

BANNON LAKES
Community Development District

September 16, 2025

AGENDA

Bannon Lakes

Community Development District

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

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September 8, 2025

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Board of Supervisors Regular Meeting is scheduled for **September 16, 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 August 19, 2025 Meeting
- IV. Discussion Items:
 - A. Amenity Center Enhancements
 - B. Master HOA
 - C. Pond Ownership
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager – Report
- VI. Audience Comments
- VII. Supervisor's Requests
- VIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register

IX. Next Scheduled Meeting October 21, 2025—at 6:00 p.m. at Bannon Lakes
Amenity Center

X. 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, August 19, 2025, at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Matt Biagetti	District Manager
Wes Haber	District Counsel
Alex Acree <i>by phone</i>	District Engineer
Jeff Johnson	RMS
Emily Wright	RMS
Matt Speckman	Landcare Group

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.

Resident (Richard Mather, 304 River Mist) stated the letter the residents received about the proposed budget did not explain any reason for an increase. Resident asked if next year they would go back to the prior year budget. Resident stated that in the past a Board member posted on the

August 19, 2025

Bannon Lakes CDD

Bannon Lakes websites a short synopsis of the meeting highlights, and he asked if another Board member would consider taking on that task.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 10, 2025 Meeting

Mr. Biagetti presented the minutes of the July 10, 2025 meeting and asked for any changes to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, the Minutes of the July 10, 2025 Meeting, were approved 5-0.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Landcare for Fiscal Year 2026

Mr. Matt Speckman reviewed the proposal from Landcare for Fiscal Year 2026 which was included in the agenda package for Board review. Mr. Speckman explained increases their company has received from suppliers over the past few years and noted that they could not continue to absorb those increases without sacrificing quality or frequency of services moving forward. He noted the mulch in Bannon Lakes is very thin and they have a lot of dirt areas, and they were using increased amounts of labor to treat weeds and apply chemicals.

Mr. Speckman noted that the total in the proposal was \$188,916 which was up from their price of \$168,000 the year before. This is the last renewal period in the agreement. Board consensus was to start the RFP process in the spring.

On MOTION by Mr. Cooper, seconded by Mr. Sheldon, with all in favor, the Proposal from Landcare for Fiscal Year 2026, was approved 5-0.

FIFTH ORDER OF BUSINESS

Discussion Items:

A. Amenity Center Enhancements

Mr. Oliver noted that the Board had been considering several future Capital Projects that they had conducted surveys on. The Board engaged architectural firm Basham & Lucas for a conceptual building design. The Board received an engagement letter from Basham & Lucas. Mr. Oliver provided the Board with updates on his conversations about potential projects with Basham & Lucas and noted that they plan to present concepts at the September meeting. He noted that they

felt there was room to expand the fitness area and they were researching panels to enclose the breezeway.

Ms. Gehring asked Mr. Oliver to reiterate the difference between the monies in the Capital Fund and the Operations & Maintenance budget. Mr. Oliver noted they have a Capital Reserve Fund, the Operations & Maintenance fund or the general fund, and the Construction Fund or Improvement Fund. For repairs and replacement of capital assets they use the Capital Reserve Fund. The Operations & Maintenance is for maintaining facilities that the District already has. New improvements or capital projects are typically funded out of the existing Capital Improvement Fund.

B. Master HOA

The Board discussed the Master HOA organization. The suggestion was that there should be one member of the CDD and each of the HOA Presidents would make up the Board.

C. Pond Ownership

Mr. Sheldon explained that when the developer created the community he titled some of the ponds to the CDD and some of the ponds to the respective community. Bridge Bay, Preserve, Orchard, Seacrest, and South Shore have ponds. He noted that in the community there are 16 ponds that are all interconnected. He noted that fountains are not required in the ponds. He proposed to take over the obligations under one system with the St. Johns River Management System.

Mr. Haber noted that another benefit the community would get by virtue of the lakes being with the CDD, is that the CDD as a unit of government has sovereign immunity and in the unlikely event there is ever someone who gets injured or worse in the ponds and there is a lawsuit, a lawsuit against a private entity like an HOA does not have the sovereign immunity benefits that an unit of government has.

Ms. Gehring expressed her frustration that it seemed they had been working on this item for such a long period of time, over a year. She was concerned that residents would be paying for maintenance of the pond areas twice, in the CDD budget and the HOA fees.

Resident (Amanda Cramer, 231 River Mist) stated they talked about this extensively at their HOA meeting and she thought their HOA members would be in communication with the Board.

Resident (Tom Kelly, 178 Ash Breath Cove) stated he had several meetings discussing this item and expressed his support for turning the ponds over to the CDD. He stated they did not receive anything from the Board in regards to the pond. Mr. Sheldon direct Mr. Oliver and staff to resend the conveyance documents to the HOAs.

Resident (Michael Manzione, 166 Sage Hen Dr.) stated they talked about this item at their meeting as well and Nicole had responded to the Board about this. He noted that they were generally in favor of the turnover of ponds to the CDD but asked if there was a finalized plan.

The Board noted that the Preserve, SeaCrest, and Bridge Bay were still unconfirmed. South Shore did not have participation, that area has 177 homes.

Board discussion ensued on sending out letters to the HOA to increase participation and response.

D. Trees on Pond Banks

Mr. Sheldon noted that when the developer created the community and they cleared the land, they also had an obligation to the county that they would replace some of the vegetation, the trees. Mr. Haber noted that the developer is required to plant 80 inches per acre of landscape. In addition to that the homebuilders have requirements to meet as well, 40 inches per acre. Mr. Haber explained that the trees along the pond banks, roadways, etc. those are all developer required plantings that have been planted by the developer. They are planted on open common spaces and are CDD maintained landscaping.

Mr. Sheldon noted that there are issues with some of the trees on the pond bank behind some of the homes, those trees are now 10 to 12 years old and root issues are beginning to emerge that could potentially affect foundations or concrete pads. He noted that they are engaging with the engineer to provide the Board with an opinion on how to address this problem.

SIXTH ORDER OF BUSINESS

Consideration/Ratification of Proposals

A. Ratification of Proposal from Basham & Lucas

Mr. Oliver noted that Basham & Lucas is the firm the Board engaged through the RFQ process as required by statute. The first service they will provide is to bring the Board renderings based on the Board's suggestions. The proposal totaled \$5,700.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, to Proposal from Basham & Lucas, was ratified 5-0.

B. Consideration of Roof Proposal**1. APC Roofing (All Inclusive)**

Mr. Sheldon summarized the roof issues for the Board, he noted there is a tar-like substance that is applied before shingles are put down and the particular material they used does not meet the temperature requirements in the state of Florida. Because of the heat, that material has started to melt and drip on the rooflines. He noted that they are working with the attorneys to get the material supplier to reimburse the CDD for the expenses related to that mistake. Mr. Sheldon noted that the APC Roofing (All Inclusive) proposal totaled \$134,750.

2. Mighty Dog Roofing

- a. All Inclusive**
- b. Amenity Center**
- c. Fitness Center**

Mr. Sheldon noted that the Mighty Dog Roofing (All Inclusive) proposal totaled \$79,632. The Amenity Center proposal totaled \$56,880 and the Fitness Center totaled \$22,752. Mr. Oliver confirmed that Might Dog was the only company he had prior experience with at other communities. Ms. Crenier suggested that they review in person work that Mighty Dog had done before approving the proposal. Ms. Gehring noted that this was an urgent matter as it was damaged other things. Mr. Oliver noted that the Board could approve the proposal subject to Board members reviewing Mighty Dog's other roofing work.

On MOTION by Ms. Gehring, seconded by Mr. Louw, with all in favor, the Mighty Dog Roofing (All Inclusive) Proposal subject to Mr. Cooper and Ms. Crenier reviewed previous roof work done by Mighty Dog, was approved 5-0.

