

BANNON LAKES
Community Development District

October 21, 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

October 14, 2025

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Workshop is scheduled for **October 21, 2025, at 6:00 p.m.** at Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095. Immediately following will be the Board of Supervisors Regular Meeting.

Following is the advance agenda for this meeting:

Workshop

- I. Call Order
- II. Audience Comments
- III. Discussion Items:
 - A. Fitness Center Expansion
 - B. Amenity Center and CDD Enhancements
- IV. Supervisor's Requests & Audience Comments
- V. Adjournment

Board of Supervisors Meeting

- I. Call Order
- II. Public Comments
- III. Approval of Minutes of the Septemebr 16, 2025 Meeting
- IV. Discussion Items:
 - A. Master HOA
 - B. Amenity Center and CDD Enhancements
- V. Ratification Items:
 - A. Proposal from Thigpen for HVAC Repair
 - B. Second Amendment to Agreement with Mighty Dog for Roof Repair

- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager – Report
- VII. Audience Comments
- VIII. Supervisor’s Requests
- IX. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending August 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- X. Next Scheduled Meeting: November 18, 2025 at 6:00 p.m. at Bannon Lakes Amenity Center
- XI. Adjournment

THIRD ORDER OF BUSINESS



Bannon Lakes Fitness Center Survey Results for Residents

October 2025

Survey Overview

Survey capture dates:	September 29th to October 6 th , 2025
Survey responses:	318 completed responses, 11 partial responses, and 31 responses with no-data from about 800 homes – a 40% response rate (<i>excluding survey responses with no data</i>)
Time spent on survey:	Average 4.2 minutes; Median 3.0 minutes

Survey Objectives

- Offer Bannan Lakes residents an opportunity to provide input for **potential improvements** to the Fitness Center.
- Solicit respondents' additional recommendations.
- Present the results to the Bannan Lakes CDD Board of Directors for consideration.

Survey Methodology

- Requests for residents to complete the survey were sent via social media and email blasts from Bannan Lakes management. Follow up requests were sent to encourage residents to complete the survey.
- Respondents were asked to identify their neighborhood as well as the composition of their family to identify segmentation differences.
- This survey includes verbatim comments regarding additional thoughts for Fitness Center improvements.

Survey Constraints

- Based on the sample size (318 responses), with 90% confidence there is about a 4% margin of error.

Key Findings

- Across neighborhoods, **among those who responded**, an overwhelming majority of respondents (93%) have adults in their home who might use the Bannan Lakes Fitness Center.
- The majority of those **adults who might use the Fitness Center** (64%) are in the 34 to 49 age group.
- 31% of respondents have teenagers who might use the Fitness Center. 21% of respondents (with teenagers) have only one teenager.

Equipment Additions & Updates – Other Responses

From the **Which of the following would you or your family members like to see added or updated** question:

1. Strong Demand for Strength Training Equipment

Residents consistently request upgrades and additions to the gym's strength training options, especially squat racks, smith machines, and heavier dumbbells.

- "Squat rack, Smith machine, at least 2–3 more adjustable benches, new dumbbells up to 80 lbs. (current ones are decomposing)."
- "We have more than enough cardio machines. We need free weights, squat rack, etc."
- "The center really needs a couple smith machines with the applicable weight plates."
- "The selection for weights is lackluster... I think they only go up to 50 pounds."

2. Interest in Dedicated Space for Classes and Functional Training

- Many residents want a designated area for group fitness, stretching, yoga, and functional workouts.
- "Room for fitness classes."
- "Free space for stretching and classes."
- "A space or designated room for yoga/personal classes, etc."
- "Boxing bag and area for teens as other neighborhoods."

3. Mixed Opinions on Investment and Facility Use

- While some advocate for upgrades, others question the value and utilization of the gym.
- "The gym is absolutely not an area of improvement that will benefit our family at all."
- "This is a huge waste of money, the center is never full."
- "TVs are never on."

Classes Offered by Instructors - Other responses

From the **If classes were offered (led by instructors), which types would you or your family members be most interested in** question:

1. Diverse Group Fitness Class Interests

There's a strong interest in a variety of group fitness formats, reflecting a desire for dynamic and engaging options:

- High-intensity: HIIT, cardio boxing, Hydrox/Combo, HIT class
- Mind-body and recovery: Stretch class, Barr (likely referring to barre), matted area for floor-based workouts
- Specialized formats: Spin, cycling, karate (Shotokan) for adults

This suggests residents are looking for a well-rounded class schedule that caters to different fitness goals and styles.

2. Scheduling Accessibility

Time availability is a key concern, especially for working adults:

“Needs to be in the evening or weekends for working people” highlights the importance of offering classes outside standard work hours to maximize participation.

Highest Priority for Improving the Fitness Center – Other Responses

From the **What is your or your family members highest priority for improving the fitness center** question:

Desire for Functional Gym Improvements

While some oppose the investment, others suggest specific upgrades if the gym is expanded.

- “Larger space for more equipment and free weights.”
- “Smith machine with dual weight stacks and plates.”
- “Separated zones for machines vs free weights where cardio **machines don’t feel like they’re on display.**”

Additional Comments

From the [Additional Comments](#) question, these are the most frequently cited improvement suggestions:

1. Space Constraints and Equipment Expansion

Residents overwhelmingly feel the fitness center is too small for the size of the community and lacks sufficient equipment variety and quantity.

- Frequent mentions of crowding, limited floor space, and inability to work out comfortably during peak hours.
- Requests for more benches, dumbbells (especially heavier sets), squat racks, smith machines, leg machines, and cable attachments.
- Suggestions to expand square footage or build a second location to accommodate both equipment and class space.

“The population of Bannock Lakes has outgrown the size of the fitness center.”

“It’s embarrassing and not even usable with more than 3 people in it.”

2. Cleanliness, Maintenance, and Facility Upkeep

- Many residents expressed concern about the cleanliness, maintenance, and operational reliability of the gym.
- Requests for more frequent sanitation checks, restocking of soap, paper towels, and disinfectant wipes.
- Complaints about broken or outdated machines (e.g., rower out for weeks, worn-out bikes).
- Desire for better air quality, temperature control, and enforcement of hygiene etiquette (e.g., wiping down equipment).

“Fitness center checked a few times a day for soap, paper towels and disinfectant wipes.”

“The gym often smells poorly.”

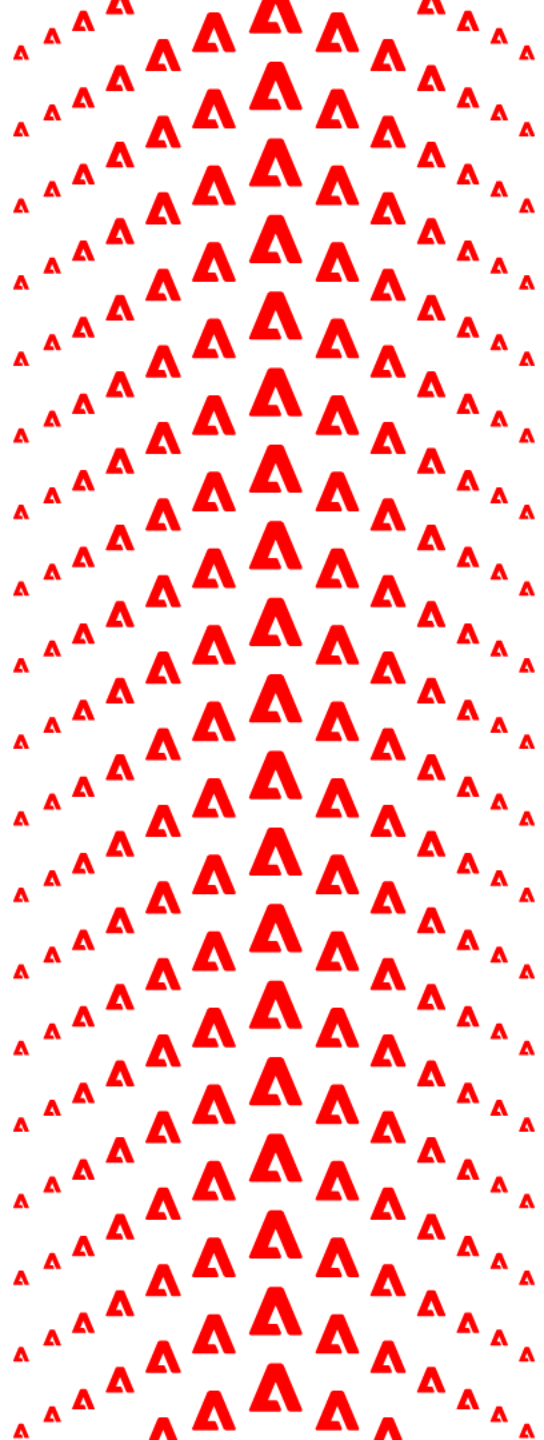
3. Access, Inclusion, and Cost Sensitivity

- Residents are divided on who should use the gym and how much should be spent on upgrades.
- Mixed opinions on allowing children or teens in the gym some want supervised access, others cite disruptive behavior.
- Requests for 24/7 access and better enforcement of age rules.
- Concerns about rising CDD fees and whether upgrades reflect broad community needs versus niche interests.

“Please consider ALL age groups that have access to the gym when making this decision.”

“We don’t want something else to raise our CDD fees especially after the roof.”

Executive Summary



Responses by Neighborhood

	All Neighborhoods	Bridge Bay	Orchard Cove	Seacrest Harbor	South Shore	The Grove	The Preserve
Number of Surveys	318	46	31	24	42	26	149
Number of Homes	789	165	63	83	179	53	246
Return Rate	40%	28%	46%	29%	23%	49%	61%

Adults in your home who MIGHT use the Fitness Center by Neighborhood

	All Neighborhoods	Bridge Bay	Orchard Cove	Seacrest Harbor	South Shore	The Grove	The Preserve
1	20%	33%	23%	21%	12%	27%	17%
2	67%	54%	61%	63%	79%	50%	72%
3+	7%	2%	13%	4%	7%	8%	7%
None	7%	11%	3%	13%	2%	15%	5%

Teenagers in your home who MIGHT use the Fitness Center by Neighborhood

	All Neighborhoods	Bridge Bay	Orchard Cove	Seacrest Harbor	South Shore	The Grove	The Preserve
1	21%	4%	19%	11%	38%	12%	23%
2	7%	0%	0%	7%	12%	0%	10%
3	1%	0%	3%	0%	0%	0%	2%
4+	1%	0%	0%	0%	0%	4%	1%
N/A	69%	96%	77%	35%	50%	85%	63%

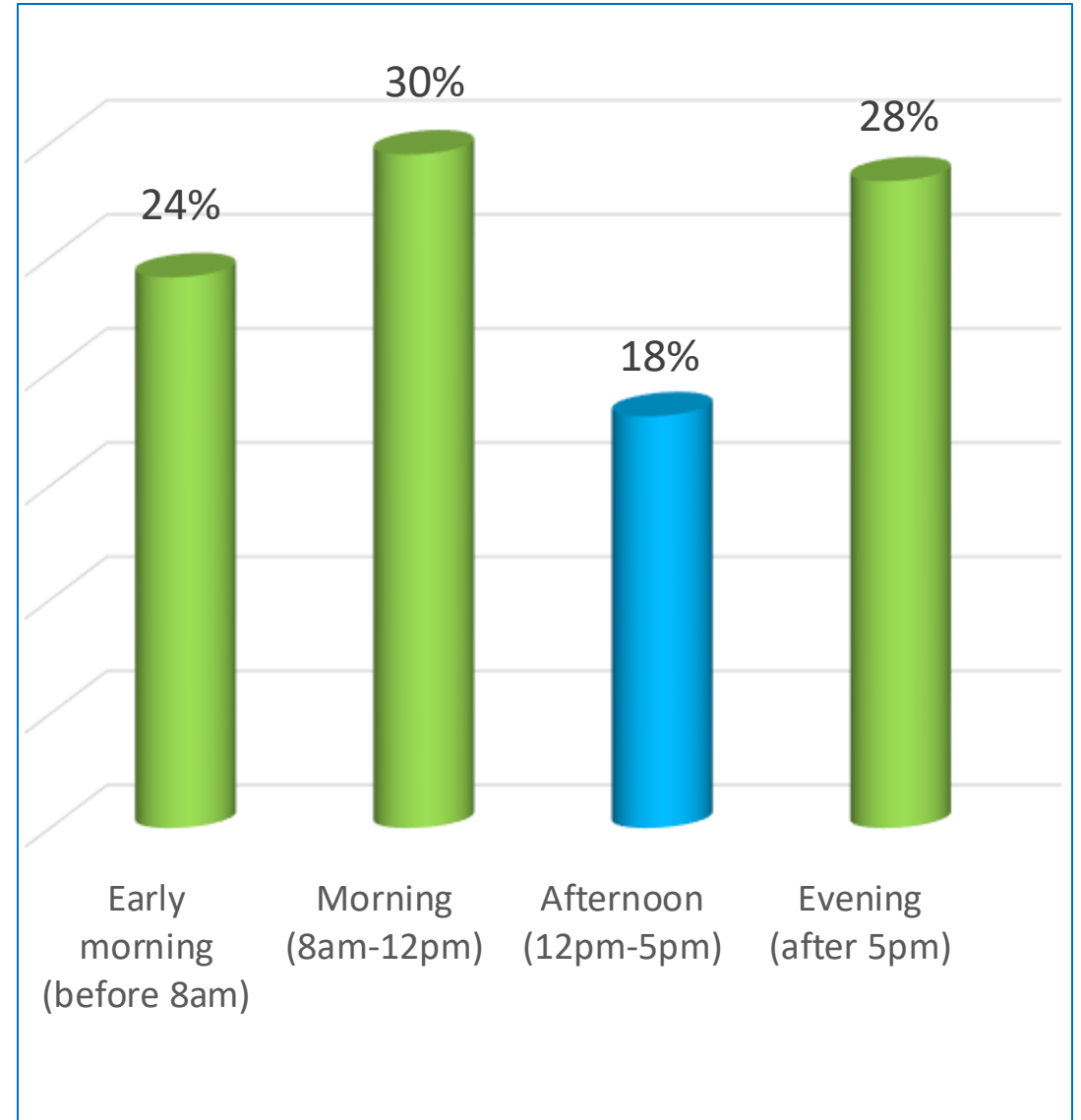
Age groups of ADULTS who MIGHT use the Fitness Center by Neighborhood

	All Neighborhoods	Bridge Bay	Orchard Cove	Seacrest Harbor	South Shore	The Grove	The Preserve
Under 30	4%	0%	3%	5%	2%	5%	6%
30 to 49	63%	2%	70%	86%	76%	50%	74%
50 to 64	15%	17%	20%	10%	15%	32%	12%
65+	18%	80%	7%	0%	7%	14%	8%

