Postage & Delivery	750	611	762	1,373	750
Meeting Room	4,000	4,338	1,188	5,525	1,000
Insurance General Liability	8,197	7,439	-	7,439	8,971
Printing & Binding	1,600	537	880	1,417	1,000
Legal Advertising	1,000	1,067	368	1,435	1,000
Other Current Charges	500	390	110	500	500
Office Supplies	250	5	15	20	250
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$149,691	\$114,697	\$42,759	\$157,456	\$159,167
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Operations & Maintenance

Amenity Center

Insurance	\$30,609	\$28,388	\$0	\$28,388	\$30,581
Utilities					
Phone/Internet/Cable	8,735	2,814	937	3,752	4,300
Electric	25,000	17,105	5,467	22,572	25,000
Water/Irrigation	15,000	7,491	4,509	12,000	15,000
Gas	200	-	-	-	-
Refuse	4,266	2,535	918	3,453	4,266
Security					
Security Monitoring	600	4,104	6,930	11,034	6,694
Off-Duty Security -Roll Kall	-	3,927	5,000	8,927	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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Management Contracts					
Facility Management	79,094	59,321	19,774	79,094	81,467
Facility Attendant	8,400	2,020	6,380	8,400	8,820
Field Mgmt / Admin	25,746	19,310	6,437	25,746	30,000
Pool Maintenance	14,157	10,618	3,539	14,157	14,865
Pool Chemicals	12,075	7,712	4,363	12,075	12,679
Janitorial	19,039	11,212	2,457	13,669	10,188
Janitorial Supplies	1,840	572	1,269	1,840	1,840
Facility Maintenance	35,620	25,559	8,904	34,463	40,000
Repairs & Maintenance	55,000	28,407	26,593	55,000	55,000
Special Events	15,000	7,446	7,554	15,000	15,000
Holiday Decorations	5,000	4,115	885	5,000	5,000
Fitness Center Repairs/Supplies	7,000	3,628	3,372	7,000	7,000
Surety Bond	-	2,925	-	2,925	-
Office Supplies	1,500	821	150	971	1,500
ASCAP/BMI Licenses	500	-	-	-	500
Pest Control	4,410	2,340	1,390	3,730	3,800
Nuisance Animal Control	-	1,151	3,193	4,344	4,788
TOTAL AMENITY CENTER	\$369,792	\$254,264	\$120,020	\$374,284	\$391,288
Grounds Maintenance					
Hydrology Quality/Mitigation	\$28,000	\$38,254	\$2,050	40,304	\$28,000
Landscape Maintenance	187,040	125,808	42,765	168,573	220,000
Landscape Contingency	35,000	9,282	5,000	14,282	45,000
Tree Removal	-	-	-	-	15,000
Lake Maintenance	9,840	7,316	2,460	9,776	10,234
Lake Maintenance Contingency (New Lakes)	-	-	-	-	20,000
Grounds Maintenance	19,600	15,336	4,264	19,600	19,600
Pump Repairs	10,000	-	500	500	10,000
Streetlights	12,012	8,672	3,000	11,672	13,000
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	15,000	12,013	2,988	15,000	15,000
Miscellaneous	5,000	4,300	700	5,000	5,000
Reclaim Water	40,000	26,468	13,532	40,000	40,000
Storm Cleanup	4,000	-	4,000	4,000	4,000
Contingency	-	-	41,327	41,327	-
TOTAL GROUNDS MAINTENANCE	\$370,492	\$247,448	\$125,086	\$372,534	\$449,834
TOTAL EXPENDITURES	\$889,975	\$616,409	\$287,865	\$904,274	\$1,000,289
Other Sources/(Uses)					
Capital Reserve	(\$45,000)	(\$45,000)	\$0	(\$45,000)	(\$203,079)
TOTAL OTHER SOURCES/(USES)	\$(45,000)	\$(45,000)	\$-	\$(45,000)	\$(203,079)
EXCESS REVENUES (EXPENDITURES)	\$0	\$240,135	\$(240,134)	\$-	\$-

Bannon Lakes
Community Development District
Budget Narrative

REVENUES

Special Assessments

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

Interest

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

Facility Revenue

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

Miscellaneous

Miscellaneous income received on behalf of the District.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Governmental 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
Total		\$358	\$4,300

Electric

The cost of electric associated with the Recreation Facility.

Vendor	Address	Monthly	Annual
FPL	435 Bannon Lakes Blvd Amenity	\$1,515	\$18,180
FPL	35 Bannon Lakes Blvd Entr	\$36	\$432
FPL	435 Bannon Lakes Blvd Fitness	\$250	\$3,000
	Contingency	\$282	\$3,388
Total		\$2,083	\$25,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district.

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

Gas

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

Refuse Service

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

Security Monitoring

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

Off-Duty Security Monitoring

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

Access Cards

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

Bannon Lakes
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)

Facility Management

Cost to provide management services for the Amenity Center.

Vendor	Monthly	Annual
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.

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

Pool Maintenance

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

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

Pool Chemicals

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

Janitorial

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

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

Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

Facility Maintenance

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

Repair & Maintenance

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

Special Events

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

Holiday Decorations

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

Fitness Center Repairs/Supplies

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

Surety Bond

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

Office Supplies and Equipment

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Pest Control

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

Nuisance Animal Control

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

Hydrology Quality/Mitigation

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

Landscape Maintenance

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

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

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
Total		\$1,083	\$13,000

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Reclaimed Water

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

Vendor	Address	Monthly	Annual
SJCUD	35 Bannon Lakes Blvd Entr	\$1,800	\$21,600
	435 Bannon Lakes Blvd Fitness	\$970	\$11,640
	Contingency	\$563	\$6,760
Total		\$3,333	\$40,000

Storm Cleanup

Estimated cost for any cleanup due to inclement weather.

Capital Reserve

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

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$741,000	\$735,994	\$4,182	\$740,176	\$740,176
Interest Earnings	30,000	29,595	9,300	38,895	30,000
Carry Forward Surplus ⁽¹⁾	611,646	620,001	-	620,001	660,772
TOTAL REVENUES	\$1,382,646	\$1,385,591	\$13,482	\$1,399,072	\$1,430,948

EXPENDITURES:

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	-
TOTAL EXPENDITURES	\$733,300	\$738,300	\$-	\$738,300	\$732,925

Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-

TOTAL EXPENDITURES	\$733,300	\$738,300	\$-	\$738,300	\$732,925
EXCESS REVENUES (EXPENDITURES)	\$649,346	\$647,291	\$13,482	\$660,772	\$698,023

⁽¹⁾ 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
Total			\$10,185,000	\$7,277,800	\$17,462,800

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$413,100	\$413,702	\$2,351	\$416,052	\$416,052
Interest Earnings	15,000	14,220	3,750	17,970	15,000
Carry Forward Surplus ⁽¹⁾	176,642	181,456	-	181,456	198,003
TOTAL REVENUES	\$604,742	\$609,378	\$6,101	\$615,478	\$629,056
EXPENDITURES:					
Interest - 11/1	\$126,238	\$126,238	\$-	\$126,238	\$124,138
Principal - 5/1	160,000	160,000	-	160,000	165,000
Interest - 5/1	126,238	126,238	-	126,238	124,138
Special Call 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$412,475	\$417,475	\$-	\$417,475	\$413,275
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$412,475	\$417,475	\$-	\$417,475	\$413,275
EXCESS REVENUES (EXPENDITURES)	\$192,267	\$191,903	\$6,101	\$198,003	\$215,781

⁽¹⁾ 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
Total			\$6,785,000	\$4,034,550	\$10,819,550