3. Pinnacle Roofing

- a. All Inclusive**
- b. Amenity Center**
- c. Fitness Center**

Mr. Sheldon noted that the Pinnacle Roofing (All Inclusive) proposal totaled \$107,812.50. The Amenity Center proposal totaled \$77,257 and the Fitness Center totaled \$30,555.50.

SEVENTH ORDER OF BUSINESS

Fiscal Year 2026 Budget

A. Overview of Budget

Mr. Oliver stated that the increase in the budget was largely due to the roof repairs and putting money aside in the Capital Reserve in addition to the roof expenses which was recommend by the Capital Reserves Advisor. He noted that after reviewing roof proposals today, the Board would be able to lower that budgeted line item from \$125,000 to \$80,000.

B. Public Hearing Adopting the Budget for Fiscal Year 2026

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

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Opening the Public Hearing, was approved 5-0.

Mr. Oliver asked for any public comments on the Fiscal Year 2026 budget.

Resident (Sharon Rodriguez, 118 Iron Sight Dr.) stated she agreed with Ms. Crenier that the Board should remove the \$20,000 line item for new lakes since the HOA was also paying for that same item.

Resident (Mike) stated they negotiation the contract for landscaping late and they did not handle the roof. A year later they still don't have anything for the attorneys. He asked residents to reconsider the Board members next time they vote. He stated he appreciated that they Board members were volunteers but they were doing a poor job.

Resident (Zack, Preserve) stated the Board had been taken for a ride by the landscape and roofing companies. He stated he thought the Board didn't know much about the contracts and they could shave a lot of money off.

Resident (Tom Kelly) stated revenues went up \$265,000 and the expenditures went up \$110,000. He asked if there was a requirement on how much they have to put into the general reserve fund. Mr. Oliver stated the Capital Reserve Fund does not have a requirement for CDDs but they do have a Capital Reserve Study that recommended \$78,000 for FY26. Resident asked if they could expect an increase or decrease the next fiscal year. Mr. Oliver noted that the would not expect to fund another roof replacement, so that cost would not be reoccurring.

Resident (Unidentified) stated the CDD accounts for 54% of his tax bill. He stated he is new to CDDs and had questions about the increases and transfers.

Resident (Amanda Cramer, 231 River Mist Dr) asked if the Board had access to email addresses when residents sign up for pool keys. She noted that might be a way to contact HOA members and homeowners regarding the pond ownership dilemma. Resident stated she had a concern about the amenity survey and felt there was a bias against families with children because families had to split their vote between a children's splashpad or a children's pool. She stated the split diluted the voice of families even though they make up a large portion of the community.

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

On MOTION by Ms. Gehring, seconded by Mr. Louw, with all in favor, Closing the Public Hearing, was approved 5-0.
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1. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Oliver asked if there were any changes to the Fiscal Year 2026 budget that the Board would like to make before approval. Mr. Sheldon expressed the importance of having savings. Ms. Gehring stated she was pleased with the Board's efforts tonight in reducing the budget by \$100,000. Board consensus was to change Landscaping to \$189,000, reducing roof replacement to \$80,000, and remove new lakes \$20,000.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved 5-0.
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2. Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Oliver stated this resolution would all the CDD to collect assessment on the county tax roll. Mr. Haber explained that this resolution levies the O&M assessments as approved in the budget.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved 5-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided an update on the claims process with the material supplier of the failed roofing material. He noted they have been responsive and inspected the roof. A demand letter has not yet been sent as they have responded at this stage. Mr. Haber explained that they are making a fraudulent misrepresentation claim which has a longer statute of limitation of 12 years instead of the 7 years for a defect claim.

B. Engineer

Mr. Acree informed the Board that the 4-way stop sign installation is not warranted based on traffic counts, crash counts, and line of sight not being restricted.

C. District Manager

1. Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver presented the proposed Fiscal Year 2026 schedule. The meetings will be held at the Bannon Lake Amenity Center unless they expect a large crowd such as the budget hearing.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved 5-0.

2. Goals & Objectives

Mr. Oliver reviewed the Fiscal Year 2026 Goals and Objectives for the Board.

On MOTION by Mr. Louw, seconded by Mr. Cooper, with all in favor, Adopting the Fiscal Year 2026 Goals and Objectives, was approved 5-0.

3. Discussion of September Meeting Date

Mr. Oliver noted that the Board might change the September meeting in order for SJCSO to attend the meeting.

D. General Manager– Report

Ms. Wright reviewed the General Manager report that was included in the meeting agenda for Board review.

NINTH ORDER OF BUSINESS

Audience Comments

Resident asked about material of the new roof, discussion ensued on the underlayment and concerns for the future.

Resident (Sandra Lovett) asked if the Master HOA is something that can go away.

Resident asked who maintains the roads in the community. Board confirmed that was the responsibility of St. Johns County.

Resident asked if there had been any discussion on making the community a golf cart community. Board members confirmed it would require major infrastructure changes.

Resident inquired about proper signage at the CDD facilities. He stated that the sign stating you have to be 18 to use the facilities, was in conflict with the Fair Housing Act. He stated it discriminated against people with families.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Gehring stated she would volunteer to work with staff to send meeting synopsis of meetings.

ELEVENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Oliver presented the unaudited financials through June 30, 2025. There is a positive variance of \$55,000.

B. Assessment Receipt Schedules

Mr. Oliver noted the District is 100.5% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$74,162.43.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, the Check Register, was approved 5-0.
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TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 16,
2025 at 6:00 p.m. at the World Golf Village
Renaissance Hotel**

Mr. Biagetti stated the next meeting is on September 16, 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 Mr. Louw, all in favor, the meeting was adjourned 5-0.
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Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 9/16/2025

Submitted by: Emily Wright

Amenity Manager Updates

CLUBS/PROGRAMS ACTIVE AT BANNON LAKES

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

- October 18th- Fall Craft Day 11:00am-2:00pm
- October 31st – Halloween Kick Off 5:30pm-7:00pm

Operations Manager Updates

Completed Projects

- ◊ Pressure washed and blew off walkways to remove goose poop (Daily)
- ◊ Cleaned all lighting poles around Amenity Center
- ◊ Replaced Basketball net
- ◊ Painted Bathroom Doors
- ◊ 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

EIGHTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
July 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account - Hancock	\$ 75,488	\$ -	\$ -	\$ 16,030	\$ 91,518
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Capital Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	455,378	-	-	78,438	533,816
Series 2016					
Reserve	-	370,500	-	-	370,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	659,296	-	-	659,296
Prepayment	-	21,906	-	-	21,906
Construction	-	-	-	-	-
Series 2021					
Reserve	-	207,050	-	-	207,050
Interest	-	83	-	-	83
Prepayment	-	923	-	-	923
Revenue	-	196,539	-	-	196,539
Sinking	-	540	-	-	540
Construction	-	-	34,364	-	34,364
Series 2022					
Reserve	-	260,241	-	-	260,241
Revenue	-	113	-	-	113
Interest	-	224,925	-	-	224,925
Prepayment	-	18	-	-	18
Sinking	-	590	-	-	590
Construction	-	-	892,762	-	892,762
Prepaid Expenses	5,200	-	-	-	5,200
Deposits	50	-	-	-	50
Total Assets	\$ 536,116	\$ 1,942,723	\$ 927,127	\$ 94,469	\$ 3,500,434
Liabilities:					
Accounts Payable	\$ 40,432	\$ -	\$ -	\$ -	\$ 40,432
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Due to Debt Service - Series 2016	-	-	-	-	-
Due to Debt Service - Series 2021	-	-	-	-	-
Due to Debt Service - Series 2022	-	-	-	-	-
Total Liabilities	\$ 40,432	\$ -	\$ -	\$ -	\$ 40,432
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,200	\$ -	-	\$ -	\$ 5,200
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,942,723	-	-	1,942,723
Capital Project	-	-	927,127	-	927,127
Assigned for:					
Capital Reserve Fund	-	-	-	94,469	94,469
Capital Reserves	-	-	-	-	-
Unassigned	490,434	-	-	-	490,434
Total Fund Balances	\$ 495,684	\$ 1,942,723	\$ 927,127	\$ 94,469	\$ 3,460,003
Total Liabilities & Fund Balance	\$ 536,116	\$ 1,942,723	\$ 927,127	\$ 94,469	\$ 3,500,434