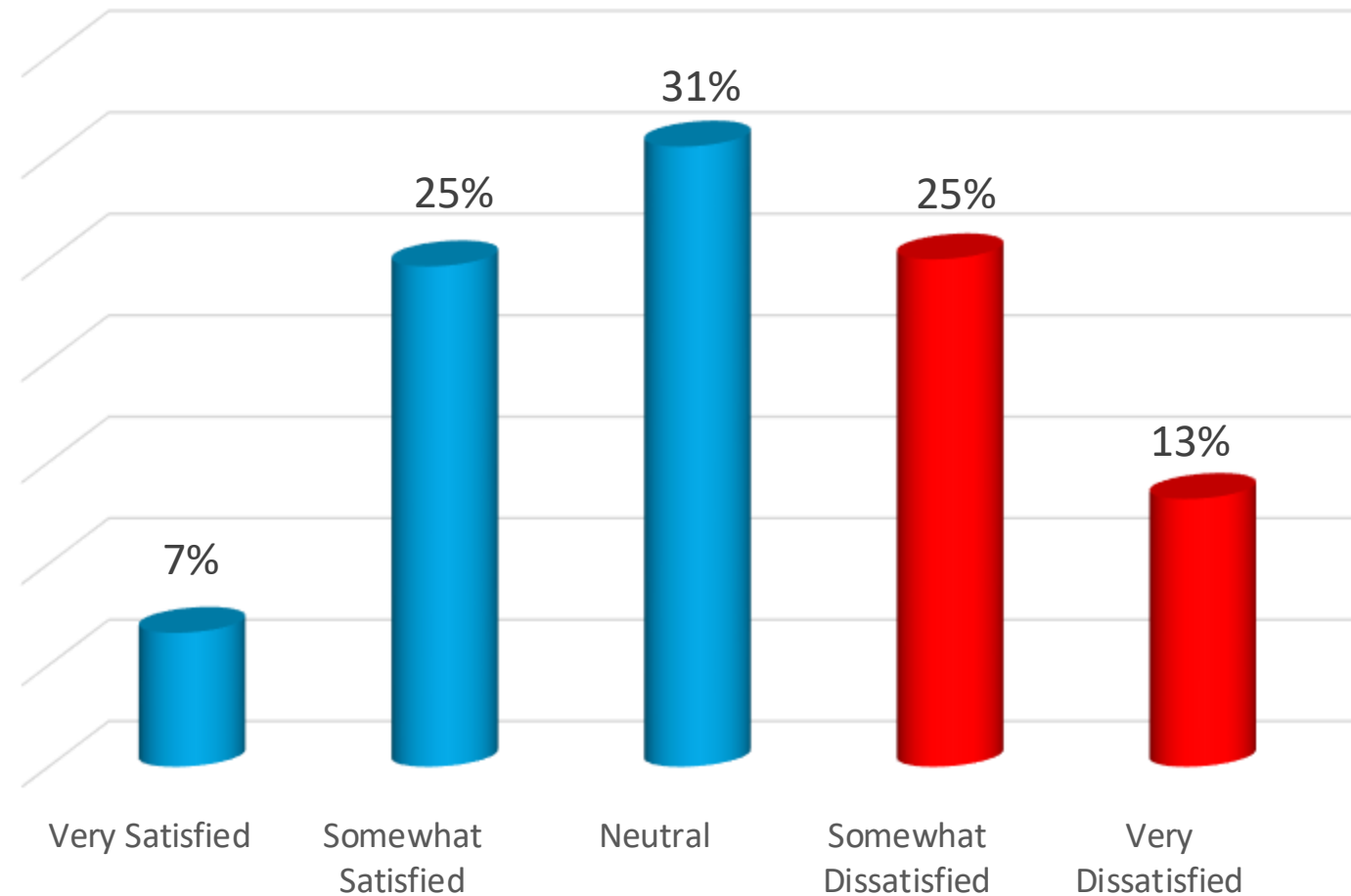
How often do you or a family member currently use the Fitness Center?



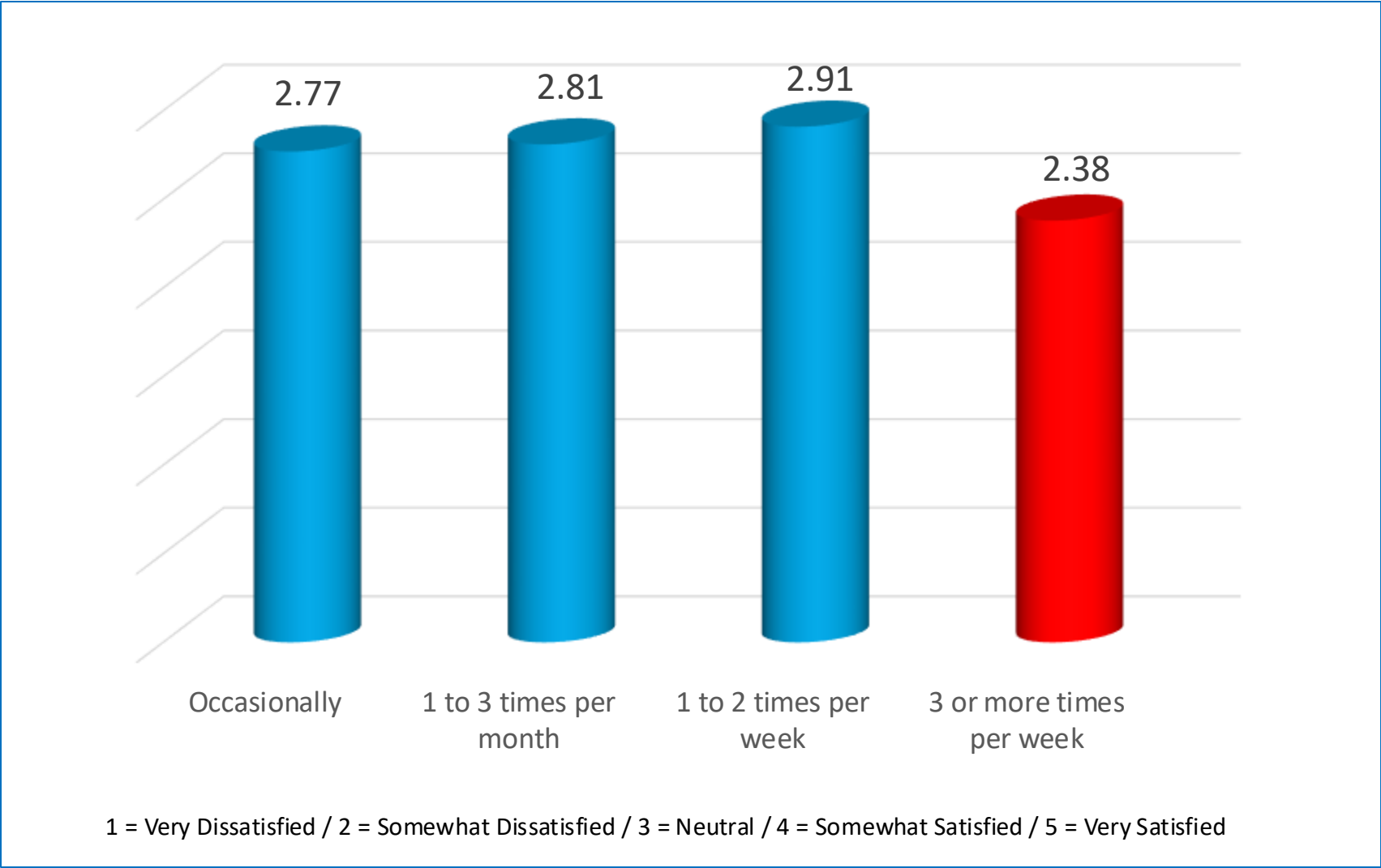
What times of the day do you or a family member typically use the Fitness Center?



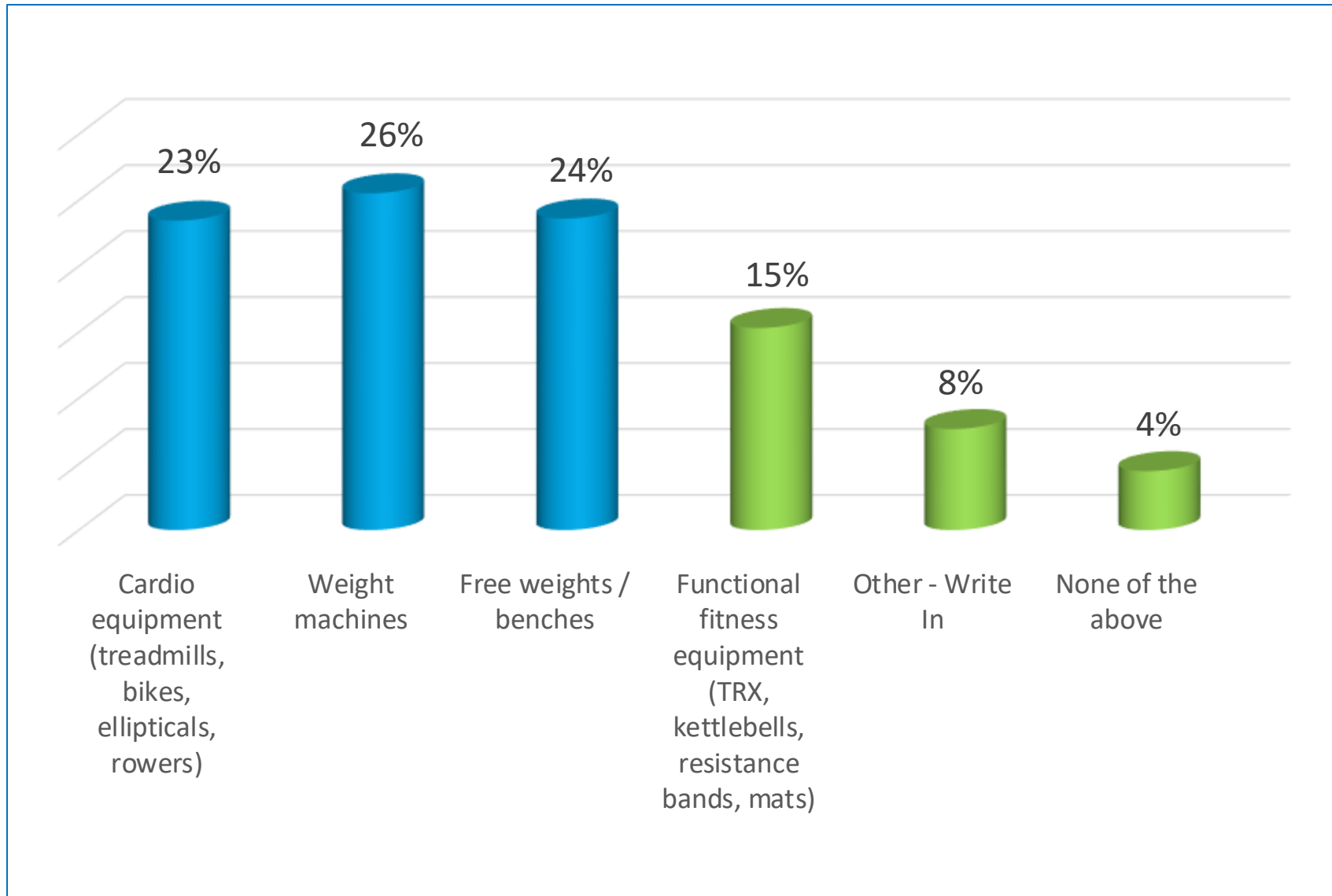
How satisfied are you and your family members with the current equipment in the Fitness Center?



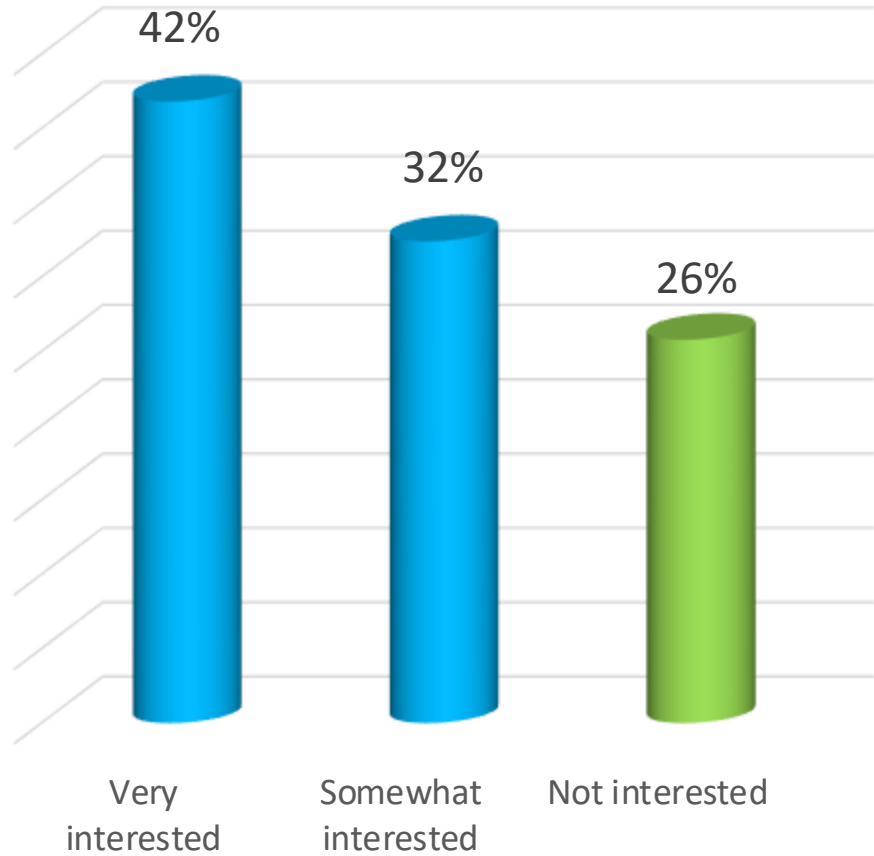
Satisfaction Score by Frequency Currently using the Fitness Center