Bannon Lakes

Community Development District

Approved Budget Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$234,457	\$229,621	\$-	\$229,621	\$520,023
Special Assessments-Direct	287,343	215,507	71,836	287,343	-
Interest Earnings	7,000	15,965	3,780	19,745	15,000
Carry Forward Surplus ⁽¹⁾	209,699	212,471	-	212,471	226,230
TOTAL REVENUES	\$738,499	\$673,564	\$75,616	\$749,180	\$761,253
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$517,950	\$522,950	\$-	\$522,950	\$517,719
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$517,950	\$522,950	\$-	\$522,950	\$517,719
EXCESS REVENUES (EXPENDITURES)	\$220,549	\$150,614	\$75,616	\$226,230	\$243,535

⁽¹⁾ 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
Total			\$8,725,000	\$5,892,848	\$14,617,848

Bannon Lakes
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Capital Reserve Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$203,079
Interest Income	2,500	-	858	858	2,500
Carry Forward Balance	72,480	2,043	-	2,043	34,977
TOTAL REVENUES	\$119,980	\$47,043	\$858	\$47,901	\$240,556
<u>EXPENDITURES:</u>					
Capital Outlay	\$-	\$8,483	\$-	\$8,483	\$-
Repair and Maintenance	40,000	-	-	-	10,000
Roof Replacement	-	-	-	-	125,000
Other Current Charges	420	4,246	195	4,441	840
TOTAL EXPENDITURES	\$40,420	\$12,729	\$195	\$12,924	\$135,840
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$79,560	\$34,314	\$663	\$34,977	\$104,716

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	\$1,276.85	\$1,001.98	\$274.87	\$1,799.83	\$1,875.46	\$1,875.31	\$1,799.83	\$1,875.46	\$1,875.31	\$0.00	\$6,827.45	\$6,552.58	\$274.87
Duplex	72	72	0	0	\$1,276.85	\$1,001.98	\$274.87	\$1,799.83	\$0.00	\$0.00	\$1,799.83	\$0.00	\$0.00	\$0.00	\$3,076.68	\$2,801.81	\$274.87
Total	986	455	236	295													

B.

1.

RESOLUTION 2025-07
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Bannon Lakes Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bannon Lakes Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2025.

ATTEST:

**BANNON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

2.

RESOLUTION 2025-08
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 15, 2025, 25% due no later than January 1, 2026, 25% due no later than April 1, 2026, and **25%** due no later than July 1, 2026.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 15, 2025, 25% due no later than January 1, 2026, 25% due no later than April 1, 2026, and 25% due no later than July 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

**BANNON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

C.

1.

NOTICE OF MEETINGS
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bannon Lakes Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2026** at Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095 at 6:00 p.m. on the third Tuesday of each month as follows unless otherwise noted:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

2.



Memorandum

To: Board of Supervisors

From: District Management

Date: August 19, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Bannon Lakes Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Bannon Lakes Community Development District

Date: _____

District Manager: _____
Print Name: _____
Bannon Lakes Community Development District

Date: _____

D.



Amenity & Operations Manager's Reports

Date of report: 8/19/2025

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: Zumba 8:00am-9:00am
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
Zumba 6:00pm-7:00pm
- Thursday: Games Club 1:00pm-5:00pm
- Friday: Yoga 10:00-11:00 am
Bunco 7:00pm-10:00pm (2nd Friday Monthly)
- Saturday: Zumba 9:00am-10:00pm

Upcoming & Completed Events

- July 12th – Pool Party 11:00am-2:00pm
- August 9th – Back to School 10:00am-1:00pm

Operations Manager Updates

Completed Projects

- ◊ Pressure washed and blew off walkways to remove goose poop (Daily)
- ◊ Pressure washed patio furniture
- ◊ Installed Plastic under roof line to catch roof tar drips
- ◊ Cleaned all lighting poles around Amenity Center
- ◊ Painted Bike Racks
- ◊ Painted Bathroom Doors
- ◊ Installed handles on Fitness Center Bathroom Doors
- ◊ New Geese Deterrents were installed around Amenity Center
- ◊ 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

TENTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
June 30, 2025



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10	<u>Capital Reserve Fund</u>
11	<u>Long Term Debt Report</u>
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Bannon Lakes
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Hancock	\$ 114,485	\$ -	\$ -	\$ 16,098	\$ 130,583
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	9,267	-	-	9,267
Due from Capital Fund	-	-	-	-	-
Due from Developer	38,072	-	-	-	38,072
Investments:					
State Board of Administration (SBA)	453,660	-	-	78,143	531,802
Series 2016					
Reserve	-	370,500	-	-	370,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	642,346	-	-	642,346
Prepayment	-	21,906	-	-	21,906
Construction	-	-	-	-	-
Series 2021					
Reserve	-	207,050	-	-	207,050
Interest	-	83	-	-	83
Prepayment	-	920	-	-	920
Revenue	-	187,583	-	-	187,583
Sinking	-	538	-	-	538
Construction	-	-	34,254	-	34,254
Series 2022					
Reserve	-	259,400	-	-	259,400
Revenue	-	112	-	-	112
Interest	-	148,352	-	-	148,352
Prepayment	-	18	-	-	18
Sinking	-	589	-	-	589
Construction	-	-	889,903	-	889,903
Prepaid Expenses	5,200	-	-	-	5,200
Deposits	50	-	-	-	50
Total Assets	\$ 611,467	\$ 1,848,664	\$ 924,157	\$ 94,241	\$ 3,478,529
Liabilities:					
Accounts Payable	\$ 23,899	\$ -	\$ -	\$ -	\$ 23,899
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	38,072	-	-	-	38,072
Due to Capital Reserve	-	-	-	-	-
Due to Debt Service - Series 2016	4,945	-	-	-	4,945
Due to Debt Service - Series 2021	2,780	-	-	-	2,780
Due to Debt Service - Series 2022	1,543	-	-	-	1,543
Total Liabilities	\$ 71,238	\$ -	\$ -	\$ -	\$ 71,238
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,200	\$ -		\$ -	\$ 5,200
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,848,664	-	-	1,848,664
Capital Project	-	-	924,157	-	924,157
Assigned for:					
Capital Reserve Fund	-	-	-	94,241	94,241
Capital Reserves	-	-	-	-	-
Unassigned	534,978	-	-	-	534,978
Total Fund Balances	\$ 540,228	\$ 1,848,664	\$ 924,157	\$ 94,241	\$ 3,407,290
Total Liabilities & Fund Balance	\$ 611,467	\$ 1,848,664	\$ 924,157	\$ 94,241	\$ 3,478,529

Bannon Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 775,371	\$ 775,371	\$ 770,773	\$ (4,598)
Special Assessments - Direct	153,304	114,978	114,978	-
Interest	6,000	6,000	15,233	9,233
Facility Revenue	300	225	200	(25)
Miscellaneous	-	-	360	360
Total Revenues	\$ 934,975	\$ 896,574	\$ 901,544	\$ 4,970

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 7,000	\$ (1,000)
PR-FICA	459	459	536	(77)
Engineering	10,000	7,500	6,128	1,373
Attorney	18,000	13,500	8,351	5,149
Annual Audit	3,725	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,800	1,200	1,200	-
Dissemination Agent	9,551	7,163	7,163	-
Trustee Fees	17,000	17,000	17,700	(700)
Management Fees	55,213	41,410	41,410	-
Information Technology	2,022	1,517	1,517	-
Website Maintenance	1,348	1,011	1,011	-
Telephone	150	113	170	(58)
Postage & Delivery	750	563	611	(49)
Meeting Room Rental	4,000	4,000	4,338	(338)
Insurance General Liability/Public Officials	8,197	8,197	7,439	758
Printing & Binding	1,600	1,200	537	663
Legal Advertising	1,000	750	1,067	(317)
Other Current Charges	500	375	390	(15)
Office Supplies	250	188	5	182
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 149,691	\$ 120,269	\$ 114,697	\$ 5,572