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 775,371	\$ 775,371	\$ 779,917	\$ 4,546
Special Assessments - Direct	153,304	153,304	153,304	-
Interest	6,000	6,000	16,952	10,952
Facility Revenue	300	300	725	425
Miscellaneous	-	-	360	360
Total Revenues	\$ 934,975	\$ 934,975	\$ 951,258	\$ 16,283

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 9,000	\$ (3,000)
PR-FICA	459	459	689	(230)
Engineering	10,000	8,333	6,820	1,513
Attorney	18,000	15,000	10,952	4,048
Annual Audit	3,725	3,725	3,875	(150)
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,800	1,200	1,200	-
Dissemination Agent	9,551	7,959	7,959	-
Trustee Fees	17,000	17,000	17,700	(700)
Management Fees	55,213	46,011	46,011	-
Information Technology	2,022	1,685	1,685	-
Website Maintenance	1,348	1,123	1,123	-
Telephone	150	150	221	(71)
Postage & Delivery	750	625	1,246	(621)
Meeting Room Rental	4,000	4,000	5,525	(1,525)
Insurance General Liability/Public Officials	8,197	8,197	7,439	758
Printing & Binding	1,600	1,333	1,317	16
Legal Advertising	1,000	833	1,640	(807)
Other Current Charges	500	417	394	23
Office Supplies	250	208	6	203
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 149,691	\$ 132,384	\$ 132,926	\$ (542)

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,609	\$ 30,609	\$ 28,388	\$ 2,221
Utilities				
Phone/Internet/Cable	8,735	7,279	3,135	4,145
Electric	25,000	20,833	19,181	1,652
Water/Irrigation	15,000	12,500	8,541	3,959
Gas	200	167	-	167
Refuse	4,266	3,555	2,838	717
Security				
Security Monitoring	600	600	4,104	(3,504)
Off-Duty Security - RollKall	-	-	6,237	(6,237)
Access Cards	1,000	744	744	-
Management Contracts				
Facility Management	79,094	65,912	65,912	-
Facility Attendant	8,400	5,386	5,386	-
Field Mgmt / Admin	25,746	21,455	21,455	-
Pool Maintenance	14,157	11,798	11,798	-
Pool Chemicals	12,075	10,063	8,233	1,829
Janitorial	19,039	15,866	12,031	3,835
Janitorial Supplies	1,840	1,534	572	962
Facility Maintenance	35,620	29,684	28,527	1,156
Repairs & Maintenance	55,000	45,833	32,797	13,037
Special Events	15,000	9,101	9,101	-
Holiday Decorations	5,000	4,115	4,115	-
Fitness Center Repairs/Supplies	7,000	5,833	3,778	2,056
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	1,250	864	386
ASCAP/BMI Licenses	500	-	-	-
Pest Control	4,410	3,675	2,600	1,075
Nuisance Animal Control	-	-	3,545	(3,545)
Subtotal Amenity Center Expenditures	\$ 369,792	\$ 307,790	\$ 286,806	\$ 20,985
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 28,000	\$ 56,504	\$ (28,504)
Landscape Maintenance	187,040	155,866	140,063	15,803
Landscape Contingency	35,000	29,167	9,705	19,462
Lake Maintenance	9,840	8,200	8,136	64
Grounds Maintenance	19,600	16,333	16,969	(636)
Pump Repairs	10,000	-	-	-
Streetlights	12,012	10,010	9,666	344
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	12,500	14,000	(1,500)
Miscellaneous	5,000	4,300	4,300	-
Reclaim Water	40,000	33,333	31,593	1,740
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
Subtotal Grounds Maintenance	\$ 415,492	\$ 342,710	\$ 335,936	\$ 6,774
Total Operations & Maintenance	\$ 785,284	\$ 650,500	\$ 622,741	\$ 27,759
Total Expenditures	\$ 934,975	\$ 782,884	\$ 755,667	\$ 27,217
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 195,591	
Net Change in Fund Balance	\$ 0		\$ 195,591	\$ -
Fund Balance - Beginning	\$ -		\$ 300,094	
Fund Balance - Ending	\$ 0		\$ 495,684	

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	\$ 9,145	\$ -	\$ -	\$ 779,917
Special Assessments - Direct	-	38,326	38,326	-	-	38,326	-	-	-	38,326	-	-	153,304
Interest	564	452	957	2,006	2,446	2,492	2,313	2,188	1,816	1,718	-	-	16,952
Facility Revenue	-	-	-	25	-	-	-	175	-	525	-	-	725
Miscellaneous	-	-	69	-	-	-	-	-	291	-	-	-	360
Total Revenues	\$ 564	\$ 98,096	\$ 215,067	\$ 476,219	\$ 43,271	\$ 40,818	\$ 17,860	\$ 2,363	\$ 7,286	\$ 49,714	\$ -	\$ -	\$ 951,258

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ 2,000	\$ -	\$ -	\$ 9,000
PR-FICA	46	61	-	153	-	138	77	61	-	153	-	-	689
Engineering	355	-	-	2,910	205	1,235	1,190	233	-	693	-	-	6,820
Attorney	469	578	880	1,156	985	2,010	2,274	2,040	561	-	-	-	10,952
Annual Audit	-	-	-	-	-	-	-	-	-	3,875	-	-	3,875
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	1,200	-	-	-	-	-	-	-	-	-	1,200
Dissemination Agent	796	796	796	796	796	796	796	796	796	796	-	-	7,959
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	4,601	-	-	46,011
Information Technology	169	169	169	169	169	169	169	169	169	169	-	-	1,685
Website Maintenance	112	112	112	112	112	112	112	112	112	112	-	-	1,123
Telephone	27	10	-	25	-	14	29	65	-	51	-	-	221
Postage & Delivery	37	227	17	69	86	13	47	40	77	635	-	-	1,246
Meeting Room Rental	594	-	300	1,188	-	1,188	-	1,069	-	1,188	-	-	5,525
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,439
Printing & Binding	79	35	71	47	34	57	52	43	120	780	-	-	1,317
Legal Advertising	70	241	-	66	67	143	413	67	-	573	-	-	1,640
Other Current Charges	-	-	-	-	5	85	300	-	-	3	-	-	394
Office Supplies	0	1	1	0	1	1	1	1	0	1	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 29,618	\$ 7,629	\$ 8,147	\$ 21,393	\$ 7,061	\$ 15,860	\$ 11,060	\$ 10,095	\$ 6,435	\$ 15,628	\$ -	\$ -	\$ 132,926

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 28,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,388
Utilities													
Phone/Internet/Cable	228	395	233	472	237	312	312	312	312	320	-	-	3,135
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	1,892	2,030	2,076	-	-	19,181
Water/Irrigation	668	815	731	1,045	846	737	802	1,025	822	1,051	-	-	8,541
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	304	305	304	303	-	-	2,838
Security													
Security Monitoring	-	1,655	558	558	-	267	558	508	-	-	-	-	4,104
Off-Duty Security - RollKall	-	-	-	-	-	-	-	1,617	2,310	2,310	-	-	6,237
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	6,591	-	-	65,912
Facility Attendant	-	-	-	-	-	450	373	1,197	1,550	1,816	-	-	5,386
Field Mgmt / Admin	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	-	-	21,455