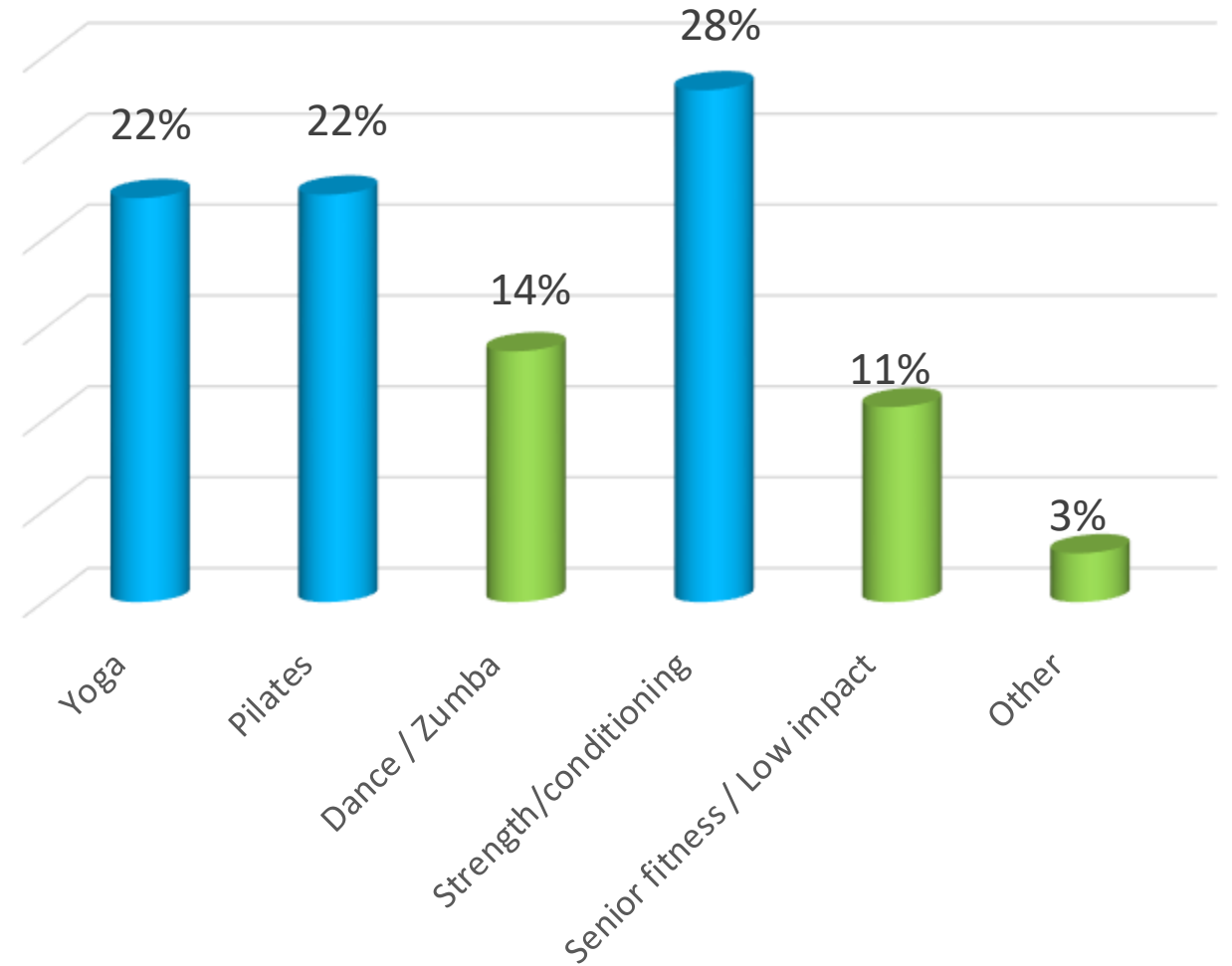
Which of the following would you or your family members like to see added or updated? *(Select all that apply)*



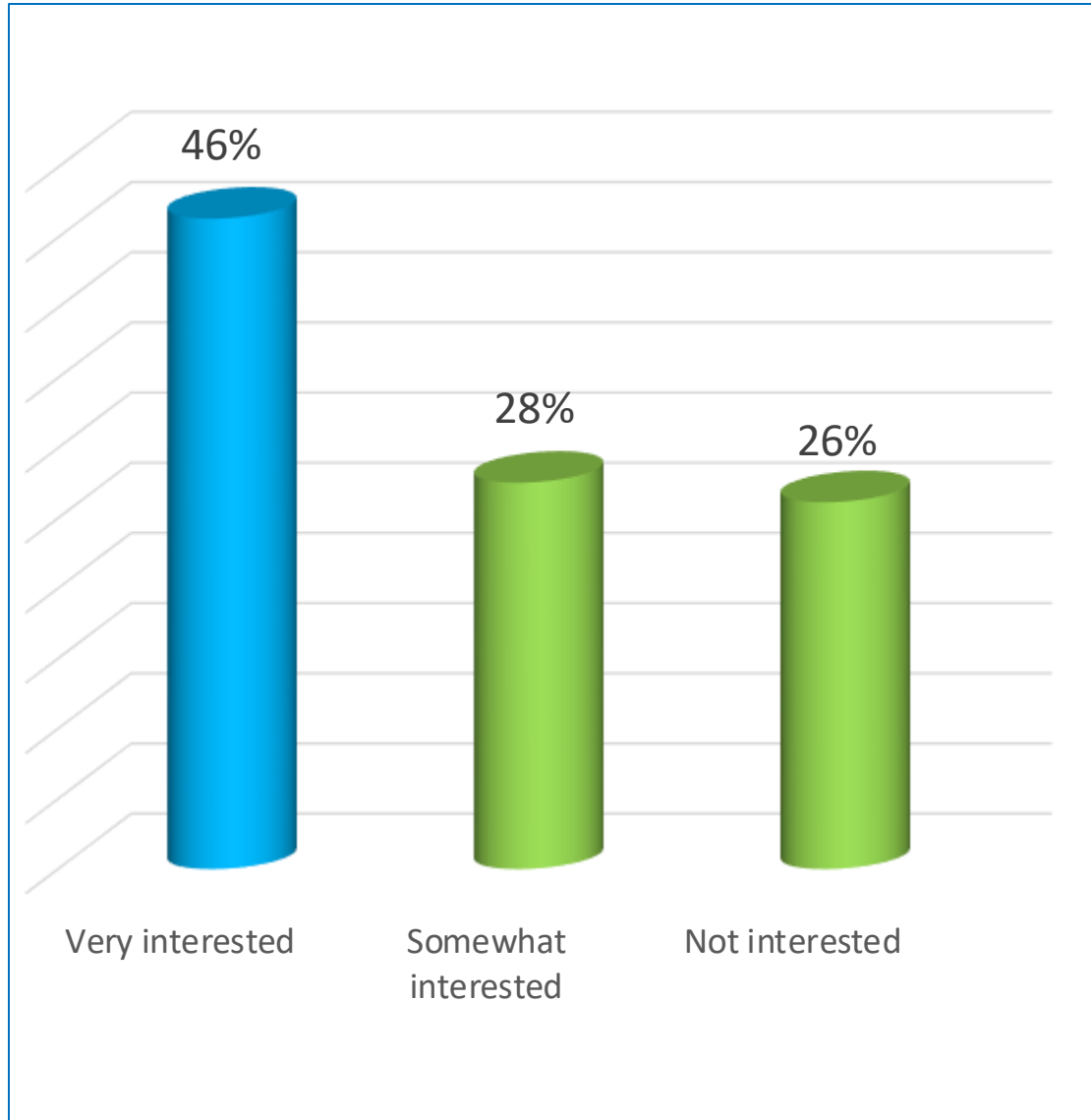
How interested would you or your family members be in using a LARGER exercise room for classes (yoga, Pilates, Zumba, etc.)?



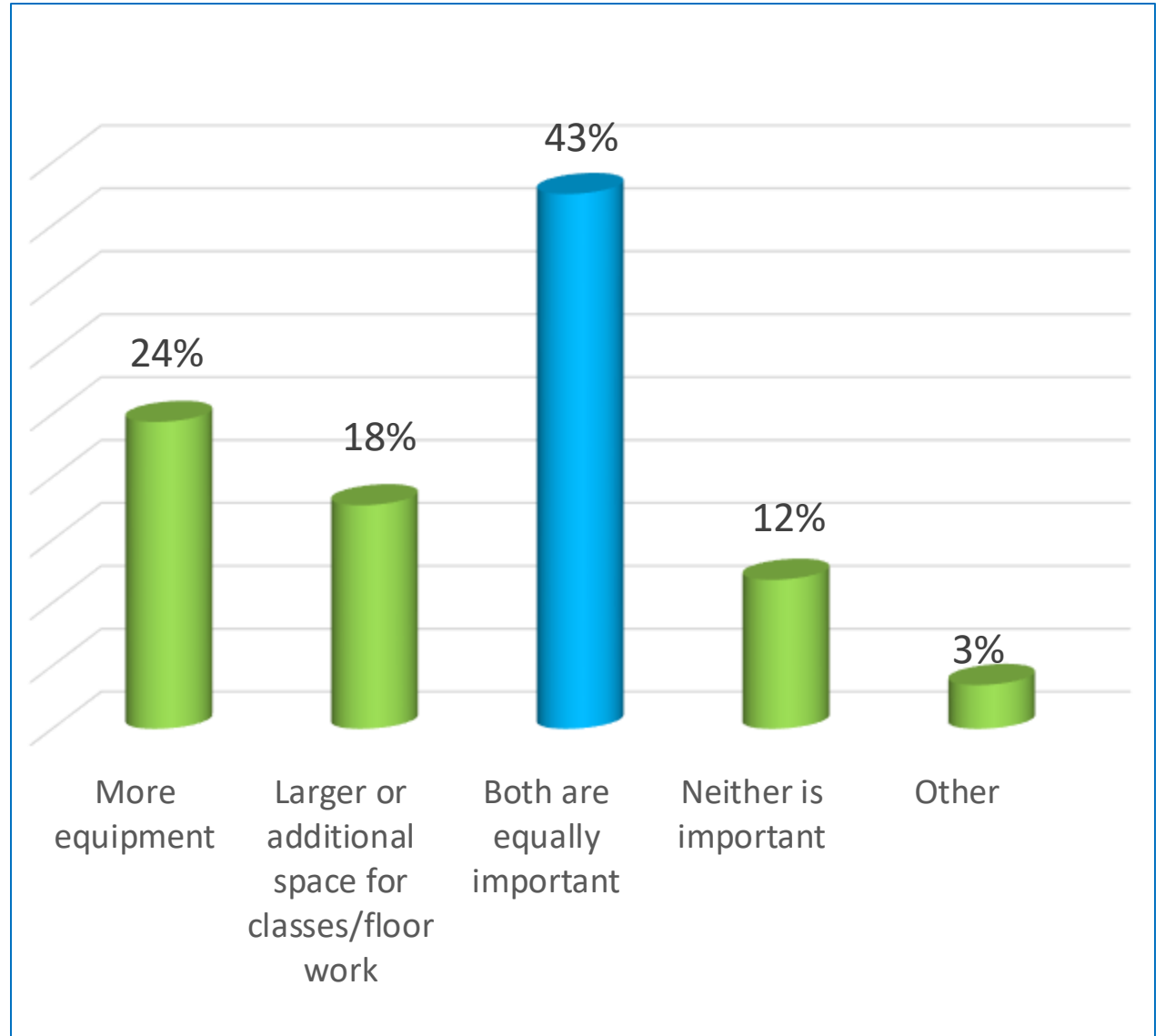
If classes were offered (led by instructors), which types would you or your family members be most interested in?
(Select all that apply)



How interested would you or your family members be in having a second medium-sized room (for floor work, stretching, small-group fitness)?



What is your family members highest priority for improving the Fitness Center?



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, September 16, 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
Jim Oliver	GMS
Wes Haber <i>by phone</i>	District Counsel
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager
Michael Lucas	Basham and Lucas
Neil Mahoney	Mighty Dog Roofing
Bobby Kukar	St. John's County Sheriff's Office
Eric Lanehart <i>by phone</i>	DCCM
Corbin DeNagy	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order. Five Supervisors were in attendance constituting a quorum. The Board motioned to move Pond Ownership discussion after the financial reports.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Amending the Agenda to Discuss Pond Ownership After Financial Reports, was approved 5-0.
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SECOND ORDER OF BUSINESS

Public Comment

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

Resident (Tom Kelly, 178 Ash Breeze Cove) discussed the Seacrest Harbor pond turnover to the CDD. He noted that the District Manager should have received a letter from BCM Services indicating that Lennar never turned that over to the HOA. Lennar is still the owner of that water.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 19, 2025 Meeting

Mr. Biagetti presented the minutes of the August 19, 2025 meeting and asked for any changes to the minutes. Mr. Sheldon clarified in the ninth order of business that the roads within Bridge Bay are private.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, the Minutes of the August 19, 2025 Meeting, were approved as amended 5-0.

FOURTH ORDER OF BUSINESS

Discussion Items:

A. Amenity Center Enhancements

Ms. Crenier provided an overview of the Amenity Center Enhancement process and the steps the Board had taken so far. She noted that the Board had provided a list of enhancements and at this time they were getting pricing for those enhancements. Mr. Lucas provided insight on two different drawings and options for the Fitness Center expansion. He also reviewed a drawing for enclosing the Breezeway. After Board discussion, consensus was to schedule a workshop to discuss the Amenity Center Enhancements in more detail and get feedback on equipment wants and needs from the community.

B. Master HOA

The Board discussed the Master HOA findings. October 2 is scheduled as the turnover discussion meeting.

C. Pond Ownership

**This discussion item was moved after financial reports.*

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Mathews Design Group for Tree Surveying

Mr. Sheldon noted a number of trees on the lake to the north of Bridge Bay before Bannon Lake Boulevard that have root problems, and they are beginning to affect the houses there. DCCM provided a proposal to locate and survey the trees to determine property lines and ownership. The proposal totaled \$1,500. Mr. Lanehart with Mathews DCCM reviewed the proposal.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, to Proposal from Mathews DCCM for Locating and Surveying Trees, was approved subject to review of HOA C&R's 5-0.

B. Mighty Dog Roofing

Mr. Mahoney with Mighty Dog Roofing noted that they kicked off starting the project that week. He stated they removed metal panels from the main building and the gym building, and after that they were able to inspect the condition of the decking. They determined that they needed to redeck the entire structures. He noted that the underlayment that was installed previously had essentially liquified but they weren't sure to what extent that would be. He stated it is everywhere that they have removed materials so far, not just in a particular area. Mr. Mahoney stated they are not able to remove or scrape it, it is fused with the underlying wood. Mr. Mahoney confirmed that the foam installation will not be disturbed by them removing the decking.

On MOTION by Mr. Cooper, seconded by Mr. Louw, with all in favor, the Amendment to the Mighty Dog Roofing Agreement, was approved 5-0.