Bannon Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,609	\$ 30,609	\$ 28,388	\$ 2,221
Utilities				
Phone/Internet/Cable	8,735	6,551	2,814	3,737
Electric	25,000	18,750	17,105	1,645
Water/Irrigation	15,000	11,250	7,491	3,759
Gas	200	150	-	150
Refuse	4,266	3,200	2,535	664
Security				
Security Monitoring	600	600	4,104	(3,504)
Off-Duty Security - RollKall	-	-	3,927	(3,927)
Access Cards	1,000	744	744	-
Management Contracts				
Facility Management	79,094	59,321	59,321	-
Facility Attendant	8,400	2,020	2,020	-
Field Mgmt / Admin	25,746	19,310	19,310	-
Pool Maintenance	14,157	10,618	10,618	-
Pool Chemicals	12,075	9,056	7,712	1,345
Janitorial	19,039	14,279	11,212	3,067
Janitorial Supplies	1,840	1,380	572	809
Facility Maintenance	35,620	26,715	25,559	1,156
Repairs & Maintenance	55,000	41,250	28,407	12,843
Special Events	15,000	7,446	7,446	-
Holiday Decorations	5,000	4,115	4,115	-
Fitness Center Repairs/Supplies	7,000	5,250	3,628	1,622
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	1,125	821	304
ASCAP/BMI Licenses	500	-	-	-
Pest Control	4,410	3,308	2,340	968
Nuisance Animal Control	-	-	1,151	(1,151)
Subtotal Amenity Center Expenditures	\$ 369,792	\$ 277,046	\$ 254,264	\$ 22,783
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 28,000	\$ 38,254	\$ (10,254)
Landscape Maintenance	187,040	140,280	125,808	14,472
Landscape Contingency	35,000	26,250	9,282	16,968
Lake Maintenance	9,840	7,380	7,316	64
Grounds Maintenance	19,600	14,700	15,336	(636)
Pump Repairs	10,000	-	-	-
Streetlights	12,012	9,009	8,672	337
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	11,250	12,013	(763)
Miscellaneous	5,000	4,300	4,300	-
Reclaim Water	40,000	30,000	26,468	3,532
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
Subtotal Grounds Maintenance	\$ 415,492	\$ 316,169	\$ 292,448	\$ 23,721
Total Operations & Maintenance	\$ 785,284	\$ 593,215	\$ 546,712	\$ 46,503
Total Expenditures	\$ 934,975	\$ 713,484	\$ 661,409	\$ 52,075
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 240,135	
Net Change in Fund Balance	\$ 0		\$ 240,135	\$ -
Fund Balance - Beginning	\$ -		\$ 300,094	
Fund Balance - Ending	\$ 0		\$ 540,228	

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 59,318	\$ 175,716	\$ 474,188	\$ 40,825	\$ -	\$ 15,547	\$ -	\$ 5,179	\$ -	\$ -	\$ -	\$ 770,773
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	1,816	-	-	-	15,233
Facility Revenue	-	-	-	25	-	-	-	175	-	-	-	-	200
Miscellaneous	-	-	69	-	-	-	-	-	291	-	-	-	360
Total Revenues	\$ 564	\$ 98,096	\$ 215,067	\$ 476,219	\$ 43,271	\$ 40,818	\$ 17,860	\$ 2,363	\$ 7,286	\$ -	\$ -	\$ -	\$ 901,544

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	2,010	2,274	-	-	-	-	-	8,351
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	1,200	-	-	-	-	-	-	-	-	-	1,200
Dissemination Agent	796	796	796	796	796	796	796	796	796	-	-	-	7,163
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	4,601	-	-	-	41,410
Information Technology	169	169	169	169	169	169	169	169	169	-	-	-	1,517
Website Maintenance	112	112	112	112	112	112	112	112	112	-	-	-	1,011
Telephone	27	10	-	25	-	14	29	65	-	-	-	-	170
Postage & Delivery	37	227	17	69	86	13	47	40	77	-	-	-	611
Meeting Room Rental	594	-	300	1,188	-	1,188	-	1,069	-	-	-	-	4,338
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,439
Printing & Binding	79	35	71	47	34	57	52	43	120	-	-	-	537
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	0	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 29,618	\$ 7,629	\$ 8,147	\$ 21,393	\$ 7,061	\$ 15,860	\$ 11,060	\$ 8,056	\$ 5,874	\$ -	\$ -	\$ -	\$ 114,697

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 28,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,388
Utilities													
Phone/Internet/Cable	228	395	233	472	237	312	312	312	312	-	-	-	2,814
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	1,892	2,030	-	-	-	17,105
Water/Irrigation	668	815	731	1,045	846	737	802	1,025	822	-	-	-	7,491
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	304	305	304	-	-	-	2,535
Security													
Security Monitoring	-	1,655	558	558	-	267	558	508	-	-	-	-	4,104
Off-Duty Security - RollKall	-	-	-	-	-	-	-	1,617	2,310	-	-	-	3,927
Access Cards	-	-	-	-	-	-	-	-	744	-	-	-	744
Management Contracts													
Facility Management	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	-	-	-	59,321
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	2,146	-	-	-	19,310

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	1,180	-	-	-	10,618
Continued Amenity Center Expenditures													
Pool Chemicals	144	-	96	371	1,495	1,123	1,560	1,793	1,131	-	-	-	7,712
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	935	819	819	-	-	-	11,212
Janitorial Supplies	-	-	47	-	88	-	91	144	201	-	-	-	572
Facility Maintenance	2,800	2,968	2,968	2,968	2,968	2,968	2,968	1,983	2,968	-	-	-	25,559
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	8,961	4,142	1,345	3,782	-	-	-	28,407
Special Events	75	2,929	410	260	773	1,200	-	76	1,723	-	-	-	7,446
Holiday Decorations	-	3,925	190	-	-	-	-	-	-	-	-	-	4,115
Fitness Center Repairs/Supplies	434	229	325	-	231	352	411	-	1,646	-	-	-	3,628
Surety Bond	-	-	-	2,925	-	-	-	-	-	-	-	-	2,925
Office Supplies	-	161	88	421	33	-	98	-	19	-	-	-	821
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	260	-	-	-	2,340
Nuisance Animal Control	-	-	-	-	-	-	-	902	249	-	-	-	1,151
Subtotal Amenity Center Expenditures	\$ 50,126	\$ 28,547	\$ 21,433	\$ 24,294	\$ 22,083	\$ 30,034	\$ 24,413	\$ 24,096	\$ 29,237	\$ -	\$ -	\$ -	\$ 254,264
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 24,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ -	\$ 8,400	\$ -	\$ -	\$ -	\$ 38,254
Landscape Maintenance	13,503	13,503	14,058	14,058	14,058	14,058	14,058	14,255	14,255	-	-	-	125,808
Landscape Contingency	600	-	-	2,058	2,116	1,341	-	1,100	2,068	-	-	-	9,282
Lake Maintenance	788	788	820	820	820	820	820	820	820	-	-	-	7,316
Grounds Maintenance	1,633	909	1,335	1,633	1,633	1,633	1,807	2,968	1,785	-	-	-	15,336
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	994	994	971	-	-	-	8,672
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	3,412	1,418	1,315	902	-	-	-	12,013
Miscellaneous	-	-	-	800	3,000	-	-	-	500	-	-	-	4,300
Reclaim Water	2,715	3,031	3,053	2,600	1,779	2,014	2,774	3,753	4,750	-	-	-	26,468
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Grounds Maintenance	\$ 46,620	\$ 20,442	\$ 20,724	\$ 24,062	\$ 24,401	\$ 69,272	\$ 27,271	\$ 25,205	\$ 34,451	\$ -	\$ -	\$ -	\$ 292,448
Total Operations & Maintenance	\$ 96,746	\$ 48,989	\$ 42,157	\$ 48,357	\$ 46,484	\$ 99,305	\$ 51,685	\$ 49,301	\$ 63,688	\$ -	\$ -	\$ -	\$ 546,712
Total Expenditures	\$ 126,364	\$ 56,618	\$ 50,304	\$ 69,749	\$ 53,545	\$ 115,165	\$ 62,745	\$ 57,356	\$ 69,562	\$ -	\$ -	\$ -	\$ 661,409
Excess (Deficiency) of Revenues over Expenditures	\$ (125,800)	\$ 41,478	\$ 164,763	\$ 406,470	\$ (10,274)	\$ (74,348)	\$ (44,886)	\$ (54,993)	\$ (62,276)	\$ -	\$ -	\$ -	\$ 240,135
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (125,800)	\$ 41,478	\$ 164,763	\$ 406,470	\$ (10,274)	\$ (74,348)	\$ (44,886)	\$ (54,993)	\$ (62,276)	\$ -	\$ -	\$ -	\$ 240,135