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	1,180	-	-	11,798
Continued Amenity Center Expenditures													
Pool Chemicals	144	-	96	371	1,495	1,123	1,560	1,793	1,131	522	-	-	8,233
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	935	819	819	819	-	-	12,031
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	2,968	-	-	28,527
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	8,961	4,142	1,345	3,782	4,389	-	-	32,797
Special Events	75	2,929	410	260	773	1,200	-	76	1,723	1,654	-	-	9,101
Holiday Decorations	-	3,925	190	-	-	-	-	-	-	-	-	-	4,115
Fitness Center Repairs/Supplies	434	229	325	-	231	352	411	-	1,646	150	-	-	3,778
Surety Bond	-	-	-	2,925	-	-	-	-	-	-	-	-	2,925
Office Supplies	-	161	88	421	33	-	98	-	19	43	-	-	864
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	260	260	-	-	2,600
Nuisance Animal Control	-	-	-	-	-	-	-	902	249	2,394	-	-	3,545
Subtotal Amenity Center Expenditures	\$ 50,126	\$ 28,547	\$ 21,433	\$ 24,294	\$ 22,083	\$ 30,034	\$ 24,413	\$ 24,096	\$ 30,787	\$ 30,992	\$ -	\$ -	\$ 286,806
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 24,454	\$ -	\$ 16,200	\$ -	\$ -	\$ -	\$ 5,400	\$ -	\$ 8,400	\$ 2,050	\$ -	\$ -	\$ 56,504
Landscape Maintenance	13,503	13,503	14,058	14,058	14,058	14,058	14,058	14,255	14,255	14,255	-	-	140,063
Landscape Contingency	600	-	-	2,058	2,116	1,341	-	1,100	2,068	423	-	-	9,705
Lake Maintenance	788	788	820	820	820	820	820	820	820	820	-	-	8,136
Grounds Maintenance	1,633	909	1,335	1,633	1,633	1,633	1,807	2,968	1,785	1,633	-	-	16,969
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	994	994	971	994	-	-	9,666
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	3,412	1,418	1,315	902	1,987	-	-	14,000
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	5,125	-	-	31,593
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Grounds Maintenance	\$ 46,620	\$ 20,442	\$ 36,924	\$ 24,062	\$ 24,401	\$ 69,272	\$ 27,271	\$ 25,205	\$ 34,451	\$ 27,288	\$ -	\$ -	\$ 335,936
Total Operations & Maintenance	\$ 96,746	\$ 48,989	\$ 58,357	\$ 48,357	\$ 46,484	\$ 99,305	\$ 51,685	\$ 49,301	\$ 65,238	\$ 58,279	\$ -	\$ -	\$ 622,741
Total Expenditures	\$ 126,364	\$ 56,618	\$ 66,504	\$ 69,749	\$ 53,545	\$ 115,165	\$ 62,745	\$ 59,396	\$ 71,673	\$ 73,907	\$ -	\$ -	\$ 755,667
Excess (Deficiency) of Revenues over Expenditures	\$ (125,800)	\$ 41,478	\$ 148,563	\$ 406,470	\$ (10,274)	\$ (74,348)	\$ (44,886)	\$ (57,033)	\$ (64,388)	\$ (24,193)	\$ -	\$ -	\$ 195,591
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (125,800)	\$ 41,478	\$ 148,563	\$ 406,470	\$ (10,274)	\$ (74,348)	\$ (44,886)	\$ (57,033)	\$ (64,388)	\$ (24,193)	\$ -	\$ -	\$ 195,591

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,000	\$ 741,000	\$ 744,727	\$ 3,727
Interest Income	30,000	25,000	32,869	7,869
Total Revenues	\$ 771,000	\$ 766,000	\$ 799,502	\$ 33,502
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	\$ 32,700	\$ 61,202	\$ 38,502
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,700	\$ 32,700	\$ 61,202	\$ 38,502
Fund Balance - Beginning	\$ 611,646		\$ 990,501	
Fund Balance - Ending	\$ 649,346		\$ 1,051,702	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 413,100	\$ 413,100	\$ 418,610	\$ 5,510
Interest Income	15,000	12,500	15,493	2,993
Total Revenues	\$ 428,100	\$ 425,600	\$ 434,103	\$ 8,503
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	\$ 13,125	\$ 16,628	\$ 13,503
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,625	\$ 13,125	\$ 16,628	\$ 13,503
Fund Balance - Beginning	\$ 176,642		\$ 388,506	
Fund Balance - Ending	\$ 192,267		\$ 405,134	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 234,457	\$ 234,457	\$ 232,345	(2,112)
Special Assessments - Direct	287,343	287,343	287,343	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	7,000	5,833	17,277	11,444
Total Revenues	\$ 528,800	\$ 527,633	\$ 536,966	\$ 9,332
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	\$ 9,683	\$ 14,016	\$ 14,332
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,850	\$ 9,683	\$ 14,016	\$ 14,332
Fund Balance - Beginning	\$ 209,699		\$ 471,871	
Fund Balance - Ending	\$ 220,549		\$ 485,887	

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 July 31, 2025

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 1,160	\$ 31,127
Total Revenues	\$ 1,160	\$ 31,127
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,160	\$ 31,127
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 1,160	\$ 31,127
Fund Balance - Beginning	\$ 33,204	\$ 861,635
Fund Balance - Ending	\$ 34,364	\$ 892,762

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	2,500	2,083	2,339	256
Total Revenues	\$ 47,500	\$ 47,083	\$ 47,339	\$ 256
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 17,899	\$ (17,899)
Repairs and Maintenance	40,000	33,333	-	33,333
Other Service Charges	420	350	4,378	(4,028)
Total Expenditures	\$ 40,420	\$ 33,683	\$ 22,277	\$ 11,406
Excess (Deficiency) of Revenues over Expenditures	\$ 7,080		\$ 25,062	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,080		\$ 25,062	
Fund Balance - Beginning	\$ 72,480		\$ 69,407	
Fund Balance - Ending	\$ 79,560		\$ 94,469	

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	260,241
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	(13,293.18)	744,726.51	418,609.80	232,345.33	779,917.15	2,175,598.80
TOTAL RECEIPTS / DUE	(13,293.19)	744,726.51	418,609.80	519,688.25	933,221.31	2,616,245.88

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
INTEREST 2	04/14/25	790.27	444.21	246.56	827.62	2,308.66
9- TAX CERTIFICATES	06/13/25	4,944.97	2,779.56	1,542.77	5,178.63	14,445.93
10	07/10/25	8,732.02	4,908.25	2,724.28	9,144.63	25,509.18
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		744,726.51	418,609.80	232,345.33	779,917.15	2,175,598.80

PERCENT COLLECTED DIRECT	0.00%	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.61%	100.61%	100.61%	100.61%	100.61%
PERCENT COLLECTED	100.61%	100.61%	100.27%	100.51%	100.51%

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
7/1/25	1784-1787	\$2,677.75	
7/8/25	1788-1794	13,904.06	
7/11/25	1795-1802	124,557.95	
7/22/25	1803-1811	13,137.53	
7/29/25	1812-814	6,482.60	
Total General Fund Checks			\$160,759.89
Autopayments			
7/1/25	RollKall	\$462.00	
7/8/25	AT&T	74.90	
7/8/25	Republic Services	302.73	
7/9/25	RollKall	693.00	
7/18/25	IRS FICA Payment	153.00	
7/21/25	St Johns County Utility Dept	6,176.03	
7/21/25	AT&T	245.34	
7/22/25	RollKall	462.00	
7/25/25	RollKall	693.00	
7/28/25	FPL	3,070.61	
7/28/25	Wells Fargo Credit Card	97.38	
7/30/25	IRS FICA Payment	153.00	
Total Paid Electronically			\$12,582.99
Total Paid Checks and Electronically			173,342.88