C. Dog Park Fence Repair

The Board reviewed two proposals for dog park fencing repairs. Board consensus was to approve the Silverman Fence Company proposal for the repair for \$2,400.

On MOTION by Mr. Louw, seconded by Mr. Cooper, with all in favor, the Silverman Proposal for \$2,400, was approved 5-0.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided an update on the claims proves with the material supplier of the failed roofing material. He noted that he will update the claim to include the new decking. Mr. Haber felt that they were making progress with the Master HOA topic.

B. Engineer

Mr. Lanehart had nothing additional to report to the Board.

C. District Manager

Mr. Biagetti provided a \$16,000 cost estimate for two speed limit radar signs. The Board discussed the option of getting a flashing crosswalk sign and directed staff to bring back pricing. Mr. Bobby Kukar with the Sheriff’s Office gave his opinion on radar signs and flashing signs. He noted that it’s extremely hard to get the county to pass these types of things.

D. General Manager– Report

Ms. Wright reviewed the General Manager report that was included in the meeting agenda for Board review. She noted they have a Fall Craft Day planned for October 18th and Halloween Kick Off is on October 31st.

SEVENTH ORDER OF BUSINESS

Audience Comments

Resident (Rhonda Kingsley, 95 Bridge Oak Lane) asked for a status update on the dog park benches and shade. Mr. Sheldon noted that everything was on order, when they ordered it originally the expected date to receive those items was 12 to 14 weeks.

Resident (Sandra Lovett, 244 Lake Bridge Rd) discussed the flashing lights and sign for walkers on the crosswalk and asked if the Board would be willing to look into the cost for that.

Resident (Lisa Dynes, 550 Bluejack Ln) discussed the gym expansion and asked if the proposal was only one level. She noted at one time there was discussion about a two-story gym. The Bord noted it was due to costs and the need for a lift to get residents to the second story.

Resident (Tom Kelly, 178 Ash Breeze Cove) discussed the Master HOA and the possibility of liquidating the CDD taking that over. There was discussion on the bike rack on Duran, and the Board noted they believed that was installed by the HOA.

Resident (Debra Layo, 398 Bluejack Lane) discussed the Wi-Fi sign at the amenity center. She noted that the username and password are in all capital letters on the sign, and the password is actually all lowercase letters. Discussion ensued regarding the Bannon Lakes Facebook page, and Ms. Gehring volunteered to work with Debra and Emily on the social media pages.

Resident (Doug Parker, 56 Ash Breeze Cove) asked for an update on the pool fountains. Mr. Sheldon noted that the pool company is having trouble locating the valve system that is controlling the water features. They are coming out next week to sweep the area to try to find the irrigation box that controls that.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no Supervisor requests, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

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

Mr. Biagetti presented the unaudited financials through July 31, 2025. He noted for the revenues there is a positive variance of \$16,000. Expenses have a positive variance of \$27,000, totaling a positive variance of \$43,000.

B. Assessment Receipt Schedules

Mr. Biagetti noted the District is 100.51% collected.

C. Approval of Check Register

Mr. Baigetti presented the check register totaling \$173,342.88.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, the Check Register, was approved 5-0.
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D. Discussion of Pond Ownership

Mr. Biagetti opened up discussion on the pond ownership. Mr. Sheldon provided background on the pond ownership. Mr. Sheldon’s suggestion to the Board was to table discussion of pond ownership until the CDD starts discussing the 2028-2029 budget and that no transfers be

accepted until then. Until then, the CDD will continue to review its obligation for the water system and ensure that all HOAs are compliant to regulations.

On MOTION by Mr. Sheldon, seconded by Ms. Gehring, with all in favor, Tabling Discussion of Pond Owners until Fiscal Year 2028-2029 Budget Year, was approved 5-0.

Resident (Mike Sullivan, President of the Bridge Bay Bannon Lakes Community Association) stated the only reason they don't want to transfer the pond at this time is because if you buy a house you take the maintenance, taxes, and insurance with it. There is a red line around the parcel on the property appraiser's office, and if they want the inside of the red line then they have to take everything that goes with it. He noted they are paying \$7,000 a year to get the grass cut. They don't want to give away the parcel for free because it's an asset and then have to pay the maintenance on it.

Resident asked for clarification, he asked if the CDD was prepared to take over the pond and the only issue was cutting the grass of the homes or private residences that bordered the pond? The Board answered yes.

Resident (Mike Moritz) asked if they would mow the far bank, across the lake, and all the way down to the spillway and then mow up to the lake. The Board stated yes.

TENTH ORDER OF BUSINESS

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

Mr. Biagetti stated the next meeting is on October 21, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center. He noted this will be a combined workshop and Board meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

A.

THIGPEN

HEATING & COOLING, INC.

Since 1962

Service Order: 041761	
Requested Date: 09/01/2025	
Division: THIG	
Customer P.O.:	
Total Cost: 2,655.00	
Page: 1	
Location : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095 Phone:(904) 660-3669 Fax:	

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

Requested By	Contact	Authorized	SA. No.
Jeff Johnson	Jeff Johnson	Jeff Johnson	40914
Terms	Telephone	Quote Auth Date	Prepared By
DUE UPON RECEIPT	(904) 660-3669		morsmo

# Unit	Description	Brand	Model	Serial
103280		MISC	TTA090H300AA	16512L83YA
103281		MISC	TWE090E300AA	17033NJABA
103282		MISC	14HPX036-230-21	1917B03797
103283		MISC	CBX25UH-036-230-10	1717B34977
103284		LEN	CBX25UH-048-230-10	1717B16907
103285		LEN	14HPX-048-230-21	1917B06555

Service rescheduled from 09/19 per customers request due to roof being replaced ,not a safe work environment for tech .

FILTERS AND/OR BELTS @ SHOP

Commercial Maintenance Commercial Maintenance. PAUL ONLY AT THIS LOCATION, EVEN FOR MAINT!

CHECK IN WITH SCOTT WITH FINDINGS

CALL JEFF WHEN HEADING TO PROPERTY EVERY TIME. HE IS IN CHARGE OF FACILITIES.

1ST THING AM.

LVM TO CONFIRM APPT 9/18/ ML

Qty	Description	Price	Extended
1	VACUUM & DRIERS RECLAIM 10 TON CONTAM	1100.00	1100.00
14	ADD NEW R410A BY THE POUND 1ST POUND	79.00	1106.00
Material Subtotal			2,206.00

Subtotal :	2,206.00
Maintenance Contract :	449.00
Total :	2,655.00
Balance Due :	2,655.00

Customer Signature _____ Print _____ Date _____

B.

**SECOND AMENDMENT TO AGREEMENT FOR ROOF REPAIR BETWEEN THE BANNON
LAKES COMMUNITY DEVELOPMENT DISTRICT AND NK ROOFING CORPORATION
D/B/A MIGHTY DOG ROOFING 148**

This Second Amendment (“Second Amendment”) is made and entered into this 13th day of October 2025, by and between:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”); and

NK ROOFING CORPORATION D/B/A MIGHT DOG ROOFING 148, a Florida corporation, with a mailing address of 50 Paradise Valley Drive, Ponte Vedra, Florida 32081 (the “Contractor,” and together with District, the “Parties”).

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain Agreement for Roof Repair Services (the “Services Agreement”); and

WHEREAS, pursuant to Section 20 of the Services Agreement, the parties desire to amend the Services Agreement to provide for additional services; and

WHEREAS, each of the parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

- A.** The Services Agreement is hereby amended to reflect the updated scope of services pursuant to Contractor’s proposal for additional services attached hereto as **Exhibit A**.

- B.** Compensation and the scope of service for the additional services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Services Agreement, as amended.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this Second Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**BANNON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**NK ROOFING CORPORATION D/B/A MIGHTY DOG
ROOFING 148**

By: _____

By: _____
Its: _____

Exhibit A: Proposal

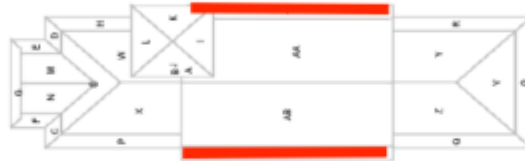
Exhibit A



COPROPRATE HEADQUARTERS
10895 Old Dixie Hwy
Ponte Vedra, FL. 32081
(904)600-4840
License #CCC1336764

Bannon Lake CDD – Tongue & Groove Replacement

Upon tear off of the eaves on each side of the open-air atrium, we discovered that the material being used is a tongue and groove material. The entire rest of the roof on both buildings is an OSB material, we expected the eaves to be the same. We instructed the crew to stop the tear off in these areas as soon as we realized this different material is being used. These are the affected areas:



The current material is a 2" thick tongue and groove, and it is visible from the underside of the open air atrium on both sides. (see picture). We recommend replacing this tongue and groove material, it is experiencing the same issues as the rest of the roof deck.





COPRORATE HEADQUARTERS
10895 Old Dixie Hwy
Ponte Vedra, FL. 32081
(904)600-4840
License #CCC1336764

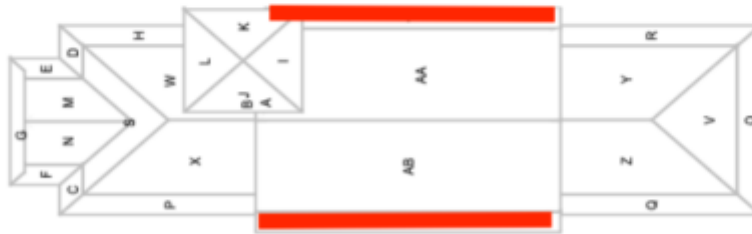


This tongue and groove material has been sourced and we are able to order immediately. The dimensions of the T&G is: 2x6x12. 80 pieces of this tongue and groove are needed.

Partial cost of the tongue and groove material and labor is offset by the previously proposed and approved AWO related to replacing all roof decking. This estimate reflects the offsetting cost previously included.

Building #2:

- 80 pieces of 2x6x12' tongue and groove needed.
- \$3,450 - Labor & material cost for removal, disposal & installation of new decking material.
- Full workmanship and no-drip warranties in place.



Note** Mighty Dog Roofing is preparing a paint estimate for the underside of the eaves once this material is installed. If Bannan Lakes CDD would like any other areas of the facility included in a paint estimate please let us know.



SIXTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 10/21/2025

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
- November 15th – Blood Drive and Fall Vendor Village

Operations Manager Updates

Completed Projects

- ◇ Roof project completed (Painting of new tongue and groove boards is scheduled for this week)
- ◇ Dog park fence repair is completed
- ◇ Fixed corner wall in fitness center from sheetrock damage
- ◇ Pressure washed and blew off walkways to remove goose poop (Daily)
- ◇ 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

NINTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
August 31, 2025



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

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Hancock	\$ 82,632	\$ -	\$ -	\$ 15,963	\$ 98,594
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Capital Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	376,892	-	-	78,735	455,626
Series 2016					
Reserve	-	370,500	-	-	370,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	662,777	-	-	662,777
Prepayment	-	21,906	-	-	21,906
Construction	-	-	-	-	-
Series 2021					
Reserve	-	207,050	-	-	207,050
Interest	-	83	-	-	83
Prepayment	-	926	-	-	926
Revenue	-	197,870	-	-	197,870
Sinking	-	542	-	-	542
Construction	-	-	34,479	-	34,479
Series 2022					
Reserve	-	261,108	-	-	261,108
Revenue	-	113	-	-	113
Interest	-	225,544	-	-	225,544
Prepayment	-	18	-	-	18
Sinking	-	592	-	-	592
Construction	-	-	895,737	-	895,737
Prepaid Expenses	5,200	-	-	-	5,200
Deposits	50	-	-	-	50
Total Assets	\$ 464,774	\$ 1,949,029	\$ 930,216	\$ 94,697	\$ 3,438,716
Liabilities:					
Accounts Payable	\$ 30,532	\$ -	\$ -	\$ -	\$ 30,532
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	\$ 30,532	\$ -	\$ -	\$ -	\$ 30,532
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,200	\$ -	-	\$ -	\$ 5,200
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,949,029	-	-	1,949,029
Capital Project	-	-	930,216	-	930,216
Assigned for:					
Capital Reserve Fund	-	-	-	94,697	94,697
Capital Reserves	-	-	-	-	-
Unassigned	428,992	-	-	-	428,992
Total Fund Balances	\$ 434,242	\$ 1,949,029	\$ 930,216	\$ 94,697	\$ 3,408,185
Total Liabilities & Fund Balance	\$ 464,774	\$ 1,949,029	\$ 930,216	\$ 94,697	\$ 3,438,716

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	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	18,466	12,466
Facility Revenue	300	300	1,200	900
Miscellaneous	-	-	360	360
Total Revenues	\$ 934,975	\$ 934,975	\$ 953,247	\$ 18,272

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 10,000	\$ (4,000)
PR-FICA	459	459	765	(306)
Engineering	10,000	9,167	8,948	219
Attorney	18,000	16,500	10,952	5,548
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	8,755	8,755	-
Trustee Fees	17,000	17,000	17,700	(700)
Management Fees	55,213	50,612	50,612	-
Information Technology	2,022	1,854	1,854	-
Website Maintenance	1,348	1,236	1,236	-
Telephone	150	150	221	(71)
Postage & Delivery	750	750	1,308	(558)
Meeting Room Rental	4,000	4,000	6,119	(2,119)
Insurance General Liability/Public Officials	8,197	8,197	7,439	758
Printing & Binding	1,600	1,467	1,457	9
Legal Advertising	1,000	1,000	1,640	(640)
Other Current Charges	500	458	394	65
Office Supplies	250	229	7	222
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 149,691	\$ 140,883	\$ 142,605	\$ (1,722)