Bannon Lakes
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,000	\$ 741,000	\$ 735,994	\$ (5,006)
Interest Income	30,000	22,500	29,595	7,095
Total Revenues	\$ 771,000	\$ 763,500	\$ 787,496	\$ 23,996
Expenditures:				
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)
Total Expenditures	\$ 733,300	\$ 733,300	\$ 738,300	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 37,700	\$ 30,200	\$ 49,196	\$ 28,996
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,700	\$ 30,200	\$ 49,196	\$ 28,996
Fund Balance - Beginning	\$ 611,646		\$ 990,501	
Fund Balance - Ending	\$ 649,346		\$ 1,039,697	

Bannon Lakes
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 413,100	\$ 413,100	\$ 413,702	\$ 602
Interest Income	15,000	11,250	14,220	2,970
Total Revenues	\$ 428,100	\$ 424,350	\$ 427,922	\$ 3,572
Expenditures:				
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)
Total Expenditures	\$ 412,475	\$ 412,475	\$ 417,475	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 15,625	\$ 11,875	\$ 10,447	\$ 8,572
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,625	\$ 11,875	\$ 10,447	\$ 8,572
Fund Balance - Beginning	\$ 176,642		\$ 388,506	
Fund Balance - Ending	\$ 192,267		\$ 398,953	

Bannon Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 234,457	\$ 234,457	\$ 229,621	(4,836)
Special Assessments - Direct	287,343	215,507	215,507	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	7,000	5,250	15,965	10,715
Total Revenues	\$ 528,800	\$ 455,214	\$ 461,093	\$ 5,879
Expenditures:				
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)
Total Expenditures	\$ 517,950	\$ 517,950	\$ 522,950	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,850	\$ (62,736)	\$ (61,857)	\$ 10,879
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,850	\$ (62,736)	\$ (61,857)	\$ 10,879
Fund Balance - Beginning	\$ 209,699		\$ 471,871	
Fund Balance - Ending	\$ 220,549		\$ 410,014	

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 June 30, 2025

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 1,050	\$ 28,268
Total Revenues	\$ 1,050	\$ 28,268
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,050	\$ 28,268
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 1,050	\$ 28,268
Fund Balance - Beginning	\$ 33,204	\$ 861,635
Fund Balance - Ending	\$ 34,254	\$ 889,903

Bannon Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	2,500	1,875	2,043	168
Total Revenues	\$ 47,500	\$ 46,875	\$ 47,043	\$ 168
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 8,483	\$ (8,483)
Repairs and Maintenance	40,000	30,000	-	30,000
Other Service Charges	420	315	4,310	(3,995)
Total Expenditures	\$ 40,420	\$ 30,315	\$ 12,794	\$ 17,521
Excess (Deficiency) of Revenues over Expenditures	\$ 7,080		\$ 34,250	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,080		\$ 34,250	
Fund Balance - Beginning	\$ 72,480		\$ 59,991	
Fund Balance - Ending	\$ 79,560		\$ 94,241	

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)
Current Bonds Outstanding	\$10,185,000

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

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$259,400
Reserve Fund Balance	259,400
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)
Current Bonds Outstanding	\$8,725,000

Total Bonds Outstanding	\$25,695,000
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B.

Bannon Lakes Community Development District
FY25 Assessment Receipts

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
PULTE HOME COMPANY LLC	(0.01)	-	-	287,342.92	153,304.16	440,647.08
SUBTOTAL ADMIN O&M	(0.01)	-	-	287,342.92	153,304.16	440,647.08
TAX ROLL RECEIPTS	12,216.00	735,994.50	413,701.54	229,621.05	770,772.52	2,150,089.62
TOTAL RECEIPTS / DUE	12,215.99	735,994.50	413,701.54	516,963.97	924,076.68	2,590,736.70

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

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- INTEREST 2	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
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		735,994.50	413,701.54	229,621.05	770,772.52	2,150,089.62

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			
6/4/25	1758-1765	\$11,282.83	
6/10/25	1766-1767	6,618.07	
6/17/25	1768-1776	32,741.74	
6/24/25	1777-1783	10,350.45	
Total General Fund Checks			\$60,993.09
Autopayments			
6/4/25	AT&T	74.90	
6/6/25	Republic Services	304.44	
6/18/25	St Johns County Utility Dept	5,572.01	
6/16/25	RollKall	1,848.00	
6/23/25	AT&T	237.50	
6/23/25	RollKall	462.00	
6/25/25	FPL	3,001.16	
6/30/25	Wells Fargo Credit Card	1,669.33	
Total Paid Electronically			13,169.34
Total Paid Checks and Electronically			74,162.43

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/04/25	00030	5/23/25 1190770	202505 320-57200-54500	MAY PEST CONTROL	*	160.00	
		5/23/25 1190770	202505 320-57200-54500	MAY RODENT CONTROL	*	100.00	
				FREEDOM PEST CONTROL			260.00 001758
6/04/25	00128	6/01/25 257068	202506 320-57200-45300	JUN JANITORIAL SERVICES	*	819.00	
				HIGH TECH COMMERCIAL CLEANING			819.00 001759
6/04/25	00017	6/01/25 278959B	202506 330-53800-46800	JUN LAKE MAINTENANCE	*	820.00	
				THE LAKE DOCTORS INC			820.00 001760
6/04/25	00013	5/23/25 16152	202504 330-53800-46400	APR IRRIGATION SRV/REPAIR	*	1,418.00	
				LANDCARE GROUP INC			1,418.00 001761
6/04/25	00082	5/27/25 489	202505 320-57200-60000	PRESSURE WASH-COURTS	*	300.00	
				JAMES M TETER			300.00 001762
6/04/25	00019	5/26/25 13129562	202505 320-57200-45210	BLEACH/ACID//BICARBONATE	*	831.85	
				POOLSURE			831.85 001763
6/04/25	00074	6/01/25 38002	202506 320-57200-54510	WILDLIFE MANAGEMENT	*	249.00	
				QUICK CATCH INC			249.00 001764
6/04/25	00014	5/16/25 252	202504 320-57200-45100	FACILITY MAINTENANCE	*	2,968.00	
		5/16/25 252	202504 330-53800-46100	GROUNDS MAINTENANCE	*	1,633.00	
		5/16/25 252	202504 320-57200-60000	REPAIRS AND MAINTENANCE	*	1,983.98	
				RIVERSIDE MANAGEMENT SERVICES INC			6,584.98 001765
6/10/25	00003	6/01/25 132	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,601.08	
		6/01/25 132	202506 310-51300-53000	JUN WEBSITE ADMIN	*	112.33	
		6/01/25 132	202506 310-51300-35100	JUN INFORMATION TECH	*	168.50	
		6/01/25 132	202506 310-51300-31600	JUN DISSEMINATION SVCS	*	795.92	