* Fedex Invoices will be available upon request

*** CHECK DATES 07/01/2025 - 07/31/2025 ***
 BANNON LAKES - GENERAL FUND
 BANK A BANNON LAKES-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/11/25	00074	7/08/25 38100	202507 320-57200-54510	HOG MONITORING-CAMERA-1WK	*	249.00	
				QUICK CATCH INC			249.00 001801
7/11/25	00014	7/01/25 256	202507 320-57200-45200	JUL POOL MAINTENANCE SVCS	*	1,179.75	
		7/01/25 256	202507 320-57200-46001	JUL CONTRACT ADMIN	*	2,145.50	
		7/01/25 256	202507 320-57200-34000	JUL FACILITY MANAGEMENT	*	6,591.17	
		7/01/25 256	202507 320-57200-45210	POOL CHEMICALS-TRICHLOR	*	437.25	
		7/01/25 256	202507 320-57200-60000	POOL REPAIR-STENNER TUBE	*	48.38	
		7/01/25 256	202507 320-57200-45210	POOL CHEMICALS-TILE SOAP	*	84.32	
				RIVERSIDE MANAGEMENT SERVICES INC			10,486.37 001802
7/22/25	00129	7/21/25 144777	202507 310-51300-42500	INCRSED ASSMNT NTC LETTER	*	720.68	
		7/21/25 144777	202507 310-51300-42000	POSTAGE	*	620.10	
				ADVANCED DIRECT MARKETING SERVICES			1,340.78 001803
7/22/25	00016	7/02/25 372722	202507 310-51300-32200	FY24 FINAL AUDIT	*	3,875.00	
				BERGER TOOMBS ELAM GAINES & FRANK			3,875.00 001804
7/22/25	00116	5/14/24 179447	202507 330-53800-46000	MITIGATION MOITORING	*	450.00	
				BIO-TECH CONSULTING INC			450.00 001805
7/22/25	00116	2/14/25 183657	202507 330-53800-46000	MITIGATION MOITORING	*	1,600.00	
				BIO-TECH CONSULTING INC			1,600.00 001806
7/22/25	00013	7/15/25 16186	202506 330-53800-46400	JUN IRRIGATION SRV/REPAIR	*	902.00	
				LANDCARE GROUP INC			902.00 001807
7/22/25	00074	7/17/25 38114	202507 320-57200-54510	HOG TRAPPING SERVICECS	*	795.00	
		7/17/25 38114	202507 320-57200-54510	HOG MONITORING-CAMERA-1WK	*	249.00-	
				QUICK CATCH INC			546.00 001808

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/22/25	00074	7/18/25 38123	202507 320-57200-54510	HOG REMOVAL (9)	*	1,350.00	
				QUICK CATCH INC			1,350.00 001809
7/22/25	00064	7/10/25 51298	202507 310-51300-46000	RM RENTAL-CDD MTG 8/19/25	*	593.75	
				RENAISSANCE RESORT			593.75 001810
7/22/25	00119	7/11/25 100041	202507 320-57200-60000	REPL SLINGS ON LOUNGES	*	2,280.00	
		7/11/25 100041	202507 320-57200-60000	PICKUP/DELIVERY CHARGE	*	200.00	
				THE POOL AND PATIO SHOP			2,480.00 001811
7/29/25	00030	7/25/25 1197621	202507 320-57200-54500	JUL PEST CONTROL	*	160.00	
		7/25/25 1197621	202507 320-57200-54500	JUL RODENT CONTROL	*	100.00	
				FREEDOM PEST CONTROL			260.00 001812
7/29/25	00013	7/25/25 607	202507 330-57200-46210	REPLACED ANNUALS-MAIN ENT	*	423.00	
				LANDCARE GROUP INC			423.00 001813
7/29/25	00014	7/18/25 260	202506 320-57200-45100	FACILITY MAINTENANCE-JUN	*	2,968.00	
		7/18/25 260	202506 330-53800-46100	GROUPS MAINTENANCE-JUN	*	1,633.00	
		7/18/25 260	202506 320-57200-60000	REPAIRS & MAINTENANCE-JUN	*	1,198.60	
				RIVERSIDE MANAGEMENT SERVICES INC			5,799.60 001814
TOTAL FOR BANK A						160,759.89	
TOTAL FOR REGISTER						160,759.89	

FREEDOM
PEST CONTROL



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

Service Slip/Invoice

INVOICE: 1194171
DATE: 06/27/2025
ORDER: 1194171

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
06/27/2025			2MARCUS	09:14 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	06/27/2025		11:24 AM

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

Approved 6/27/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED

By Tara Lee at 12:21 pm, Jun 27, 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.
Costs not subject to payment until 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.



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

Invoice

Date 6/24/2025
Invoice # 131295630047

Terms	Net 20
Due Date	7/14/2025
PO #	
Delivery Ticket #	Sales Order #1353987
Delivery Date	6/23/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To	Ship To
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257	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	300	gal	\$3.35	\$1,005.00

Subtotal \$1,005.00

Tax \$0.00

Total \$1,005.00

Amount Paid/Credit Applied \$0.00

Balance Due \$1,005.00

Approved 6/26/25
Jeff Johnson
Pool Chemicals
1.320.57200.45210

[Click Here to Pay Now](#)

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



131295630047

Renaissance Resort
at the World Golf Village

500 South Legacy Trail
St Augustine FL 32092

Phone 904-940-8000

Invoice #51304

Date 6/9/2025

INVOICE

Customer

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

Qty	Description	Charged
1	Meeting Room Rental - Event Date 7/10/2025	\$475.00
	25% Service Charge	\$118.75
Bannan Lakes Community Development District		
Exempt #85-8017166046C-0		
RECEIVED <i>By Tara Lee at 8:47 am, Jun 25, 2025</i>		

SUB-TOTAL \$593.75

Amount Due \$593.75

Payment Details

- ☐ Direct Bill
☐ Credit Card
☒ Check



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

Page # 1 of 1
Event Order #: 659703
Quote #: M-US3HTIF
Folio #: 33112

FUNCTION DAY/DATE: Thursday, July 10, 2025
ORGANIZATION: Governmental Management Services North Florida

POST AS: Bannon Lakes CDD Meeting
BILLING ADDRESS: 475 W Town Place, Suite 114, Saint Augustine, FL 32092-3648
CUSTOMER: Sarah Sweeting Phone #: (904) 940-5857 Fax #:
IN-HOUSE CONTACT: SAME
MANAGERS: Morgan Lewis
DATE PRINTED: Friday, May 23, 2025

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

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

6:00 PM Meeting Troon

(1) Water Station

ROOM SET-UP

Theatre

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

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

Signature: Sarah Sweeting

If in agreement, please sign one copy and return

Governmental Management Services, LLC

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

Invoice**Invoice #:** 134**Invoice Date:** 7/1/25**Due Date:** 7/1/25**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 - July 2025		4,601.08	4,601.08
Website Administration - July 2025		112.33	112.33
Information Technology - July 2025		168.50	168.50
Dissemination Agent Services - July 2025		795.92	795.92
Office Supplies		0.63	0.63
Postage		14.49	14.49
Copies		58.95	58.95
Telephone		50.60	50.60
Total			\$5,802.50
Payments/Credits			\$0.00
Balance Due			\$5,802.50

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3584633
2723-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/25	W. Haber	0.30	82.50	Review correspondence from Pulte regarding conveyance and confer with Oliver regarding same
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/13/25	W. Haber	0.40	110.00	Prepare agreement for janitorial services
03/14/25	W. Haber	0.30	82.50	Confer with Sweeting and Johnson regarding agreement with Hi Tech and revisions to same
03/18/25	W. Haber	1.80	495.00	Prepare for and participate in Board meeting
03/24/25	W. Haber	0.20	55.00	Review correspondence regarding meeting follow up
03/26/25	W. Haber	0.60	165.00	Prepare for and participate in call to discuss property conveyance and related matters
03/27/25	K. Haber	0.40	108.00	Prepare notices for rate hearings; correspond with Sweeting regarding same
03/31/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter