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 30,609	\$ 30,609	\$ 28,388	\$ 2,221
Utilities				
Phone/Internet/Cable	8,735	8,007	3,452	4,555
Electric	25,000	22,917	21,166	1,750
Water/Irrigation	15,000	13,750	9,555	4,195
Gas	200	183	-	183
Refuse	4,266	3,911	3,145	766
Security				
Security Monitoring	600	600	5,219	(4,619)
Off-Duty Security - RollKall	-	-	7,854	(7,854)
Access Cards	1,000	744	744	-
Management Contracts				
Facility Management	79,094	72,503	72,503	-
Facility Attendant	8,400	7,325	7,325	-
Field Mgmt / Admin	25,746	23,601	23,601	-
Pool Maintenance	14,157	12,977	12,977	-
Pool Chemicals	12,075	8,899	8,899	-
Janitorial	19,039	17,452	12,850	4,602
Janitorial Supplies	1,840	1,687	842	845
Facility Maintenance	35,620	32,652	31,495	1,157
Repairs & Maintenance	55,000	50,417	37,975	12,441
Special Events	15,000	9,101	9,101	-
Holiday Decorations	5,000	4,115	4,115	-
Fitness Center Repairs/Supplies	7,000	6,417	3,778	2,639
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	1,375	888	487
ASCAP/BMI Licenses	500	-	-	-
Pest Control	4,410	4,043	3,110	933
Nuisance Animal Control	-	-	3,944	(3,944)
Subtotal Amenity Center Expenditures	\$ 369,792	\$ 333,284	\$ 315,851	\$ 17,433
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 28,000	\$ 56,504	\$ (28,504)
Landscape Maintenance	187,040	171,453	141,551	29,902
Landscape Contingency	35,000	32,083	9,705	22,378
Lake Maintenance	9,840	9,020	8,956	64
Grounds Maintenance	19,600	19,600	33,120	(13,520)
Pump Repairs	10,000	-	-	-
Streetlights	12,012	11,011	10,661	350
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	13,750	15,630	(1,880)
Miscellaneous	5,000	4,300	4,300	-
Reclaim Water	40,000	36,667	35,216	1,451
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
Subtotal Grounds Maintenance	\$ 415,492	\$ 370,884	\$ 360,642	\$ 10,242
Total Operations & Maintenance	\$ 785,284	\$ 704,168	\$ 676,493	\$ 27,674
Total Expenditures	\$ 934,975	\$ 845,051	\$ 819,099	\$ 25,952
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 134,148	
Net Change in Fund Balance	\$ 0		\$ 134,148	\$ -
Fund Balance - Beginning	\$ -		\$ 300,094	
Fund Balance - Ending	\$ 0		\$ 434,242	

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	1,514	-	18,466
Facility Revenue	-	-	-	25	-	-	-	175	-	525	475	-	1,200
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	\$ 1,989	\$ -	\$ 953,247

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ -	\$ 2,000	\$ -	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ 10,000
PR-FICA	46	61	-	153	-	138	77	61	-	153	77	-	765
Engineering	355	-	-	2,910	205	1,235	1,190	233	-	693	2,128	-	8,948
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	796	-	8,755
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	4,601	-	50,612
Information Technology	169	169	169	169	169	169	169	169	169	169	169	-	1,854
Website Maintenance	112	112	112	112	112	112	112	112	112	112	112	-	1,236
Telephone	27	10	-	25	-	14	29	65	-	51	-	-	221
Postage & Delivery	37	227	17	69	86	13	47	40	77	635	62	-	1,308
Meeting Room Rental	594	-	300	1,188	-	1,188	-	1,069	-	1,188	594	-	6,119
Insurance General Liability/Public Officials	7,439	-	-	-	-	-	-	-	-	-	-	-	7,439
Printing & Binding	79	35	71	47	34	57	52	43	120	780	140	-	1,457
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	1	-	7
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	\$ 9,679	\$ -	\$ 142,605
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	\$ 28,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,388
Utilities													
Phone/Internet/Cable	228	395	233	472	237	312	312	312	312	320	318	-	3,452
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	1,892	2,030	2,076	1,985	-	21,166
Water/Irrigation	668	815	731	1,045	846	737	802	1,025	822	1,051	1,013	-	9,555
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	304	305	304	303	307	-	3,145
Security													
Security Monitoring	-	1,655	558	558	-	267	558	508	-	558	558	-	5,219
Off-Duty Security - RollKall	-	-	-	-	-	-	-	1,617	2,310	2,310	1,617	-	7,854
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	6,591	-	72,503
Facility Attendant	-	-	-	-	-	450	373	1,197	1,550	1,816	1,939	-	7,325
Field Mgmt / Admin	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	-	23,601

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	1,180	-	12,977
Continued Amenity Center Expenditures													
Pool Chemicals	144	-	96	371	1,495	1,123	1,560	1,793	1,131	522	666	-	8,899
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	935	819	819	819	819	-	12,850
Janitorial Supplies	-	-	47	-	88	-	91	144	201	-	270	-	842
Facility Maintenance	2,800	2,968	2,968	2,968	2,968	2,968	2,968	1,983	2,968	2,968	2,968	-	31,495
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	8,961	4,142	1,345	3,782	4,389	5,179	-	37,975
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	24	-	888
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	260	260	510	-	3,110
Nuisance Animal Control	-	-	-	-	-	-	-	902	249	2,394	399	-	3,944
Subtotal Amenity Center Expenditures	\$ 50,126	\$ 28,547	\$ 21,433	\$ 24,294	\$ 22,083	\$ 30,034	\$ 24,413	\$ 24,096	\$ 30,787	\$ 31,549	\$ 28,488	\$ -	\$ 315,851
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	1,488	-	141,551
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	820	-	8,956
Grounds Maintenance	1,633	909	1,335	1,633	1,633	1,633	1,807	2,968	1,785	1,633	16,151	-	33,120
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	994	994	971	994	994	-	10,661
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	3,412	1,418	1,315	902	1,987	1,630	-	15,630
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	3,623	-	35,216
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	\$ 24,707	\$ -	\$ 360,642
Total Operations & Maintenance	\$ 96,746	\$ 48,989	\$ 58,357	\$ 48,357	\$ 46,484	\$ 99,305	\$ 51,685	\$ 49,301	\$ 65,238	\$ 58,837	\$ 53,194	\$ -	\$ 676,493
Total Expenditures	\$ 126,364	\$ 56,618	\$ 66,504	\$ 69,749	\$ 53,545	\$ 115,165	\$ 62,745	\$ 59,396	\$ 71,673	\$ 74,465	\$ 62,873	\$ -	\$ 819,099
Excess (Deficiency) of Revenues over Expenditures	\$ (125,800)	\$ 41,478	\$ 148,563	\$ 406,470	\$ (10,274)	\$ (74,348)	\$ (44,886)	\$ (57,033)	\$ (64,388)	\$ (24,751)	\$ (60,884)	\$ -	\$ 134,148
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)	\$ (24,751)	\$ (60,884)	\$ -	\$ 134,148

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,000	\$ 741,000	\$ 744,727	\$ 3,727
Interest Income	30,000	30,000	36,350	6,350
Total Revenues	\$ 771,000	\$ 771,000	\$ 802,983	\$ 31,983
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	\$ 37,700	\$ 64,683	\$ 36,983
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,700	\$ 37,700	\$ 64,683	\$ 36,983
Fund Balance - Beginning	\$ 611,646		\$ 990,501	
Fund Balance - Ending	\$ 649,346		\$ 1,055,183	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 413,100	\$ 413,100	\$ 418,610	\$ 5,510
Interest Income	15,000	15,000	16,830	1,830
Total Revenues	\$ 428,100	\$ 428,100	\$ 435,440	\$ 7,340
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	\$ 15,625	\$ 17,965	\$ 12,340
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,625	\$ 15,625	\$ 17,965	\$ 12,340
Fund Balance - Beginning	\$ 176,642		\$ 388,506	
Fund Balance - Ending	\$ 192,267		\$ 406,471	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	7,000	18,765	11,765
Total Revenues	\$ 528,800	\$ 528,800	\$ 538,454	\$ 9,654
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	\$ 10,850	\$ 15,504	\$ 14,654
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,850	\$ 10,850	\$ 15,504	\$ 14,654
Fund Balance - Beginning	\$ 209,699		\$ 471,871	
Fund Balance - Ending	\$ 220,549		\$ 487,375	

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 August 31, 2025

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 1,275	\$ 34,102
Total Revenues	\$ 1,275	\$ 34,102
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,275	\$ 34,102
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 1,275	\$ 34,102
Fund Balance - Beginning	\$ 33,204	\$ 861,635
Fund Balance - Ending	\$ 34,479	\$ 895,737

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	2,500	2,292	2,635	344
Total Revenues	\$ 47,500	\$ 47,292	\$ 47,635	\$ 344
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 17,899	\$ (17,899)
Repairs and Maintenance	40,000	36,667	-	36,667
Other Service Charges	420	385	4,446	(4,061)
Total Expenditures	\$ 40,420	\$ 37,052	\$ 22,345	\$ 14,707
Excess (Deficiency) of Revenues over Expenditures	\$ 7,080		\$ 25,290	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,080		\$ 25,290	
Fund Balance - Beginning	\$ 72,480		\$ 69,407	
Fund Balance - Ending	\$ 79,560		\$ 94,697	

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	261,108
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
--------------------------------	---------------------

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 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	(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	(13,462.52)	744,784.48	418,642.38	232,363.41	779,977.86	2,175,768.14
TOTAL RECEIPTS / DUE	(13,462.53)	744,784.48	418,642.38	519,706.33	933,282.02	2,616,415.22

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
INTEREST 3	10/09/25	57.97	32.58	18.08	60.71	169.34
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		744,784.48	418,642.38	232,363.41	779,977.86	2,175,768.14

PERCENT COLLECTED DIRECT	0.00%	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.62%	100.62%	100.62%	100.62%	100.62%
PERCENT COLLECTED	100.62%	100.62%	100.28%	100.52%	100.52%

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
8/5/25	1815-1820	\$10,588.00	
8/11/25	1821-1824	18,059.23	
8/19/25	1825-1830	24,356.37	
8/26/25	1831-1834	6,901.62	
Total General Fund Checks			\$59,905.22
Autopayments			
8/1/25	RollKall	\$462.00	
8/5/25	AT&T	74.90	
8/6/25	Republic Services	306.66	
8/11/25	RollKall	693.00	
8/18/25	St Johns County Utility Dept	4,636.10	
8/19/25	AT&T	242.75	
8/22/25	IRS FICA Payment	153.00	
8/26/25	FPL	2,979.27	
8/26/25	RollKall	462.00	
8/28/25	Wells Fargo Credit Card	2,492.63	
Total Paid Electronically			\$12,502.31
Total Paid Checks and Electronically			\$72,407.53

* 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	CHECK #
8/05/25	00116	6/30/25	185308	202506	330	53800	46000		MITIGATION MAINTENANCE BIO-TECH CONSULTING INC	*	8,400.00	8,400.00	001815
8/05/25	00107	7/21/25	AC07167	202507	320	57200	60100		L/FITNESS BACK BENCH PAD COMMERCIAL FITNESS PRODUCTS INC	*	150.00	150.00	001816
8/05/25	00128	8/01/25	258717	202508	320	57200	45300		AUG JANITORIAL SERVICES HIGH TECH COMMERCIAL CLEANING	*	819.00	819.00	001817
8/05/25	00017	8/01/25	295499B	202508	330	53800	46800		AUG LAKE MAINTENANCE THE LAKE DOCTORS INC	*	820.00	820.00	001818
8/05/25	00074	8/01/25	38161	202508	320	57200	54510		WILDLIFE MANAGEMENT QUICK CATCH INC	*	249.00	249.00	001819
8/05/25	00074	8/01/25	38163	202508	320	57200	54510		HOG REMOVAL QUICK CATCH INC	*	150.00	150.00	001820
8/11/25	00045	8/07/25	25307	202508	320	57200	60000		BACKFLOW TEST/CERTIFICATE BOB'S BACKFLOW&PLUMBING SERVICES	*	45.00	45.00	001821
8/11/25	00003	8/01/25	135	202508	310	51300	34000		AUG MANAGEMENT FEES	*	4,601.08		
		8/01/25	135	202508	310	51300	53000		AUG WEBSITE ADMIN	*	112.33		
		8/01/25	135	202508	310	51300	35100		AUG INFORMATION TECH	*	168.50		
		8/01/25	135	202508	310	51300	31600		AUG DISSEMINATION SVCS	*	795.92		
		8/01/25	135	202508	310	51300	51000		OFFICE SUPPLIES	*	.90		
		8/01/25	135	202508	310	51300	42000		POSTAGE	*	62.32		
		8/01/25	135	202508	310	51300	42500		COPIES	*	140.40		
									GOVERNMENTAL MANAGEMENT SRVCS LLC			5,881.45	001822
8/11/25	00014	6/30/25	259	202506	320	57200	34100		JUN FACILITY ASSISTANT RIVERSIDE MANAGEMENT SERVICES INC	*	1,550.18	1,550.18	001823

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/25	00014	8/01/25	261	202508	320	57200	45200			*	1,179.75		
									AUG POOL MAINTENANCE SVCS				
8/01/25		261		202508	320	57200	46001			*	2,145.50		
									AUG CONTRACT ADMIN				
8/01/25		261		202508	320	57200	34000			*	6,591.17		
									AUG FACILITY MANAGEMENT				
8/01/25		261		202508	320	57200	45210			*	507.21		
									POOL CHEMS-TRICHLOR				
8/01/25		261		202508	320	57200	45210			*	74.65		
									POOL CHEMS-NAT ENZYMES				
8/01/25		261		202508	320	57200	45210			*	84.32		
									POOL CHEMS-TILE SOAP				
									RIVERSIDE MANAGEMENT SERVICES INC			10,582.60	001824
8/19/25	00122	8/01/25	758840	202508	320	57200	34500			*	557.85		
									VIDEO MONITORING - SEP25				
									HIDDEN EYES LLC			557.85	001825
8/19/25	00092	7/31/25	7249120	202507	310	51300	48000			*	337.44		
									NOTICE OF BUDGET MTG-8/19				
		7/31/25	7249120	202507	310	51300	48000			*	67.28		
									NOTICE OF MEETING-7/10/25				
		7/31/25	7249120	202507	310	51300	48000			*	65.92		
									NOTICE OF WORKSHOP-7/29				
		7/31/25	7249120	202507	310	51300	48000			*	102.64		
									NOTICE OF MEETING-8/19/25				
									GANNETT FLORIDA LOCALIQ			573.28	001826
8/19/25	00013	8/11/25	17007	202508	330	53800	46100			*	14,255.00		
									AUG LANDSCAPE MAINTENANCE				
									LANDCARE GROUP INC			14,255.00	001827
8/19/25	00125	8/12/25	193745	202507	310	51300	31100			*	692.50		
									JUL ENGINEERING SERVICES				
									MATTHEWS DESIGN GROUP LLC			692.50	001828
8/19/25	00014	7/31/25	263	202507	320	57200	34100			*	1,815.83		
									JUL FACILITY ASSISTANT				
									RIVERSIDE MANAGEMENT SERVICES INC			1,815.83	001829
8/19/25	00014	8/13/25	264	202507	330	53800	46100			*	1,633.00		
									GROUNDS MAINTENANCE				
		8/13/25	264	202507	320	57200	45100			*	2,968.00		
									FACILITY MAINTENANCE				
		8/13/25	264	202507	320	57200	60000			*	1,860.91		
									REPAIRS & MAINTENANCE				
									RIVERSIDE MANAGEMENT SERVICES INC			6,461.91	001830
									BANL -BANNON LAKES- BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/25	00078	8/22/25 3612126	202505 310-51300-31500	MAY GENERAL COUNSEL	*	2,039.83		
		8/22/25 3612126	202506 310-51300-31500	JUN GENERAL COUNSEL	*	561.00		
							KUTAK ROCK LLP	2,600.83 001831
8/26/25	00013	8/21/25 17012	202507 330-53800-46400	JUL IRRIGATION SVC/REPAIR	*	1,987.04		
							LANDCARE GROUP INC	1,987.04 001832
8/26/25	00064	8/18/25 51305	202508 310-51300-46000	RM RENTAL-CDD MTG 9/16/25	*	593.75		
							RENAISSANCE RESORT	593.75 001833
8/26/25	00119	8/22/25 100044	202508 320-57200-60000	REPL SLINGS ON LOUNGES	*	1,520.00		
		8/22/25 100044	202508 320-57200-60000	PICKUP/DELIVERY CHARGE	*	200.00		
							THE POOL AND PATIO SHOP	1,720.00 001834
						TOTAL FOR BANK A	59,905.22	
						TOTAL FOR REGISTER	59,905.22	



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 #: 185308
Invoice Date: 6/30/2025
Project Manager: JM
Project #: 979-01 Ban...
Contract #: 23-861

Bill To:

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

Project Name: Bannon Lakes Mon & Maint
 (23-861)

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
	77-04	Planting - Upland Buffers	15,000.00	15,000.00	15,000.00	0	100.00%	0.00
5/22/2025	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00	2,400.00	1	40.00%	2,400.00
7/31/2023	50-06	Annual Mitigation Monitoring Report				1		
1/20/2025	50-06	Annual Mitigation Monitoring Report				1		
	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00		2	40.00%	3,600.00
		TOTAL						
	75-21	Quarterly Maintenance - Mitigation Areas	21,600.00	5,400.00	21,600.00	0	100.00%	0.00
4/30/2025	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00		1	12.50%	2,400.00
	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00		0	0.00%	0.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00

Current Charges \$8,400.00

Payments/Credits \$0.00

Invoice Total \$8,400.00

We appreciate your business!