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/25	132	202506 310-51300-51000		*	.39		
			OFFICE SUPPLIES						
		6/01/25	132	202506 310-51300-42000		*	76.55		
			POSTAGE						
		6/01/25	132	202506 310-51300-42500		*	119.55		
			COPIES						
					GOVERNMENTAL MANAGEMENT SRVCS LLC			5,874.32	001766
6/10/25 00086		6/04/25	6452	202506 320-57200-46110		*	743.75		
			26 BIT CLAMSHELL PROX BAD						
					ID WORKPLACE LLC			743.75	001767
6/17/25 00080		6/11/25	61125	202506 320-57200-60000		*	265.00		
			RPL GFCI BREAKER-POOL						
					ALFRED W GROVER			265.00	001768
6/17/25 00116		5/29/25	184881	202504 330-53800-46000		*	1,200.00		
			MITIGATION MOITORING						
					BIO-TECH CONSULTING INC			1,200.00	001769
6/17/25 00116		5/29/25	184882	202504 330-53800-46000		*	4,200.00		
			QUARTERLY MAINT-PONDS						
					BIO-TECH CONSULTING INC			4,200.00	001770
6/17/25 00044		6/21/25	06212025	202506 320-57200-49400		*	950.00		
			SUMMER KICK OFF EVENT						
					BOUNCER, SLIDES, AND MORE INC.			950.00	001771
6/17/25 00072		5/28/25	07122025	202506 320-57200-49400		*	400.00		
			SUMMER KICK OFF EVENT						
					KENNETH BAXLEY			400.00	001772
6/17/25 00013		6/01/25	384	202506 330-53800-46200		*	14,255.00		
			JUN LANDSCAPE MAINTENANCE						
					LANDCARE GROUP INC			14,255.00	001773
6/17/25 00125		6/10/25	193431	202505 310-51300-31100		*	232.50		
			MAY ENGINEERING SERVICES						
					MATTHEWS DESIGN GROUP LLC			232.50	001774
6/17/25 00014		5/31/25	255	202505 320-57200-34100		*	1,196.80		
			MAY FACILITY ASSISTANT						
					RIVERSIDE MANAGEMENT SERVICES INC			1,196.80	001775
6/17/25 00014		6/01/25	253	202506 320-57200-45200		*	1,179.75		
			JUN POOL MAINTENANCE SVCS						

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		6/01/25	253	202506	320-57200-46001					*	2,145.50		
			JUN CONTRACT ADMIN										
		6/01/25	253	202506	320-57200-34000					*	6,591.17		
			JUN FACILITY MANAGEMENT										
		6/01/25	253	202506	320-57200-45210					*	104.94		
			POOL CHEMICALS-TRICHLOR										
		6/01/25	253	202506	320-57200-45210					*	21.08		
			POOL CHEMICALS-TILE SOAP										
									RIVERSIDE MANAGEMENT SERVICES INC			10,042.44	001776
6/24/25	00107	6/11/25	AC06108	202506	320-57200-60100					*	1,400.00		
			PREVENTATIVE MAINT VISIT										
									COMMERCIAL FITNESS PRODUCTS INC			1,400.00	001777
6/24/25	00092	5/31/25	7145341	202505	310-51300-48000					*	67.28		
			NOTICE OF MEETING-5/22/25										
									GANNETT FLORIDA LOCALIQ			67.28	001778
6/24/25	00128	5/01/25	256232	202505	320-57200-45300					*	819.00		
			MAY JANITORIAL SERVICES										
									HIGH TECH COMMERCIAL CLEANING			819.00	001779
6/24/25	00013	6/18/25	16169	202505	330-53800-46400					*	1,315.00		
			MAY IRRIGATION SRV/REPAIR										
									LANDCARE GROUP INC			1,315.00	001780
6/24/25	00013	6/19/25	433	202506	330-57200-46210					*	867.50		
			PLANT INSTALLATION										
									LANDCARE GROUP INC			867.50	001781
6/24/25	00082	6/19/25	497	202506	320-57200-60000					*	900.00		
			PRESSURE WASHING-DOG PARK										
									JAMES M TETER			900.00	001782
6/24/25	00014	6/18/25	257	202505	330-53800-46100					*	2,968.00		
			GROUNDS MAINTENANCE										
		6/18/25	257	202505	320-57200-45100					*	1,633.00		
			FACILITY MAINTENANCE										
		6/18/25	257	202505	320-57200-60000					*	380.67		
			REPAIRS AND MAINTENANCE										
									RIVERSIDE MANAGEMENT SERVICES INC			4,981.67	001783
									TOTAL FOR BANK A		60,993.09		
									TOTAL FOR REGISTER		60,993.09		
									BANL -BANNON LAKES- BPEREGRINO				

**FREEDOM
PEST CONTROL**



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

Service Slip/Invoice

INVOICE: 1190770
DATE: 05/23/2025
ORDER: 1190770

Bill To: [106210]

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

Work

Location:

[106210] 904-000-0000

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

Work Date	Time	Target Pest	Technician	Time In
05/23/2025			2MARCUS	01:11 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	05/23/2025		02:52 PM

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

Approved 5/27/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED

By Tara Lee at 10:22 am, Jun 02, 2025

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

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

PLEASE PAY FROM THIS INVOICE



HIGH TECH

COMMERCIAL CLEANING

Invoice

Date

Invoice #

6/1/2025

257068

Bill To

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

Please Remit Payment To:

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

Questions about billing?

904-224-0770, 904-507-5020 fax, accounting@htccleaning.com

Questions about service?

Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of June 2025 Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259 FL DR-14 85-8017166046C-0 Expires 01/31/2027 Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Approved 5/20/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300 RECEIVED By Tara Lee at 10:39 am, May 20, 2025	819.00	819.00
Thank you for your business.		Total	\$819.00

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Altamonte Springs, FL 32716
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

723475

6/1/2025

\$820.00

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

0000000011652200100000002789590000008200064

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 6/11/2025

Invoice 278959B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 6/2/25
Jeff Johnson
Lake Maintenance
1.330.53800.46800

RECEIVED

By Tara Lee at 10:53 am, Jun 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

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



BILL TO

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

INVOICE # 16152

DATE 05/23/2025

DUE DATE 06/22/2025

TERMS Net 30

ATTENTION

Jeff Johnson

PROJECT

Monthly Irrigation Billing

**PV-Irr. Maint.
Svc.**

Irrigation Maintenance Service for April- see attached list.

1,418.00

SUBTOTAL	1,418.00
TAX	0.00
TOTAL	1,418.00
BALANCE DUE	\$1,418.00

Approved 5/23/25
Jeff Johnson
Irrigation repairs
1.330.53800.46400

RECEIVED

By Tara Lee at 4:33 pm, May 23, 2025

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
4/16	Bannon Lakes Blvd.	1/2" cap, 1/2" street ell, (26) 6Ps, (52) MPRs	\$ 679.00	\$ 336.00	\$ 1,015.00
4/17	Amenity Center	4" RB rotor, (4) 6Ps, (6) MPR nozzles, (3) nozzles, RB 9v Solenoid, (4) DBY wire nuts	\$ 193.00	\$ 210.00	\$ 403.00
Total Due					\$ 1,418.00

My Clean Roof

INVOICE

Date: 5/27/25
INVOICE #489

To Bannon Lakes

Date completed	Job	Payment Terms	Due Date
	Pressure washing		

	1) Pressure-washed the bird poop off the tennis court and basket ball court		\$300.00
		Total	\$300.00

Approved 5/27/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED
By Tara Lee at 10:16 am, Jun 02, 2025

Make all checks payable to My Clean Roof
Thank you for your business!