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

KUTAK ROCK LLP

Bannon Lakes CDD

June 30, 2025

Client Matter No. 2723-1

Invoice No. 3584633

Page 2

03/31/25	W. Haber	0.30	82.50	Confer with litigator regarding roof claim
03/31/25	P. O'Bryant	2.20	539.00	Research statute of limitation and defect issues
04/01/25	P. O'Bryant	0.60	147.00	Review issues regarding demand letter
04/02/25	K. Haber	0.30	81.00	Prepare resolution rescheduling rate hearing; correspond with Sweeting regarding same
04/04/25	W. Haber	1.10	302.50	Review documents regarding easement maintenance payment; confer with counsel for master HOA regarding same; review research regarding defect claim and confer with litigator regarding demand letter
04/05/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/09/25	P. O'Bryant	2.60	637.00	Review underlayment defect issues; draft demand letter
04/15/25	W. Haber	2.80	770.00	Prepare for and participate in Board meeting
04/24/25	W. Haber	0.40	110.00	Confer with O'Bryant regarding demand letter for defective roofing materials

TOTAL HOURS 15.70

TOTAL FOR SERVICES RENDERED \$4,216.00

DISBURSEMENTS

Meals	10.07
Travel Expenses	57.49

TOTAL DISBURSEMENTS 67.56TOTAL CURRENT AMOUNT DUE \$4,283.56

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	7/1/2025	\$820.00

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

0000000011652200100000002871530000008200061

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 7/11/2025

Invoice 287153B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 7/1/25
Jeff Johnson
Lake Maintenance
1.330.53800.46800

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$820.00

This Invoice Total:

\$820.00

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

Customer #: 723475

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

35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number	536
Invoice Date	06/30/25
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

[illegible]

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,300.00	\$0.00	\$0.00	\$0.00	\$0.00

35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number	531
Invoice Date	06/30/25
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

[illegible]

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00

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.: 38085

Terms: Net 14

Invoice date: 07/01/2025

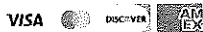
Due date: 07/15/2025

#	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 7/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

RECEIVED

By Tara Lee at 11:19 am, Jul 01, 2025

View and pay

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0013045

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

Invoice Date : 07/03/2025	Install Date : 06/26/2017
Service Order : 039631	Page : 1 of 3
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

Service Requested :

Had to resched - must be 1ST CALL Commercial Maintenance . PAUL ONLY AT THIS LOCATION, EVEN FOR MAINT! CALL JEFF WHEN HEADING TO PROPERTY EVERY TIME. HE IS IN CHARGE OF FACILITIES. PO FOR FILTERS REMICH 105962

Service Comments :

06/30/2025. On arrival did a (3) three system maintenance. Water cleaned evaporator coils, cleaned drain lines and drain pans, treated with powerzyme. Check all capacitors, electrical connections, wipe down all wiring for biological growth tested float switches. Water cleaned condenser coils. First LENNOX #2 unit M/N CBX25UH - 036 - 230 - 10. S/N CBX25UH - 036 - 230 - 10. Condenser. M/N CBX25UH - 036 - 230 - 10. S/N 1917B03797. Pressure 133.5 over 308.7. S/H 17.7. S/C 2.6..RA75.9 SA. 56.3. with a 19.6* split. Replaced 45/5 capacitor. TRANE. UNIT replaced driver belt.(IN October when we do a pull and clean on the big blower wheel will need to be replacing the motor at the same time due to bearings are starting to grind). Pressure circuit one 113.5 over 317.5.. circuit two 133.5 over 308.7 RA 75.9 .SA 56.3. with a 19.6* split... On unit #3 pressure 122.0 over 329.1 S/H 13.5 S/C 4.6. RA70.5 SA 49.9. with a 20.6* split. Replaced 70/10 capacitor.. All three systems are running at this time.

Description	Mfg Name	Model	Serial No
Condenser	MISC	TTA090H300AA	16512L83YA
Description	Mfg Name	Model	Serial No
Air Handler	MISC	TWE090E300AA	17033NJABA
Description	Mfg Name	Model	Serial No
Condenser	MISC	14HPX036-230-21	1917B03797
Qty	Description	Price	Extended
1	Capacitor Dual 45+5/440	0.00	0.00
Total Parts for Unit			0.00

See Over < 2 >



Since 1962

Please remit payment to:

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

INVOICE : 0013045

Bill To : 122663	Invoice Date : 07/03/2025	Install Date : 06/26/2017
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095 Phone :(904)660-3669	Service Order : 039631	Page : 2 of 3
	Serviced At : 122663	
	Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jeff Johnson	(904) 660-3669	cmnt		DUE UPON RECEIPT
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	CBX25UH-036-230-10	1717B34977	
Description	Mfg Name	Model	Serial No	
Air Handler	LENNOX	CBX25UH-048-230-10	1717B16907	
Description	Mfg Name	Model	Serial No	
Heat Pump	LENNOX	14HPX-048-230-21	1917B06555	
Qty	Description	Price	Extended	
1	Capacitor Dual 70+10/440	0.00	0.00	
	Total Parts for Unit		0.00	
Qty	Description	Price	Extended	
3	16x25x1 Pleated Filter	0.00	0.00	
1	18x20x1 Pleated Filter	0.00	0.00	
1	18x24x1 Pleated Filter	0.00	0.00	
1	26GA SHEET METAL	0.00	0.00	
1	AX48 Belt	0.00	0.00	
(1)	26GA SHEET METAL	0.00	0.00	
	Total Parts for Unit		0.00	
	Total Labor for Unit		0.00	
	Maintenance Contract :		449.00	

See Over < 3 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0013045

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

Invoice Date : 07/03/2025	Install Date : 06/26/2017
Service Order : 039631	Page : 3 of 3
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

Approved 7/7/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
Jacksonville, FL 32207

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

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

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

[illegible]

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
PULTE HOME COMPANY LLC	110,161.76	-	-	215,507.19	114,978.12	330,485.31
SUBTOTAL ADMIN O&M	110,161.76	-	-	215,507.19	114,978.12	330,485.31
TAX ROLL RECEIPTS	(13,293.18)	744,726.51	418,609.78	232,345.33	779,917.18	2,175,598.80
TOTAL RECEIPTS / DUE	96,868.58	744,726.51	418,609.78	447,852.52	894,895.30	2,506,084.11

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

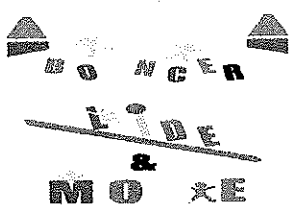
TAX ROLL RECEIPTS

ST. JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/05/24	4,365.02	2,453.57	1,361.83	4,571.27	12,751.69
2	11/15/24	17,496.01	9,834.48	5,458.54	18,322.75	51,111.78
3	11/19/24	34,780.69	19,550.18	10,851.14	36,424.19	101,606.20
4	12/06/24	53,834.14	30,260.10	16,795.58	56,377.98	157,267.80
5	12/18/24	113,952.98	64,052.82	35,551.90	119,337.62	332,895.32
6	01/09/25	451,192.48	253,614.71	140,766.39	472,512.74	1,318,086.32
INTEREST 1	01/14/25	1,599.71	899.20	499.09	1,675.31	4,673.31
7	02/20/25	38,982.99	21,912.29	12,162.20	40,825.05	113,882.53
8	04/08/25	14,055.22	7,900.42	4,385.05	14,719.39	41,060.08
INTEREST 2	04/14/25	790.27	444.21	246.56	827.62	2,308.66
9 - Tax Sale	06/16/25	4,944.97	2,779.56	1,542.77	5,178.63	14,445.93
10	07/10/25	8,732.02	4,908.25	2,724.28	9,144.63	25,509.18
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		744,726.51	418,609.78	232,345.33	779,917.18	2,175,598.80