CommercialFitnessProducts

Invoice

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

Date	Invoice #
7/21/2025	AC07167

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
JL	BL435	OS7020	7/21/2025	Verbal	Net 30	8/20/2025
Qty	Item Code	Description		Price Each	Amount	
1	Part	Life Fitness Bench Back Pad		125.00	125.00	
		Subtotal			125.00	
1	Freight	Inbound Shipping		25.00	25.00	
<p>Approved 7/30/25 Jeff Johnson Fitness center repair 1.320.57200.60100</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RECEIVED By Tara Lee at 9:18 am, Jul 31, 2025</p> </div>						

Thank you for your business!	Total	\$150.00		
	Payments/Credits	\$0.00		
	Balance Due	\$150.00		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">www.commfitnessproducts.com</td> <td></td> </tr> </table>			www.commfitnessproducts.com	
www.commfitnessproducts.com				



Invoice	
Date	Invoice #
8/1/2025	258717

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
	<p>FEE FOR JANITORIAL SERVICE: Month of August 2025</p> <p>Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259</p> <p>FL DR-14 85-8017166046C-0 Expires 01/31/2027</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon</p> <p>Approved 7/21/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED By Tara Lee at 10:23 am, Jul 29, 2025</p> </div>	819.00	819.00
Thank you for your business.		Total	\$819.00

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	8/1/2025	\$820.00

0000000011652200100000002954990000008200060

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

BANNON LAKES CDD
Invoice Due Date **8/11/2025**

435 Bannan Lakes Blvd, St Augustine, FL St Augustine, FL 32092
Invoice **295499B** PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 9:23 am, Aug 01, 2025

Approved 8/1/25
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

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.: 38161
Terms: Net 14
Invoice date: 08/01/2025
Due date: 08/15/2025

#	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

Approved 8/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

Total **\$249.00**

Ways to pay



Note to customer

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

RECEIVED

By Tara Lee at 8:47 am, Aug 01, 2025

View and pay

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

Invoice no.: 38163
Terms: Net 14
Invoice date: 08/01/2025
Due date: 08/15/2025

Approved 8/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Wildlife Hog Removal	Wildlife Hog Removal	1	\$150.00	\$150.00
Total						\$150.00

Ways to pay

VISA   BANK  

Note to customer

268 Lake Bridge Dr, Removed 65 lb sow

RECEIVED
By Tara Lee at 11:55 am, Aug 01, 2025

[View and pay](#)

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

25307

Invoice Date

8/7/2025

Bill To
Bannon Lakes Community c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Bannon Lakes Community 435 Bannon Lakes Blvd Saint Augustine, FL 32095



P.O. Number	Terms	Due Date
	Net 30	9/6/2025

Serviced	Description	Quantity	Price Each	Amount
8/1/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL Serial# 4323463 - PASSED Approved 8/7/25 Jeff Johnson Repairs and Maintenance 1.320.57200.60000	1	45.00	45.00

RECEIVED
 By Tara Lee at 11:32 am, Aug 07, 2025

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Governmental Management Services, LLC

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

Invoice

Invoice #: 135
Invoice Date: 8/1/25
Due Date: 8/1/25
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 - August 2025		4,601.08	4,601.08
Website Administration - August 2025		112.33	112.33
Information Technology - August 2025		168.50	168.50
Dissemination Agent Services -August 2025		795.92	795.92
Office Supplies		0.90	0.90
Postage		62.32	62.32
Copies		140.40	140.40

Total \$5,881.45

Payments/Credits \$0.00

Balance Due \$5,881.45

RECEIVED

By Tara Lee at 11:27 am, Aug 07, 2025

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

Invoice

Invoice #: 259
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through June 2025	56.37	27.50	1,550.18
<i>Alison Moxingy</i> <i>7-8-25</i>			

Total \$1,550.18

Payments/Credits \$0.00

Balance Due \$1,550.18

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
56.37	Facility Assistant Covers June 2025	\$ 27.50	\$1,550.18
	TOTAL DUE:		<u>\$1,550.18</u>

Facility Assistant 1.320.57200,34100

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
 FACILITY ASSISTANT BILLABLE HOURS
 THROUGH JUNE 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	6.07	H.D.	Completed daily checklist and returned calls and emails
6/7/25	6.27	H.D.	Completed daily checklist and returned calls and emails
6/8/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/14/25	6.07	H.D.	Completed daily checklist and returned calls and emails
6/15/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/21/25	7.6	H.D.	Completed daily checklist and returned calls and emails
6/22/25	6	H.D.	Completed daily checklist and returned calls and emails
6/28/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/29/25	6.12	D.S.	Completed daily checklist and returned calls and emails
TOTAL	<u>56.37</u>		

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

Invoice

Invoice #: 261
Invoice Date: 8/1/2025
Due Date: 8/1/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - August 2025		1,179.75	1,179.75
1.320.57200.46001 - Contract Administration - August 2025		2,145.50	2,145.50
1.320.57200.34000 - Facility Management - Bannon Lakes - August 2025		6,591.17	6,591.17
Pool Chemicals - Trichlor		507.21	507.21
Pool Chemicals - Natural Pool Enzymes		74.65	74.65
Pool Chemicals - Tile Soap		84.32	84.32
<i>Alison Moxing</i> 8-6-25			

Total \$10,582.60

Payments/Credits \$0.00

Balance Due \$10,582.60

RECEIVED

By Tara Lee at 11:21 am, Aug 07, 2025

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

Invoice	
Invoice Number 758840	Date 08/01/2025
Customer Number 400558	Due Date 09/01/2025

Page 1

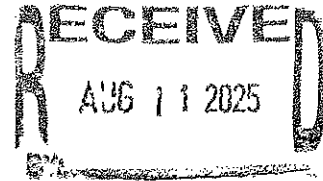
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Bannon Lakes CDD	400558		758840	09/01/2025
Quantity	Description		Rate	Amount
<i>Bannon Lakes CDD, Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 09/01/2025 - 09/30/2025		200.00	200.00
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025		125.00	125.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025		232.85	232.85
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$557.85

IMPORTANT MESSAGES

Important Numbers to Know:

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

Approved 8/11/25
 Jeff Johnson



Security 1.320.57200.34500
 TRL

RECEIVED
 By Tara Lee at 3:22 pm, Aug 11, 2025

Date	Invoice #	Description	Amount	Balance Due
08/01/2025	758840	Monitoring Services	\$557.85	\$557.85

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

Return Service Requested

Invoice	
Invoice Number 758840	Date 08/01/2025
Customer Number 400558	Due Date 09/01/2025

Net Due: \$557.85

Amount Enclosed: _____

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

9799

REMIT TO:


Envera
 PO Box 2086
 Hicksville, NY 11802



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	ISS. DATE 07/31/25
INVOICE # 0007249120	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOICE TOTAL \$573.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$573.28	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: AUGUST 31, 2025

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

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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
7/1/25	Balance Forward	\$0.00

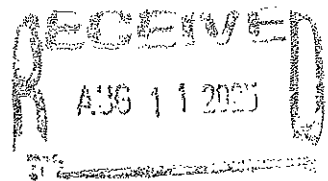
Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/22/25	SAG St Augustine Record	11432798	1ST BUDGET NOTCE		1	2.0000 x 14 in	\$337.44

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/3/25	11414147	SAG St Augustine Record	Notice of Regular Meeting July 10, 2025		\$67.28
7/21/25	11493220	SAG St Augustine Record	notice of meeting		\$65.92
7/29/25	11430410	SAG St Augustine Record	2nd Budget Notice Aug. 19		\$102.64

RECEIVED
By Tara Lee at 2:49 pm, Aug 11, 2025



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

Total Cash Amount Due	\$573.28
Service Fee 3.99%	\$22.87
*Cash/Check/ACH Discount	-\$22.87
*Payment Amount by Cash/Check/ACH	\$573.28
Payment Amount by Credit Card	\$596.15

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007249120		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$573.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$573.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$596.15
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641310000000000000072491200005732867170

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

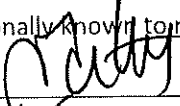
STATE OF WISCONSIN, COUNTY OF BROWN

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

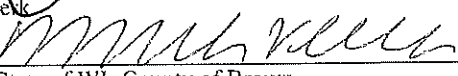
07/22/2025

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 07/22/2025



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$337.44	
Tax Amount:	\$0.00	
Payment Cost:	\$337.44	
Order No:	11432798	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Bannan Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2025
TIME: 6:00 p.m.
LOCATION: World Golf Village Renaissance Hotel
 3011 Smith Legacy Trail
 St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget "Proposed Budget" for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 191 and 197, *Florida Statutes* to consider the imposition of operations and maintenance special assessments ("O&M Assessments"), upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	914	1	\$1,238.92
Duplex	72	1	\$1,238.92

The proposed O&M Assessments as stated include collection costs and or early payment discounts, which St. Johns County, "County" may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.06(2) 4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.06(2) 4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County Tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

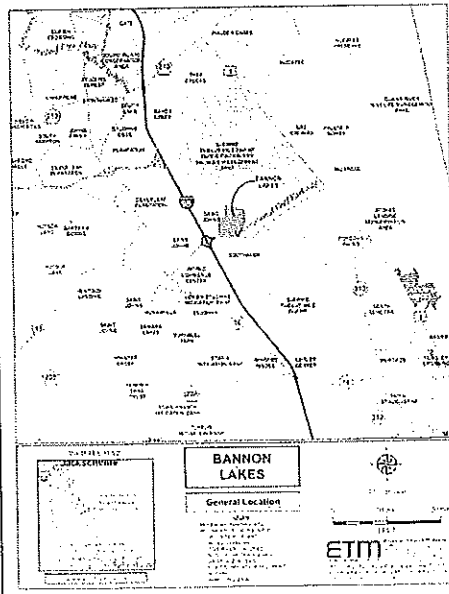
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 175 West Town Place, Suite 111, St. Augustine, Florida 32092, Ph: (904) 910-3850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-933-8771 (TTY), 1-800-933-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meetings, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
 District Manager



LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Shelby Stephens
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:

07/03/2025

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 07/03/2025

Ricelle Jacobs
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	11414147	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on Thursday, July 10, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
Pub: July 3, 2025; #11414147

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

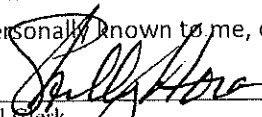
STATE OF WISCONSIN, COUNTY OF BROWN

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07/21/2025

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 07/21/2025



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$65.92
Tax Amount: \$0.00
Payment Cost: \$65.92
Order No: 11493220 # of Copies:
Customer No: 764131 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bannon Lakes Community Development District will hold a budget workshop on Tuesday, July 29, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Blvd, St. Augustine, Florida 32095. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/29/2025

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 07/29/2025

Legal Clerk Kagney Gray

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$102.64	
Tax Amount:	\$0.00	
Payment Cost:	\$102.64	
Order No:	11430410	# of Copies:
Customer No:	764131	1
PO #:		

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Bannon Lakes Community Development District ("District") will hold a public hearing on August 19, 2025, at 6:00 p.m., and at World Golf Village Renaissance Hotel, 500 South Legacy Trail, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://bannonlakescdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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: July 29, 2025; #11430410

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 # 17007

DATE 08/11/2025

DUE DATE 09/10/2025

TERMS Net 30

ATTENTION

Jeff Johnson

PROJECT

Bannon Lakes CDD

ITEM	DESCRIPTION	AMOUNT
PV - Maintenance	Monthly maintenance for the month of August 2025	14,255.00

Thank you for your business. Please mail your payment to the address on the invoice.