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

Invoice

Date 5/26/2025
Invoice # 131295629271

Terms	Net 20
Due Date	6/15/2025
PO #	
Delivery Ticket #	Sales Order #1353402
Delivery Date	5/23/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	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	3		\$38.00	\$114.00

Subtotal \$831.85

Tax \$0.00

Total \$831.85

Amount Paid/Credit Applied \$0.00

Balance Due \$831.85

Approved 5/29/25
Jeff Johnson
Pool Chemicals
1.320.57200.45210

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 10:19 am, Jun 02, 2025



131295629271

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

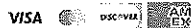
P.O. Number: OSKX

Invoice no.: 38002
Terms: Net 14
Invoice date: 06/01/2025
Due date: 06/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		WILDLIFE MANAGEMENT	-Continuous hog removal program to include use of traps, archery equipment, and discreet suppressed rifle use (when needed) -Deer management program (only during deer season Sept 19th-Jan 24th) discreet removal of excess deer to maintain proper herd health using archery equipment -Misc. non target animal trapping when interfering with our bait/trap sites -Any animal trapped under the management plan. There is a per animal removal fee \$95	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 6/2/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

View and pay

RECEIVED

By Tara Lee at 10:53 am, Jun 02, 2025

Invoice

Invoice #: 252
Invoice Date: 5/16/2025
Due Date: 5/16/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2025	163.56	40.00	6,542.40
Maintenance Supplies		42.58	42.58
Approved 5/18/25 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$2968.00 Grounds Maintenance 1.330.53800.46100 \$1633.00 Repairs and Maintenance 1.320.57200.60000 \$1983.98 <i>Alison Mossing</i> 5-23-25			
Total			\$6,584.98
Payments/Credits			\$0.00
Balance Due			\$6,584.98

RECEIVED
 By Tara Lee at 10:53 am, May 23, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/2/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, blew leaves and debris off tennis courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/2/25	5.12	P.S.	Hung windscreen, straightened and organized all pool deck and patio furniture, blew leaves and debris off all walkways and common areas, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways
4/3/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/4/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/7/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/8/25	6	J.J.	Installed new lock on dog park fence, blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/9/25	4	J.J.	Installed rails on playground equipment
4/9/25	8.27	P.S.	Replaced railings on playground equipment, raked playground, blew leaves and debris off common areas, replenished bathroom supplies, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/10/25	7	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/11/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/14/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/15/25	4	J.J.	Installed new lock on dog park gate, checked and changed trash receptacles
4/15/25	3.45	P.S.	Pressure washed sidewalks, blew leaves and debris off common areas, removed debris around amenity center, pool deck, field, playground, sport courts and parking lot
4/16/25	8.13	P.S.	Painted bike rack, repaired dog pot station, repaired golf cart mirror, filled chlorine containers, replenished men's and women bathrooms, organized and cleaned pool pack area, raked mulch in playground, blew leaves and debris off common

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			areas, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, emptied and restocked dog waste receptacles
4/17/25	8	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/18/25	8	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/21/25	8	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/22/25	1	J.J.	Rehung bathroom door
4/22/25	8.22	P.S.	Removed broken bench in dog park, filled holes with concrete, pressure washed basketball courts and playground, raked mulch in playground, blew leaves and debris off common areas, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/23/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/24/25	8.37	P.S.	Installed bike spikes at basketball court, pressure washed basketball court and sidewalks, replaced water filter for fountain in fitness center, straightened and organized all pool deck and patio furniture, blew leaves and debris off common areas, raked mulch in playground, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/25/25	8	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
4/28/25	8	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/29/25	8	P.S.	Lubricated lock sets, sealed roof to prevent tar dripping, restocked bathroom supplies, straightened and organized outdoor furniture, blew leaves and debris off all common areas, raked playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways
4/30/25	3	P.S.	Straightened and organized all outdoor furniture, inspected grounds, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

TOTAL 163.56

MILES 0

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

Period Ending 5/05/25

BANNON LAKES

SUPPLIES

EMPLOYEE

4/29/25	Super Glue
4/29/25	Acetone
4/29/25	36"x84" Door Jamb

6.53
12.63
23.43

P.S.
P.S.
P.S.

TOTAL	\$42.58
-------	---------

Governmental Management Services, LLC

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

Invoice**Invoice #:** 132**Invoice Date:** 6/1/25**Due Date:** 6/1/25**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 - June 2025		4,601.08	4,601.08
Website Administration - June 2025		112.33	112.33
Information Technology - June 2025		168.50	168.50
Dissemination Agent Services - June 2025		795.92	795.92
Office Supplies		0.39	0.39
Postage		76.55	76.55
Copies		119.55	119.55
Total			\$5,874.32
Payments/Credits			\$0.00
Balance Due			\$5,874.32

RECEIVED*By Tara Lee at 3:56 pm, Jun 04, 2025*

ID Workplace LLC dba First Class ID

4171 West Hillsboro Blvd, Ste 13

Coconut Creek, FL 33073

Invoice

Date	Invoice #
6/4/2025	6452

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

Ship To
Bannon Lakes CDD C/o GMS 475 West Town Place, Suite 114 Attn: Emily Wright St. Augustine, FL 32092

		Rep	S.O. No.	P.O. No.	Terms
		MW22	4980		Net 30
Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellIT	26 Bit Clamshell Proximity Badge	200	200	3.59	718.00
					718.00
Shipping & Handling	UPS Shipping & Handling	1	1	25.75	25.75
	6/4 - shipped UPS Track# 1ZY828A90397656670				
Approved 6.5.2025 Emily Wright Access Cards 1.320.57200.46110					
			Subtotal \$743.75		
			Sales Tax (0.0%) \$0.00		
			Total \$743.75		
			Payments/Credits \$0.00		
			Balance Due \$743.75		

RECEIVED

By Tara Lee at 1:22 pm, Jun 05, 2025

RECEIVED

By Tara Lee at 1:22 pm, Jun 05, 2025

INVOICE

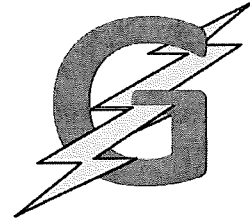
Alfred W. Grover, Electrical Contractor

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

DATE: 6/11/2025
INVOICE # 61125
Terms: Due on receipt

Bill To:

Bannon Lakes CDD
435 Bannon Lake Blvd
St Augustine, FL 32095
bannonmanager@rmsnf.com



Job Location: Bannon Lakes - Pool

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1 Seimens 15amp single pole GFCI circuit breaker in outdoor pool panel.	
Materials:	65.00
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Approved 6/11/25 Jeff Johnson Repairs and Maintenance 1.320.57200.60000	
TOTAL	\$ 265.00

Please make check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 3:01 pm, Jun 11, 2025



Bio-Tech Consulting

Environmental and Permitting

3025 E. South Street | Orlando, FL 32803

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

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

Invoice

Invoice #: 184881

Invoice Date: 5/29/2025

Project Manager: JM

Project #: 979-01 Ban...

Contract #: 23-834

Bill To:

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

Project Name: Bannon Lakes
(23-834)

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
4/23/2025	50-00	Baseline Mitigation Monitoring	2,800.00	2,800.00	2,800.00	0	100.00%	0.00
	50-01	Baseline Mitigation Monitoring Report	1,600.00	1,600.00	1,600.00	0	100.00%	0.00
	50-04	Annual Mitigation Monitoring	4,800.00	1,600.00		0	0.00%	0.00
	50-06	Annual Mitigation Monitoring Report	3,600.00	1,200.00		0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	4,800.00	1,200.00		1	25.00%	1,200.00
	65-00	General Coordination	3,200.00	3,200.00	1,200.00	0	37.50%	0.00

RECEIVED

By Tara Lee at 4:22 pm, Jun 10, 2025

We appreciate your business!