PERCENT COLLECTED DIRECT	0.00%	0.00%	75.00%	75.00%	75.00%
PERCENT COLLECTED TAX ROLL	100.61%	100.61%	100.61%	100.61%	100.61%
PERCENT COLLECTED	100.61%	100.61%	86.41%	96.39%	96.28%

34.2% 19.2% 10.7% 35.8% 100.0%

WACME BOUNCER SLIDES & MORE
 1.320.57200.49400
 Approved Emily Wright 8.9.2025

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: August 9th, 2025 Invoice Number: 08092025.07		
<u>Name / Address</u> Attn: Emily Bannon Lakes 435 Bannon Lakes Blvd. St Augustine, FL 32092 BannonManager@RMSNF.c		Additional Details: 10a - 1p				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Rockwall	1	\$1,150.00		\$950.00	\$950.00
2	Avalanche Double Lane Wet Slide	1	\$375.00		\$325.00	\$325.00
3	15' Surf's Up Wet Slide	1	\$275.00		\$250.00	\$250.00
4	Generator	1	\$100.00		\$75.00	\$75.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,600.00
		Sales Tax (0.0%)				N/A
		Total				\$1,600.00

RECEIVED

By Tara Lee at 3:24 pm, Jul 08, 2025

Doodycalls of Jacksonville FL
3948 3rd St S #442
Jacksonville Beach, FL, 32250

06/30/2025

DoodyCalls
3948 3rd St S #442, Jacksonville Beach
FL, 32250

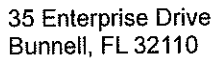
Invoice Balance	\$500.00
Total Due Includes All Unpaid Invoices	\$ 500.00

Approved 7/9/25
Jeff Johnson
Miscellaneous
1.330.53800.46300

By Tara Lee at 12:31 pm, Jul 09, 2025

Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.

		CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM			Invoice #	Invoice Date
					JAC-0318731	June 30, 2025
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01669 Service : Common area cleaning	June 20, 2025	1		\$ 500.00		\$ 500.00
Invoice Total					\$500.00	
Payments/Credits Applied to Invoice					\$0.00	
Invoice Balance					\$500.00	
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						



Invoice Number	541
Invoice Date	07/01/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

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

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

RECEIVED
By Tara Lee at 9:36 am, Jul 02, 2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$16,555.00	\$0.00	\$0.00	\$0.00	\$0.00

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



Bannon Lakes CDD- Jeff Johnson

Bill to

Bannon Lakes CDD
attn: Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Ship to

Bannon Lakes CDD- Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Invoice details

Invoice no.: 38100
Terms: Net 14
Invoice date: 07/08/2025
Due date: 07/22/2025

Approved 7/8/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Camera Placement to Monitor	Hog Camera Placement to Monitor for one week	1	\$249.00	\$249.00

Total

\$249.00

Ways to pay



Note to customer

The Preserve at Bannon Lakes
Jeff Johnson
205 Cedar Preserve Ln
Saint Augustine, FL 32095

View and pay

RECEIVED

By Tara Lee at 3:27 pm, Jul 08, 2025

Invoice

Invoice #: 256
Invoice Date: 7/1/2025
Due Date: 7/1/2025
Case:
P.O. Number:

Alison Moring
7-7-25

Balance Due	\$10,486.37
-------------	-------------

By Tara Lee at 1:36 pm, Jul 08, 2025

Advanced Direct Marketing Services

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
7/21/2025	144777

BILL TO

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Bannon Lakes CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	795	0.09434	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	795	0.35	278.25
Fold customer materials	795	0.06443	51.22
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	795	0.09021	71.72
#10 Window Envelopes printed one color black ink	805	0.25713	206.99
Postage	795	0.78	620.10
<div>RECEIVED By Tara Lee at 10:24 am, Jul 22, 2025</div>			
Subtotal		\$1,340.78	
Sales Tax (7.5%)		\$0.00	
Total		\$1,340.78	



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

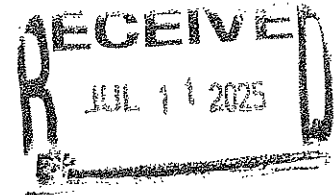
Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092

Invoice No. 372722
Date 07/02/2025
Client No. 20667



Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,875.00

RECEIVED

By Tara Lee at 11:18 am, Jul 21, 2025

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



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 #: 179447

Invoice Date: 5/14/2024

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
	50-00	Baseline Mitigation Monitoring	2,800.00	2,800.00		0.0	0.00%	0.00
	50-01	Baseline Mitigation Monitoring Report	1,600.00	1,600.00		0.0	0.00%	0.00
	50-04	Annual Mitigation Monitoring	4,800.00	1,600.00		0.0	0.00%	0.00
	50-06	Annual Mitigation Monitoring Report	3,600.00	1,200.00		0.0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	4,800.00	1,200.00		0.0	0.00%	0.00
	65-00	General Coordination -	3,200.00	150.00	750.00	3.0	37.50%	450.00
		TOTAL						
2/8/2024	65-00PM	General Coordination				0.5		
		Installation of Staff Gauges						
2/12/2024	65-00PM	General Coordination				0.5		
		Installation of Staff Gauges						
3/26/2024	65-00PM	General Coordination				2.0		
		Installation of Staff Gauges/ Monitoring gauges completed 3/21/23						

RECEIVED

By Tara Lee at 11:16 am, Jul 21, 2025

Current Charges \$450.00

Payments/Credits \$0.00

Invoice Total \$450.00

We appreciate your business!



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 #: 183657

Invoice Date: 2/14/2025

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
1/27/2025	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	100.00%	1,600.00
	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	- Littoral Shelf Monitoring	4,800.00	1,200.00		0	0.00%	0.00
	65-00	SJRWMD - On Site Meeting General Coordination	3,200.00	3,200.00	1,200.00	0	37.50%	0.00
<div>RECEIVED By Tara Lee at 11:12 am, Jul 21, 2025</div>								

Current Charges \$1,600.00

Payments/Credits \$0.00

Invoice Total \$1,600.00

We appreciate your business!

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



07/16/2025

BILL TO

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

INVOICE # 16186

DATE 07/15/2025

DUE DATE 08/14/2025

TERMS Net 30

ATTENTION

Jeff Johnson

PROJECT

Monthly Irrigation Billing

DESCRIPTION	AMOUNT	DATE
PV-Irr. Maint. Svc.	Irrigation Maintenance Service for June- see attached list.	902.00T

SUBTOTAL	902.00
TAX	0.00
TOTAL	902.00
BALANCE DUE	\$902.00

Approved 7/16/25
Jeff Johnson
Irrigation repairs
1.330.53800.46400

RECEIVED

By Tara Lee at 11:20 am, Jul 21, 2025

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
3/13	Amenity Center- Zone 17	Rainbird 1 Station Decoder, Rainbird Solenoid, (4) DBY wire nuts	\$ 317.00	\$ 63.00	\$ 380.00
6/27	Front Entrance-	Zone 4 6P, MPR nozzle	\$ 20.50	\$ 21.00	\$ 41.50
		Zone 11 6P, MPR nozzle	\$ 20.50	\$ 21.00	\$ 41.50
		Zone 12 (2) 6Ps, (2) MPR nozzles	\$ 41.00	\$ 42.00	\$ 83.00
		Zone 25 6P, MPR nozzle	\$ 20.50	\$ 21.00	\$ 41.50
		Zone 26 6P, MPR nozzle	\$ 20.50	\$ 21.00	\$ 41.50
		Zone 30 (2) 6Ps, (2) MPR nozzles	\$ 41.00	\$ 42.00	\$ 83.00
		Zone 35 MPR nozzle	\$ 11.00	\$ 21.00	\$ 32.00
		Zone 36 6P, (2) MPR nozzles	\$ 31.50	\$ 21.00	\$ 52.50
		Zone 47 MPR nozzle	\$ 11.00	\$ 21.00	\$ 32.00
		Zone 49 MPR nozzle	\$ 11.00	\$ 21.00	\$ 32.00
		Zone 55 6P, MPR nozzle	\$ 20.50	\$ 21.00	\$ 41.50
Total Due					\$ 902.00