SUBTOTAL	14,255.00
TAX	0.00
TOTAL	14,255.00
BALANCE DUE	\$14,255.00

RECEIVED

By Tara Lee at 2:23 pm, Aug 11, 2025

Approved 8/11/25
Jeff Johnson
Landscape Maintenance
1.330.53800.46100

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

Invoice

Invoice #: 263
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	66.03	27.50	1,815.83
<i>Alison Morsing</i> <i>8-12-25</i>			

Total \$1,815.83

Payments/Credits \$0.00

Balance Due \$1,815.83

RECEIVED

By Tara Lee at 8:34 am, Aug 14, 2025

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
66.03	Facility Assistant Covers July 2025	\$ 27.50	\$1,815.83
	TOTAL DUE:		<u>\$1,815.83</u>

Facility Assistant 1.320.57200.34100

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/25	6.05	H.D.	Completed daily checklist and returned calls and emails
7/6/25	6.05	H.D.	Completed daily checklist and returned calls and emails
7/12/25	6.58	H.D.	Completed daily checklist and returned calls and emails
7/13/25	6.8	H.D.	Completed daily checklist and returned calls and emails
7/19/25	6.17	H.D.	Completed daily checklist and returned calls and emails
7/20/25	6.1	H.D.	Completed daily checklist and returned calls and emails
7/26/25	6.02	H.D.	Completed daily checklist and returned calls and emails
7/27/25	6.1	H.D.	Completed daily checklist and returned calls and emails
7/30/25	8.08	L.H.	Completed daily checklist and returned calls and emails
7/31/25	8.08	L.H.	Completed daily checklist and returned calls and emails
TOTAL	<u>66.03</u>		

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

Invoice

Invoice #: 264
 Invoice Date: 8/13/2025
 Due Date: 8/13/2025
 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 July 1 - July 31, 2025	146.17	40.00	5,846.80
Maintenance Supplies		615.11	615.11
Grounds Maintenance 1.330.53800.46100		\$1633.00	
Facility Maintenance 1.320.57200.45100		\$2968.00	
Repairs and Maintenance 1.320.57200.60000		\$1860.91	
Total			\$6,461.91
Payments/Credits			\$0.00
Balance Due			\$6,461.91

Alison Mossing
 8-15-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
7/1/25	8	P.S.	Pressure washed sidewalks and around playground, painted all baseboards in common room
7/2/25	3	J.J.	Raked mulch in playground, blew leaves and debris off walkways, pool deck and patio, straightened and organized pool deck and patio furniture
7/2/25	2.5	J.W.	Cautioned tape one of the benches in the dog park, removed debris from ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center, pool deck and courts
7/7/25	8	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, straightened and organized all pool deck and patio furniture
7/7/25	1.67	J.W.	Scrubbed mold off the exterior wall that leads to the clubhouse from the patio, removed debris from ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/8/25	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
7/9/25	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
7/10/25	8	T.W.	Reset pool water level, reset air conditioner unit, straightened and organized chairs, patio and pool deck furniture, restocked bathroom supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris playground, pool, field, amenity center, parking lot, courts, roadways and around ponds, organized club house, checked battery issue with golf cart
7/11/25	5	T.W.	Blew leaves and debris off walkways, cleaned up mulch from walkways, straightened and organized chairs, patio and pool deck furniture, restocked bathroom supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris playground, pool, field, amenity center, parking lot, courts, roadways and around ponds, organized club house, replaced golf cart battery
7/14/25	8	T.W.	Removed broken park bench, reset pool water level, straightened and organized pool and patio furniture, replaced supplies, blew leaves and debris off courts and sidewalks, organized clubhouse, fixed kitchen cabinet, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around ponds, amenity center, pool deck, courts, field, roadways and parking lot
7/15/25	8	T.W.	Fixed bathroom door handle, replaced basketball net, checked all windscreens, blew leaves and debris off walkways, pool deck and parking lot, 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, cleaned and reset clubhouse

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/16/25	8	R	Painted bike racks, checked pool chemicals and water level, repaired tennis court windscreens, cleaned parking lot lights, cleaned and reset clubhouse, blew leaves and debris off walkways, pool deck and parking lot, 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
7/17/25	8	T.W.	Adjusted pool water level, checked pH and water flow, repaired tennis court windscreens, painted bike racks, straightened and organized pool deck and patio chairs and tables, blew leaves and debris off basketball, tennis courts and walkways, raked mulch in playground, rest clubhouse area, stocked supplies, removed debris in street, ponds and around amenity center, washed golf cart
7/21/25	8	T.W.	Paint patio in ground light caps, blew leaves and debris off pool deck, walkways, tennis and basketball courts, removed debris from around amenity center, streets, pool deck, parking lot, field and ponds, straightened and organized pool deck and patio table and chairs, raked mulch in playground, reset clubhouse, adjust pool level and checked chemicals
7/22/25	8	T.W.	Paint bike racks, check and reset clubhouse, check and reset fitness and pool bathrooms, checked pool water level and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways, tennis and basketball courts, raked playground area, removed debris from street and ponds
7/23/25	8	T.W.	Paint fitness area bike racks, emptied and restocked dog waste receptacles, checked and changed trash receptacles, washed golf cart, checked pool levels and pool chemicals, straightened and organized patio and pool chairs and tables, blew leaves and debris off pool deck, tennis courts, basketball courts and walkways, reset clubhouse, restocked supplies, removed debris around amenity center, street and ponds
7/24/25	4	T.W.	Blew leaves and debris off walkways and courts, checked pool level and chemicals, straightened and organized pool deck and patio, checked and restocked supplies, reset clubhouse, emptied and restocked dog pots
7/25/25	4	T.W.	Raked playground area, checked pool level and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off walkways and pool deck, removed debris from walkways and ponds, checked supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/28/25	8	T.W.	Cleaned patio chairs, sprayed for bugs around clubhouse, straightened and organized pool and patio furniture, blew leaves and debris off walkways, pool, patio, basketball courts and tennis courts, raked playground area, checked pool levels and chemicals, checked paper supplies and restocked as needed, removed debris around amenity center, ponds and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/29/25	8	T.W.	Fixed lights in men's bathroom, fix fitness center door handles, worked on wildlife deterrent system, set up clubhouse for meeting, blew leaves and debris off tennis courts, pool deck, patio and walkways, checked pool levels and chemicals, raked playground, straightened and organized pool and patio area, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/30/25	8	T.W.	Repaired pool safety poles, replaced bathroom light, cleaned pool life rings, set up

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			bird deterrent system, blew leaves and debris off pool deck, patio area, tennis courts, and walkways, reset clubhouse and cleaned ducts, straightened and organized pool deck and patio furniture, removed debris around ponds and street, restocked bathrooms and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/31/25	4	T.W.	Reset air conditioner unit in clubhouse, blew leaves and debris off deck and walkways, removed debris off ponds, cleaned glass from pool deck, straightened and organized pool deck and patio furniture, washed off golf cart
TOTAL	<u>146.17</u>		
MILES	<u>0</u>		

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
BL BANNON LAKES	7/3/25	Replaced Left Side Urinal Flush Vavle	615.11	R.G.
			TOTAL	
			<u><u>\$615.11</u></u>	

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

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

Federal ID 47-0597598

August 22, 2025



RECEIVED

By Tara Lee at 8:59 am, Aug 25, 2025

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

Invoice No. 3612126
2723-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/05/25	W. Haber	0.20	55.00	Confer with Department of Transportation representative regarding O&M obligations
05/07/25	W. Haber	0.30	82.50	Review and revise demand letter regarding roof
05/07/25	P. O'Bryant	0.50	122.50	Review report; revise demand letter
05/08/25	W. Haber	0.50	137.50	Review claims process for defective roof and documents regarding same
05/13/25	P. O'Bryant	0.10	24.50	Revise demand letter
05/16/25	W. Haber	0.60	165.00	Review and revise proposed motion on lake turn over; review and respond to correspondence regarding allocation of O&M assessments
05/22/25	W. Haber	0.80	220.00	Confer with Biagetti regarding roof claim; confer with Magee regarding Board meeting

KUTAK ROCK LLP

Bannon Lakes CDD

August 22, 2025

Client Matter No. 2723-1

Invoice No. 3612126

Page 2

05/22/25	K. Magee	2.60	637.00	Prepare for and attend board of supervisors meeting via phone
05/23/25	W. Haber	0.60	165.00	Prepare for and participate in call to discuss roof claim and follow up
05/23/25	P. O'Bryant	1.20	294.00	Prepare for and attend call with client; review next steps and warranty process
06/04/25	W. Haber	0.20	55.00	Review correspondence regarding roof repairs and estimates
06/13/25	W. Haber	0.50	137.50	Review and revise budget and assessment notices; confer with Sweeting regarding same
06/13/25	K. Jusevitch	0.50	62.50	Prepare budget and assessment hearing documents and confer with Haber
06/23/25	P. O'Bryant	0.80	196.00	Prepare and file warranty claim
06/25/25	W. Haber	0.40	110.00	Review audit and confer with Peregrino regarding same

TOTAL HOURS 10.30

TOTAL FOR SERVICES RENDERED \$2,596.50

DISBURSEMENTS

Travel Expenses 4.33

TOTAL DISBURSEMENTS 4.33

TOTAL CURRENT AMOUNT DUE \$2,600.83

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



Irrigation • Landscape • Maintenance

INVOICE

BILL TO

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

INVOICE # 17012

DATE 08/21/2025

DUE DATE 09/20/2025

TERMS Net 30

ATTENTION

Jeff Johnson

PROJECT

Monthly Irrigation Billing

ITEM #	DESCRIPTION	AMOUNT
PV-Irr. Maint. Svc.	Irrigation Maintenance Service for July- see attached list.	1,987.04T

SUBTOTAL	1,987.04
TAX	0.00
TOTAL	1,987.04
BALANCE DUE	\$1,987.04

RECEIVED

By Tara Lee at 9:36 am, Aug 22, 2025

Approved 8/22/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
7/7	Amenity Center	(4) 6Ps, (5) MPR nozzles	\$ 93.00	\$ 126.00	\$ 219.00
7/8	Amenity Center	6P, MPR nozzle	\$ 13.09	\$ 21.00	\$ 34.09
7/10	Amenity Center	Labor Hours- Locating issues on the shorts on Rainbird controller, diagnose and repair alarm issues		\$ 283.50	\$ 283.50
7/11	Amenity Center	(2) 1 Station Rainbird Field Decoders, (2) DBY wire nuts, Rainbird Solenoid	\$ 278.70	\$ 262.50	\$ 541.20
7/17	Front Entrance	(3) 3/4" poly riser, (15) 6Ps, (20) MPR nozzles, (3) 4" rotors, 1/2" cap	\$ 411.75	\$ 430.50	\$ 842.25
7/22	Front Entrance	(1) Hunter solenoid, (2) DBYwire nuts	\$ 46.00	\$ 21.00	\$ 67.00
				Total Due	\$1,987.04

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

Invoice #51305
 Date 8/18/2025

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 9/16/2025	\$475.00
	25% Service Charge	\$118.75
Bannan Lakes Community Development District Exempt #85-8017166046C-0		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED <i>By Tara Lee at 1:17 pm, Aug 26, 2025</i> </div>		

SUB-TOTAL \$593.75

Payment Details

Direct Bill
 Credit Card
 Check

Amount Due \$593.75

World Golf Village Renaissance St. Augustine Resort

(904) 940-8000

Check #: 659832
Print #: 1
Status: Trial
Business Type: Local
Function Space: Troon
Event Manager: Morgan Lewis

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

Page #: 1
Folio #: 33115
Bill Method: Check
Event Order #: 659810

Contact: Sarah Sweeting
Tuesday, September 16, 2025

Quantity	Item	Unit Price	Total Price
	Room Rental		
1	Troon	\$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 #: 659810
Quote #: M-US5CQNL
Folio #: 33115

FUNCTION DAY/DATE: Tuesday, September 16, 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, March 07, 2025

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

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

6:00 PM Meeting Troon

(1) Water Station

ROOM SET-UP

Theatre

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

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

Signature: Sarah Sweeting

If in agreement, please sign one copy and return

THE POOLand Patio Shop
 1408 Griflet Rd
 Jacksonville, FL 32211

Invoice

Number 100044

Date 8/22/2025

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

Ship To

PO Number	Terms	Project
904-660-3669	Picked up on May 2	

Date	Description	Hours	Rate	Amount
	Replace slings on chaise lounges	8	\$190.00	\$1,520.00
	Pickup/Delivery	1.00	\$200.00	\$200.00

RECEIVED
 By Tara Lee at 8:59 am, Aug 25, 2025

Approved 8/25/25
 Jeff Johnson
 Repairs and Maintenance
 1.320.57200.60000

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$1,720.00	Shipping Cost	\$0.00
		Sub Total	\$1,720.00
		Total	\$1,720.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,720.00	\$0.00	\$0.00	\$0.00	\$1,720.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/25	00116	6/30/25	185308	202506	330	53800	46000		MITIGATION MAINTENANCE	*	8,400.00		
									BIO-TECH CONSULTING INC			8,400.00	001815
8/05/25	00107	7/21/25	AC07167	202507	320	57200	60100		L/FITNESS BACK BENCH PAD	*	150.00		
									COMMERCIAL FITNESS PRODUCTS INC			150.00	001816
8/05/25	00128	8/01/25	258717	202508	320	57200	45300		AUG JANITORIAL SERVICES	*	819.00		
									HIGH TECH COMMERCIAL CLEANING			819.00	001817
8/05/25	00017	8/01/25	295499B	202508	330	53800	46800		AUG LAKE MAINTENANCE	*	820.00		
									THE LAKE DOCTORS INC			820.00	001818
8/05/25	00074	8/01/25	38161	202508	320	57200	54510		WILDLIFE MANAGEMENT	*	249.00		
									QUICK CATCH INC			249.00	001819
8/05/25	00074	8/01/25	38163	202508	320	57200	54510		HOG REMOVAL	*	150.00		
									QUICK CATCH INC			150.00	001820
8/11/25	00045	8/07/25	25307	202508	320	57200	60000		BACKFLOW TEST/CERTIFICATE	*	45.00		
									BOB'S BACKFLOW&PLUMBING SERVICES			45.00	001821
8/11/25	00003	8/01/25	135	202508	310	51300	34000		AUG MANAGEMENT FEES	*	4,601.08		
		8/01/25	135	202508	310	51300	53000		AUG WEBSITE ADMIN	*	112.33		
		8/01/25	135	202508	310	51300	35100		AUG INFORMATION TECH	*	168.50		
		8/01/25	135	202508	310	51300	31600		AUG DISSEMINATION SVCS	*	795.92		
		8/01/25	135	202508	310	51300	51000		OFFICE SUPPLIES	*	.90		
		8/01/25	135	202508	310	51300	42000		POSTAGE	*	62.32		
		8/01/25	135	202508	310	51300	42500		COPIES	*	140.40		
									GOVERNMENTAL MANAGEMENT SRVCS LLC			5,881.45	001822
8/11/25	00014	6/30/25	259	202506	320	57200	34100		JUN FACILITY ASSISTANT	*	1,550.18		
									RIVERSIDE MANAGEMENT SERVICES INC			1,550.18	001823