Current Charges \$1,200.00

Payments/Credits \$0.00

Invoice Total \$1,200.00



Bio-Tech Consulting

Environmental and Permitting

3025 E. South Street | Orlando, FL 32803

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

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

Invoice

Invoice #: 184882

Invoice Date: 5/29/2025

Project Manager: JM

Project #: 979-01 Ban...

Contract #: 24-1403

Bill To:

GMS

475 West Town Place

Suite 114

St. Augustine, FL 32092

Project Name: Bannan Lakes
(24-1403)

Terms:

Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
	75-06	Quarterly Maintenance - Ponds - ***TOTAL***	16,800.00	1,050.00		4	25.00%	4,200.00
7/24/2024	75-06	Quarterly Maintenance - Ponds				1		
10/16/2024	75-06	Quarterly Maintenance - Ponds				1		
1/23/2025	75-06	Quarterly Maintenance - Ponds				1		
4/21/2025	75-06	Quarterly Maintenance - Ponds				1		
	65-00	General Coordination	600.00	600.00		0	0.00%	0.00
RECEIVED By Tara Lee at 4:21 pm, Jun 10, 2025								

Current Charges \$4,200.00

Payments/Credits \$0.00

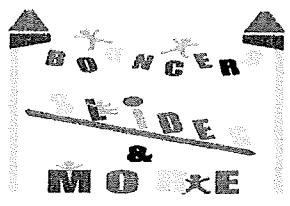
Invoice Total \$4,200.00

We appreciate your business!

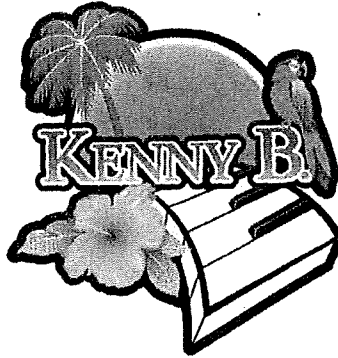
RECEIVED

By Tara Lee at 1:12 pm, Jun 12, 2025

(Summer Kick Off) Special Event
1.320.57200.49400
Approved Emily Wright 6.4.25

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice <u>Date:</u> June 21st, 2025 <u>Invoice Number:</u> 06212025.02	
<u>Name / Address</u>		Additional Details:			
<u>Attn:</u>					
Bannon Lakes					
435 Bannon Lakes Blvd.					
St Augustine, FL 32092					
BannonManager@RMSNF.c					
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>
1	22' Wet Slide	1	\$450.00		\$950.00
2	16' Wet Slide	1	\$280.00		
3	Toddler Combination	1	\$300.00		
4	Generator	1	\$125.00		
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
Comments:		Subtotal			\$950.00
		Sales Tax (0.0%)			N/A
		Total			\$950.00

(Summer Kickoff) Special Events
1.320.57200.49400
Approved Emily Wright
5.30.2025



May 28, 2025

Invoice #07122025

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

Contact: Emily Wright
904-907-1100

Date of Service: July 12th, 2025

Location: Bannon Lakes
435 Bannon Lakes Blvd.
St. Augustine, FL 32095

11 am – 2 pm (Saturday)

Amount Due: \$400.00
(Net 7 from date of service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139

RECEIVED
By Tara Lee at 9:45 am, Jun 16, 2025



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 384
Invoice Date 06/01/25
Payment Terms Net 30
PO Number
Sales Rep David Jackson

Bill To

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

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 June 2025				\$14,255.00
Approved 6/6/25 Jeff Johnson Landscape Maintenance 1.330.53800.46200				

RECEIVED

By Tara Lee at 8:28 am, Jun 06, 2025

Subtotal:	\$14,255.00
Sales Tax:	\$0.00
Invoice Total:	\$14,255.00
Credits/Payments:	(\$0.00)
Balance Due:	\$14,255.00

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

Project Manager Alex Acree

Matthews



Engineering - Architecture - Planning - Surveying

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

June 10, 2025
Invoice # 193431

Project 0000002619.0000 Bannon Lakes CDD

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

- CDD Meeting
- Requisitions
- Lake Transfer Review

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

Professional Services through May 31, 2025

Phase	0001	Engineering Services		
		Hours	Rate	Amount
	Vice President of Production	.50	290.00	145.00
	Project Coordinator 3	.50	115.00	57.50
	Project Administrator	.25	120.00	30.00
	Total Labor			232.50
			Total Due:	232.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	232.50	5,540.00	5,772.50
Totals	232.50	5,540.00	5,772.50

RECEIVED

By Tara Lee at 3:00 pm, Jun 13, 2025

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

Invoice

Invoice #: 255
Invoice Date: 5/31/2025
Due Date: 5/31/2025
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 May 2025	43.52	27.50	1,196.80
<i>Alison Mossing</i> 6-13-25			

RECEIVED

By Tara Lee at 9:51 am, Jun 16, 2025

Total	\$1,196.80
Payments/Credits	\$0.00
Balance Due	\$1,196.80

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
43.52	Facility Assistant Covers May 2025	\$ 27.50	\$1,196.80
	TOTAL DUE:		<u>\$1,196.80</u>

Facility Assistant 1.320.57200.34100

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/8/25	8.07	L.H.	Completed daily checklist and returned calls and emails
5/9/25	8.05	L.H.	Completed daily checklist and returned calls and emails
5/13/25	2.03	H.D.	Completed daily checklist and returned calls and emails
5/17/25	5.98	H.D.	Vendor Village - set up, assist and clean up
5/17/25	6.38	T.W.	Vendor Village - set up, assist and clean up
5/19/25	2.05	H.D.	Completed daily checklist and returned calls and emails
5/22/25	1.15	H.D.	Completed daily checklist and returned calls and emails
5/23/25	1.13	H.D.	Completed daily checklist and returned calls and emails
5/28/25	1.3	H.D.	Completed daily checklist and returned calls and emails
5/29/25	1.28	H.D.	Completed daily checklist and returned calls and emails
5/31/25	6.1	H.D.	Completed daily checklist and returned calls and emails
TOTAL	<u>43.52</u>		

Invoice

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

Alison Morsing
6-5-25

Balance Due	\$10,042.44
-------------	-------------

By Tara Lee at 9:47 am, Jun 16, 2025

CommercialFitnessProducts

Invoice

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

Date	Invoice #
6/11/2025	AC06108

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

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

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
DP	BL435	DLFNQ829	6/11/2025	Verbal	Net 30	7/11/2025
Qty	Item Code	Description			Price Each	Amount
4	Preventative Maintenance	Preventative Maintenance Visit			350.00	1,400.00
Approved 6/19/25 Fitness Center Repairs/ Supplies 1.320.57200.60100						

Thank you for your business!

Total	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00

www.commfitnessproducts.com

RECEIVED

By Tara Lee at 1:35 pm, Jun 19, 2025



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	INV DATE 05/31/25
INVOICE # 0007145341	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

BILLING ACCOUNT NAME AND ADDRESS

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


PAYMENT DUE DATE: JUNE 30, 2025

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

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

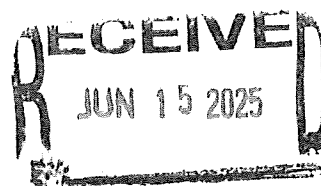
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$556.00
5/22/25	PAYMENT - THANK YOU	-\$142.72
5/27/25	PAYMENT - THANK YOU	-\$413.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/15/25	11223943	SAG St Augustine Record	Notice of Meeting		\$67.28



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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT NUMBER 764131		INVOICE NUMBER 0007145341		AMOUNT PAID
CURRENT DUE \$67.28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$67.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$69.96
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641310000000000000071453410000672867176

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:

05/15/2025

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 05/15/2025

Tripodi Jacobs
Legal Clerk

Vicky Felty
Notary, State of WI, County of Brown

9-19-25
My commission expires

Publication Cost: \$67.28
Tax Amount: \$0.00
Payment Cost: \$67.28
Order No: 11223943
Customer No: 764131
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on Thursday, May 22, 2025 at 7:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
Pub: May 15, 2025; #11223943



Invoice

Date

Invoice #

5/1/2025

256232

Bill To

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

Please Remit Payment To:

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

Questions about billing?