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

Bannon Lakes CDD
attn: Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Ship to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Invoice details

Invoice no.: 38114
Terms: Net 14
Invoice date: 07/17/2025
Due date: 07/31/2025

P.O. Number: The Preserve at Bannon Lakes

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Trapping Service	Hog Trapping Service Inspection/Survey Camera/Trap Setup	1	\$795.00	\$795.00
2.		Hog Camera Placement to Monitor	Hog Camera Placement to Monitor for one week	1	-\$249.00	-\$249.00

Total

\$546.00

Ways to pay



Note to customer

The Preserve at Bannon Lakes
Jeff Johnson
205 Cedar Preserve Ln
Saint Augustine, FL 32095

Approved 7/16/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

[View and pay](#)

RECEIVED

By Tara Lee at 11:22 am, Jul 21, 2025

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

Bannon Lakes CDD
attn: Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Ship to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Invoice details

Invoice no.: 38123
Terms: Net 14
Invoice date: 07/18/2025
Due date: 08/01/2025

P.O. Number: The Preserve at Bannon Lakes

#	Date	Product or service	Description	Qty	Rate	Amount
1.		HOGREMOVAL100PL	Hog Removal	9	\$150.00	\$1,350.00

Total \$1,350.00

Ways to pay



Note to customer

The Preserve at Bannon Lakes
Jeff Johnson
205 Cedar Preserve Ln
Saint Augustine, FL 32095
Removed 9 hogs from Beechnut circle (the preserves at Bannon Lakes)

1- sow 110lbs
1- sow 100lbs
1- sow 65lbs
6 piglets approx 20-30lbs each

Approved 7/21/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

RECEIVED

By Tara Lee at 11:32 am, Jul 21, 2025

[View and pay](#)

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

Invoice #51298
Date 7/10/2025

INVOICE

Customer

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

Qty	Description	Charged
1	Meeting Room Rental - Event Date 08/19/2025	\$475.00
	25% Service Charge	\$118.75
Bannon Lakes Community Development District		
Exempt #85-8017166046C-0		
RECEIVED <i>By Tara Lee at 11:30 am, Jul 21, 2025</i>		

SUB-TOTAL \$593.75

Amount Due \$593.75

Payment Details

- ☐ Direct Bill
☐ Credit Card
☒ Check

World Golf Village Renaissance St. Augustine Resort

(904) 940-8000

Check #: 772177
Print #: 1
Status: Trial
Business Type: Local
Function Space: Wentworth
Event Manager: Morgan Lewis

Bannon Lakes CDD Meeting
475 W Town Place
Suite 114
Saint Augustine, FL 32092-3648

Contact: Sarah Sweeting
Tuesday, August 19, 2025

Page #: 1
Folio #: 33100
Bill Method: Check
Event Order #: 523952

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

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

Signature: Sarah Sweeting
GUEST COPY

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



EVENT ORDER

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

Page # 1 of 1
Event Order #: 523952
Quote #: M-U1CFDGI
Folio #: 33100

FUNCTION DAY/DATE: Tuesday, August 19, 2025

ORGANIZATION: Six Mile Creek CDD

POST AS: Bannon Lakes CDD Meeting

BILLING ADDRESS: 475 W Town Place, Suite 114, Saint Augustine, FL 32092-3648

CUSTOMER: Sarah Sweeting

Phone #: (904) 940-5857

Fax #:

IN-HOUSE CONTACT: SAME

MANAGERS: Morgan Lewis

DATE PRINTED: Friday, March 07, 2025

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

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

6:00 PM Meeting Wentworth

(1) Water Station

ROOM SET-UP

Theatre

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

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

Signature: _____

Sarah Sweeting

If in agreement, please sign one copy and return

THE POOLand Patio Shop
1408 Griflet Rd
Jacksonville, FL 32211

Invoice

Number 100041

Date 7/11/2025

Bill To

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

Ship To

PO Number	Terms	Project
904-660-3669		Phase 3

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

RECEIVED

By Tara Lee at 11:05 am, Jul 21, 2025

Approved 7/14/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$2,480.00	Shipping Cost	\$0.00
		Sub Total	\$2,480.00

Total \$2,480.00

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

FREEDOM PEST CONTROL



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

Service Slip/Invoice

INVOICE: 1197621
DATE: 07/25/2025
ORDER: 1197621

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
07/25/2025			2MARCUS	11:18 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	07/25/2025		01:26 PM
			Lic:JE276424	

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 7/28/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED
By Tara Lee at 8:54 am, Jul 29, 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.

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



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 607
Invoice Date 07/25/25
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
<p>Replace annuals at main entrance island tip due to irrigation malfunction. Solenoid damage was the result of a lightning strike.</p> <p>Annual Installation - 07/24/2025</p> <p>Approved 7/28/25 Jeff Johnson Landscape Contingency 1.330.57200.46210</p>				\$423.00

RECEIVED

By Tara Lee at 8:51 am, Jul 29, 2025

Subtotal:	\$423.00
Sales Tax:	\$0.00
Invoice Total:	\$423.00
Credits/Payments:	(\$0.00)
Balance Due:	\$423.00

Current

\$423.00

1-30 Days
Past Due

\$0.00

31-60 Days
Past Due

\$0.00

61-90 Days
Past Due

\$0.00

90+ Days
Past Due

\$0.00

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

Invoice

Invoice #: 260
Invoice Date: 7/18/2025
Due Date: 7/18/2025
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 June 1 - June 30, 2025	144.99	40.00	5,799.60
<div>Approved 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 \$1198.60</div> <div>RECEIVED By Tara Lee at 11:26 am, Jul 21, 2025</div> <div>Alison Mossing 7-21-25</div>			
Total			\$5,799.60
Payments/Credits			\$0.00
Balance Due			\$5,799.60

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/25	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
6/3/25	4	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
6/3/25	2.25	J.W.	Removed debris around pond beds, removed debris through out community, straightened and organized pool furniture
6/4/25	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
6/5/25	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
6/5/25	4	P.S.	Painted two walls in community room
6/6/25	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
6/9/25	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
6/10/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
6/11/25	5	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
6/11/25	2	P.S.	Replaced parking lot light
6/12/25	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
6/12/25	2	P.S.	Replaced parking lot light bulb
6/13/25	3.17	P.S.	Removed debris around community, blew leaves and debris off common areas, emptied and restocked dog waste receptacles
6/16/25	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
6/17/25	6	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, straightened and organized all pool deck and patio furniture
6/17/25	4.87	J.W.	Checked ponds and removed debris, emptied and restocked dog waste receptacles,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/18/25	4	J.J.	cleaned windows in fitness center, raked mulch on playground 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
6/19/25	8	A.A.	Repaired gate in dog park, pressure washed sidewalks around activity field, removed debris in roadways and around amenity center, cleaned pond by amenity center
6/20/25	8	J.J.	Reset furniture on patio and pool deck, 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
6/23/25	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, straightened and organized all pool deck and patio furniture
6/24/25	4	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
6/24/25	2.7	J.W.	Drove around ponds and removed debris, blew leaves and debris off walkways and pool deck, checked and changed trash receptacles, removed debris around amenity center, pool deck, playground, field, parking lot, roadways and common areas, straightened and organized pool furniture, emptied and restocked dog pots
6/25/25	3	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, straightened and organized all pool deck and patio furniture
6/26/25	7	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
6/27/25	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
6/30/25	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

TOTAL 144.99

MILES 0

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