904-224-0770, 904-507-5020 fax, accounting@htccleaning.com

Questions about service?

Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of May 2025 Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259 FL DR-14 85-8017166046C-0 Expires 01/31/2027 Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Approved 4/21/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300 RECEIVED <i>By Tara Lee at 4:10 pm, Jun 17, 2025</i>	819.00	819.00
Thank you for your business.		Total	\$819.00

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



INVOICE

BILL TO

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

INVOICE # 16169**DATE** 06/18/2025**DUE DATE** 07/18/2025**TERMS** Net 30**ATTENTION**

Jeff Johnson

PROJECT

Monthly Irrigation Billing

ITEM	DESCRIPTION	AMOUNT
PV-Irr. Maint. Svc.	Irrigation Maintenance Service for May- see attached list.	1,315.00T

SUBTOTAL	1,315.00
TAX	0.00
TOTAL	1,315.00
BALANCE DUE	\$1,315.00

Approved 6/18/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

RECEIVED

By Tara Lee at 4:12 pm, Jun 18, 2025

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
5/21	Bannon Lakes Blvd.	(23) 6Ps, (30) MPRs, 3/4" 90°, 4" rotor	\$ 565.50	\$ 451.50	\$ 1,017.00
5/29	Amenity Center	(4) 4" rotors, 6P, nozzle, (2) MPR nozzles, Rainbird solenoid, (2) DBYs, (2) 1/2" caps	\$ 151.00	\$ 147.00	\$ 298.00
Total Due					\$ 1,315.00



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 433
Invoice Date 06/19/25
Payment Terms Net 30
PO Number
Sales Rep David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Fill in gaps in Viburnum hedge on berm along International Golf Parkway. Plant Installation - 06/14/2025 Approved 6/20/25 Jeff Johnson Landscape Contingency 1.330.57200.46210 RECEIVED By Tara Lee at 9:36 am, Jun 23, 2025				\$867.50
			Subtotal:	\$867.50
			Sales Tax:	\$0.00
			Invoice Total:	\$867.50
			Credits/Payments:	(\$0.00)
			Balance Due:	\$867.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$15,122.50	\$0.00	\$0.00	\$0.00	\$0.00



Proposal #439

Date: 6/2/2025

Customer:

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

Property:

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

Fill in Gaps in Viburnum on Berm

Fill in gaps in Viburnum hedge on berm along International Golf Parkway.

Landscape

Plant Installation

Items	Quantity	Unit	Price/Unit	Price
Viburnum 'Sweet'	11.00	7 Gallon	\$40.00	\$440.00
Labor - Landscaping	8.00	hr	\$45.00	\$360.00
Labor - Irrigation	1.50	hr	\$45.00	\$67.50
Plant Installation:				\$867.50

Subtotal \$867.50

Estimated Tax \$0.00

Total **\$867.50**

Terms & Conditions

By _____

David Jackson

Date 6/2/2025

By _____

Date _____

Bannon Lakes CDD

My Clean Roof

INVOICE

Date: 6/19/25
Invoice 497

To Bannon Lakes

Date completed	Job	Payment Terms	Due Date
	Pressure washing		

	1) Pressure-washed all sidewalks around the event field and the dog park		\$900.00
	Repairs and Maintenance 1.320.57200.60000		
		Total	\$900.00

RECEIVED
By Tara Lee at 8:37 am, Jun 20, 2025

Make all checks payable to My Clean Roof
Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

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

Invoice

Invoice #: 257
Invoice Date: 6/18/2025
Due Date: 6/18/2025
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 Maintenance May 1 - May 31, 2025	120	40.00	4,800.00
Maintenance Supplies		181.67	181.67
Grounds Maintenance 1.330.53800.46100		\$2968.00	
Facility Maintenance 1.320.57200.45100		\$1633.00	
Repair and Maintenance 1.320.57200.60000		\$380.67	
<i>Alison Moring</i> 6-23-25			

Total \$4,981.67

Payments/Credits \$0.00

Balance Due \$4,981.67

RECEIVED

By Tara Lee at 12:13 pm, Jun 23, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	8.02	P.S.	Pressure washed patio furniture, removed cobwebs from parking lot and amenity lights, replenished bathroom supplies, blew leaves and debris off common areas, raked playground,, removed debris around amenity center, pool deck, field, playground, sport courts and parking lot, checked and changed trash receptacles, emptied and dog waste receptacles, straightened and organized outdoor furniture
5/2/25	8	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/5/25	1.5	R.G.	Removed debris around pool deck, patio, parking lot, pickleball courts and around amenity center, emptied and restocked dog waste receptacles as needed
5/6/25	8.03	P.S.	Touched up paint on bike rack, replenished bathroom supplies, raked playground, blew leaves and debris off common areas, organized and straightened outdoor furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center, pool deck, sport courts, roadways, field and parking lot
5/7/25	1.27	P.S.	Blew leaves and debris off common areas, straightened and organized outdoor furniture, checked and changed trash receptacles as needed
5/8/25	2.12	P.S.	Straightened and organized pool deck and patio furniture, blew leaves and debris off common areas, emptied and restocked all dog waste receptacles
5/12/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/13/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/14/25	4	J.J.	Removed debris around amenity center, pool deck, field, playground, sport courts and parking lots, blew leaves and debris off walkways, raked mulch in playground, straightened and organized pool deck and patio furniture
5/15/25	7	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/16/25	6	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/19/25	8	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/20/25	8.03	P.S.	Assembled and moved soccer goals, pressure washed basketball court, straightened and organized all outdoor furniture, blew leaves and debris off common areas, checked and changed trash receptacles
5/21/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/22/25	8.03	P.S.	Replaced self closing hinges on pool deck gate, repaired pool deck gate exit lever, cleaned inside fitness center, cleaned all windows at fitness center, removed debris

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/23/25	8	J.J.	Repaired pool gate handle, raked mulch in playground, blew leaves and debris off walkways, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/27/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
5/27/25	4	P.S.	Replaced dog park lock set
5/28/25	5	J.J.	Raked mulch in playground, blew leaves and debris off walkways, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
5/29/25	6	P.S.	Replaced dog park lock set, removed debris around pond banks
5/30/25	4	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture

TOTAL	<u>120</u>
MILES	<u>0</u>

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

Period Ending 6/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
BL				
BANNON LAKES				
	5/6/25	4"x3/8" Roller	6.52	P.S.
	5/6/25	Paint Pail Liner	5.49	P.S.
	5/6/25	Paint Pail	12.05	P.S.
	5/22/25	Lock Washers	2.59	P.S.
	5/22/25	6Mx12 Screws	5.18	P.S.
	5/22/25	5Mx16 Screws	5.18	P.S.
	5/22/25	6Mx10 Screws	5.18	P.S.
	5/22/25	Loctite Thread Lock	9.18	P.S.
	5/22/25	Microfiber Towels 24pk (2)	29.85	J.J.
	5/22/25	Gate Hinges (2)	91.84	J.J.
	5/29/25	M4x60 Screws (2)	4.03	P.S.
	5/29/25	M4 Nuts 2pc	2.59	P.S.
	5/29/25	4Mx50 Screw	2.01	P.S.
		TOTAL	\$181.67	