BANL -BANNON LAKES- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/11/25	00014	8/01/25 261	202508 320-57200-45200	AUG POOL MAINTENANCE SVCS	*	1,179.75	
8/01/25		261	202508 320-57200-46001	AUG CONTRACT ADMIN	*	2,145.50	
8/01/25		261	202508 320-57200-34000	AUG FACILITY MANAGEMENT	*	6,591.17	
8/01/25		261	202508 320-57200-45210	POOL CHEMS-TRICHLOR	*	507.21	
8/01/25		261	202508 320-57200-45210	POOL CHEMS-NAT ENZYMES	*	74.65	
8/01/25		261	202508 320-57200-45210	POOL CHEMS-TILE SOAP	*	84.32	
							RIVERSIDE MANAGEMENT SERVICES INC 10,582.60 001824
8/19/25	00122	8/01/25 758840	202508 320-57200-34500	VIDEO MONITORING - SEP25	*	557.85	
							HIDDEN EYES LLC 557.85 001825
8/19/25	00092	7/31/25 7249120	202507 310-51300-48000	NOTICE OF BUDGET MTG-8/19	*	337.44	
		7/31/25 7249120	202507 310-51300-48000	NOTICE OF MEETING-7/10/25	*	67.28	
		7/31/25 7249120	202507 310-51300-48000	NOTICE OF WORKSHOP-7/29	*	65.92	
		7/31/25 7249120	202507 310-51300-48000	NOTICE OF MEETING-8/19/25	*	102.64	
							GANNETT FLORIDA LOCALIQ 573.28 001826
8/19/25	00013	8/11/25 17007	202508 330-53800-46100	AUG LANDSCAPE MAINTENANCE	*	14,255.00	
							LANDCARE GROUP INC 14,255.00 001827
8/19/25	00125	8/12/25 193745	202507 310-51300-31100	JUL ENGINEERING SERVICES	*	692.50	
							MATTHEWS DESIGN GROUP LLC 692.50 001828
8/19/25	00014	7/31/25 263	202507 320-57200-34100	JUL FACILITY ASSISTANT	*	1,815.83	
							RIVERSIDE MANAGEMENT SERVICES INC 1,815.83 001829
8/19/25	00014	8/13/25 264	202507 330-53800-46100	GROUPS MAINTENANCE	*	1,633.00	
		8/13/25 264	202507 320-57200-45100	FACILITY MAINTENANCE	*	2,968.00	
		8/13/25 264	202507 320-57200-60000	REPAIRS & MAINTENANCE	*	1,860.91	
							RIVERSIDE MANAGEMENT SERVICES INC 6,461.91 001830
BANL -BANNON LAKES- BPEREGRINO							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/26/25	00078	8/22/25	3612126	202505	310	51300	31500		MAY GENERAL COUNSEL	*	2,039.83			
		8/22/25	3612126	202506	310	51300	31500		JUN GENERAL COUNSEL	*	561.00			
												KUTAK ROCK LLP	2,600.83	001831
8/26/25	00013	8/21/25	17012	202507	330	53800	46400		JUL IRRIGATION SVC/REPAIR	*	1,987.04			
												LANDCARE GROUP INC	1,987.04	001832
8/26/25	00064	8/18/25	51305	202508	310	51300	46000		RM RENTAL-CDD MTG 9/16/25	*	593.75			
												RENAISSANCE RESORT	593.75	001833
8/26/25	00119	8/22/25	100044	202508	320	57200	60000		REPL SLINGS ON LOUNGES	*	1,520.00			
		8/22/25	100044	202508	320	57200	60000		PICKUP/DELIVERY CHARGE	*	200.00			
												THE POOL AND PATIO SHOP	1,720.00	001834
TOTAL FOR BANK A											59,905.22			
TOTAL FOR REGISTER											59,905.22			



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 #: 185308
 Invoice Date: 6/30/2025
 Project Manager: JM
 Project #: 979-01 Ban...
 Contract #: 23-861

Bill To:

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

Project Name: Bannon Lakes Mon & Maint
 (23-861)

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
	77-04	Planting - Upland Buffers	15,000.00	15,000.00	15,000.00	0	100.00%	0.00
5/22/2025	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00	2,400.00	1	40.00%	2,400.00
7/31/2023	50-06	Annual Mitigation Monitoring Report				1		
1/20/2025	50-06	Annual Mitigation Monitoring Report				1		
	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00		2	40.00%	3,600.00
		TOTAL						
	75-21	Quarterly Maintenance - Mitigation Areas	21,600.00	5,400.00	21,600.00	0	100.00%	0.00
4/30/2025	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00		1	12.50%	2,400.00
	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00		0	0.00%	0.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00

Current Charges \$8,400.00

Payments/Credits \$0.00

Invoice Total \$8,400.00

We appreciate your business!

CommercialFitnessProducts

Invoice

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

Date	Invoice #
7/21/2025	AC07167

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
JL	BL435	OS7020	7/21/2025	Verbal	Net 30	8/20/2025
Qty	Item Code	Description		Price Each	Amount	
1	Part	Life Fitness Bench Back Pad		125.00	125.00	
		Subtotal			125.00	
1	Freight	Inbound Shipping		25.00	25.00	
<p>Approved 7/30/25 Jeff Johnson Fitness center repair 1.320.57200.60100</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED By Tara Lee at 9:18 am, Jul 31, 2025</p> </div>						

Thank you for your business!	Total	\$150.00
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$150.00



Invoice	
Date	Invoice #
8/1/2025	258717

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
	<p>FEE FOR JANITORIAL SERVICE: Month of August 2025</p> <p>Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259</p> <p>FL DR-14 85-8017166046C-0 Expires 01/31/2027</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon</p> <p>Approved 7/21/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED By Tara Lee at 10:23 am, Jul 29, 2025</p> </div>	819.00	819.00
Thank you for your business.		Total	\$819.00

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	8/1/2025	\$820.00

0000000011652200100000002954990000008200060

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

BANNON LAKES CDD
Invoice Due Date 8/11/2025

435 Bannan Lakes Blvd, St Augustine, FL St Augustine, FL 32092
Invoice 295499B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 9:23 am, Aug 01, 2025

Approved 8/1/25
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

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.: 38161
Terms: Net 14
Invoice date: 08/01/2025
Due date: 08/15/2025

#	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

Approved 8/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

Total **\$249.00**

Ways to pay



Note to customer

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

RECEIVED

By Tara Lee at 8:47 am, Aug 01, 2025

View and pay

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

Invoice no.: 38163
Terms: Net 14
Invoice date: 08/01/2025
Due date: 08/15/2025

Approved 8/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Wildlife Hog Removal	Wildlife Hog Removal	1	\$150.00	\$150.00
Total						\$150.00

Ways to pay

VISA   BANK  

Note to customer

268 Lake Bridge Dr, Removed 65 lb sow

RECEIVED
By Tara Lee at 11:55 am, Aug 01, 2025

[View and pay](#)

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

25307

Invoice Date

8/7/2025

Bill To
Bannon Lakes Community c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Bannon Lakes Community 435 Bannon Lakes Blvd Saint Augustine, FL 32095



P.O. Number	Terms	Due Date
	Net 30	9/6/2025

Serviced	Description	Quantity	Price Each	Amount
8/1/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL Serial# 4323463 - PASSED Approved 8/7/25 Jeff Johnson Repairs and Maintenance 1.320.57200.60000	1	45.00	45.00

RECEIVED
 By Tara Lee at 11:32 am, Aug 07, 2025

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Governmental Management Services, LLC

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

Invoice

Invoice #: 135
Invoice Date: 8/1/25
Due Date: 8/1/25
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 - August 2025		4,601.08	4,601.08
Website Administration - August 2025		112.33	112.33
Information Technology - August 2025		168.50	168.50
Dissemination Agent Services -August 2025		795.92	795.92
Office Supplies		0.90	0.90
Postage		62.32	62.32
Copies		140.40	140.40

Total \$5,881.45

Payments/Credits \$0.00

Balance Due \$5,881.45

RECEIVED

By Tara Lee at 11:27 am, Aug 07, 2025

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

Invoice

Invoice #: 259
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through June 2025	56.37	27.50	1,550.18
<i>Alison Moxingy</i> <i>7-8-25</i>			

Total \$1,550.18

Payments/Credits \$0.00

Balance Due \$1,550.18

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
56.37	Facility Assistant Covers June 2025	\$ 27.50	\$1,550.18
	TOTAL DUE:		<u>\$1,550.18</u>

Facility Assistant 1.320.57200,34100

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
 FACILITY ASSISTANT BILLABLE HOURS
 THROUGH JUNE 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	6.07	H.D.	Completed daily checklist and returned calls and emails
6/7/25	6.27	H.D.	Completed daily checklist and returned calls and emails
6/8/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/14/25	6.07	H.D.	Completed daily checklist and returned calls and emails
6/15/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/21/25	7.6	H.D.	Completed daily checklist and returned calls and emails
6/22/25	6	H.D.	Completed daily checklist and returned calls and emails
6/28/25	6.08	H.D.	Completed daily checklist and returned calls and emails
6/29/25	6.12	D.S.	Completed daily checklist and returned calls and emails
TOTAL	<u>56.37</u>		

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

Invoice

Invoice #: 261
Invoice Date: 8/1/2025
Due Date: 8/1/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - August 2025		1,179.75	1,179.75
1.320.57200.46001 - Contract Administration - August 2025		2,145.50	2,145.50
1.320.57200.34000 - Facility Management - Bannon Lakes - August 2025		6,591.17	6,591.17
Pool Chemicals - Trichlor		507.21	507.21
Pool Chemicals - Natural Pool Enzymes		74.65	74.65
Pool Chemicals - Tile Soap		84.32	84.32
<i>Alison Moxing</i> 8-6-25			

Total \$10,582.60

Payments/Credits \$0.00

Balance Due \$10,582.60

RECEIVED
By Tara Lee at 11:21 am, Aug 07, 2025

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

Invoice	
Invoice Number 758840	Date 08/01/2025
Customer Number 400558	Due Date 09/01/2025

Page 1

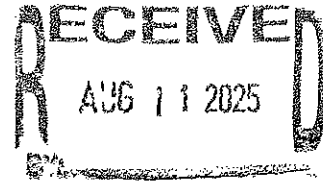
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Bannon Lakes CDD	400558		758840	09/01/2025
Quantity	Description		Rate	Amount
<i>Bannon Lakes CDD, Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 09/01/2025 - 09/30/2025		200.00	200.00
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025		125.00	125.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025		232.85	232.85
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$557.85

IMPORTANT MESSAGES

Important Numbers to Know:

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

Approved 8/11/25
 Jeff Johnson



Security 1.320.57200.34500
 TRL

RECEIVED
 By Tara Lee at 3:22 pm, Aug 11, 2025

Date	Invoice #	Description	Amount	Balance Due
08/01/2025	758840	Monitoring Services	\$557.85	\$557.85

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

Return Service Requested

Invoice	
Invoice Number 758840	Date 08/01/2025
Customer Number 400558	Due Date 09/01/2025

Net Due: \$557.85

Amount Enclosed: _____

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

9799

REMIT TO:


Envera
 PO Box 2086
 Hicksville, NY 11802



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	ISS. DATE 07/31/25
INVOICE # 0007249120	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOICE TOTAL \$573.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$573.28	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: AUGUST 31, 2025

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

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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
7/1/25	Balance Forward	\$0.00

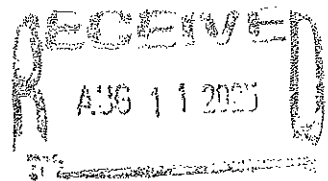
Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/22/25	SAG St Augustine Record	11432798	1ST BUDGET NOTCE		1	2.0000 x 14 in	\$337.44

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/3/25	11414147	SAG St Augustine Record	Notice of Regular Meeting July 10, 2025		\$67.28
7/21/25	11493220	SAG St Augustine Record	notice of meeting		\$65.92
7/29/25	11430410	SAG St Augustine Record	2nd Budget Notice Aug. 19		\$102.64

RECEIVED
By Tara Lee at 2:49 pm, Aug 11, 2025



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

Total Cash Amount Due	\$573.28
Service Fee 3.99%	\$22.87
*Cash/Check/ACH Discount	-\$22.87
*Payment Amount by Cash/Check/ACH	\$573.28
Payment Amount by Credit Card	\$596.15

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007249120		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$573.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$573.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$596.15
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641310000000000000072491200005732867170

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

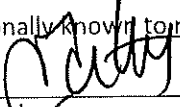
STATE OF WISCONSIN, COUNTY OF BROWN

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

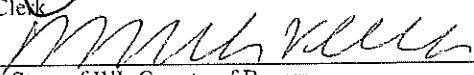
07/22/2025

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 07/22/2025



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$337.44	
Tax Amount:	\$0.00	
Payment Cost:	\$337.44	
Order No:	11432798	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Bannan Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2025
TIME: 6:00 p.m.
LOCATION: World Golf Village Renaissance Hotel
 3011 Smith Legacy Trail
 St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget "Proposed Budget" for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 191 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments "O&M Assessments", upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	914	1	\$1,238.92
Duplex	72	1	\$1,238.92

The proposed O&M Assessments as stated include collection costs and or early payment discounts, which St. Johns County, "County" may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.06(2) 4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.06(2) 4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County Tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

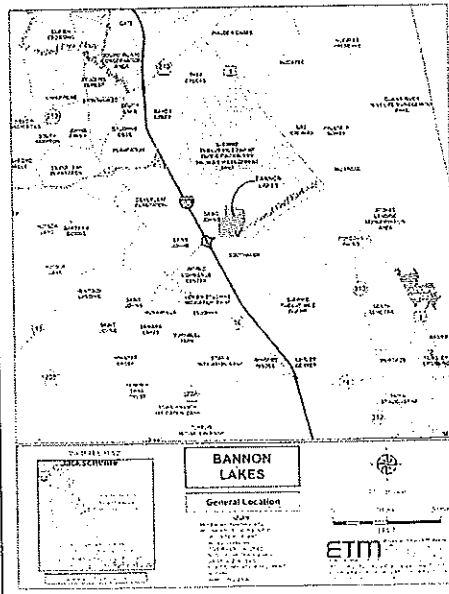
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 175 West Town Place, Suite 111, St. Augustine, Florida 32092, Ph: (904) 910-3850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-933-8771 (TTY), 1-800-933-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meetings, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
 District Manager



LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Shelby Stephens
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:

07/03/2025

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 07/03/2025

Ricelle Jacobs
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	11414147	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on Thursday, July 10, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
Pub: July 3, 2025; #11414147

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

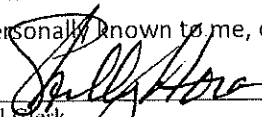
STATE OF WISCONSIN, COUNTY OF BROWN

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:

07/21/2025

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 07/21/2025



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$65.92
Tax Amount: \$0.00
Payment Cost: \$65.92
Order No: 11493220 # of Copies:
Customer No: 764131 1
PO #:

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bannon Lakes Community Development District will hold a budget workshop on Tuesday, July 29, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Blvd, St. Augustine, Florida 32095. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/29/2025

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 07/29/2025

Legal Clerk Kagney Gray

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$102.64	
Tax Amount:	\$0.00	
Payment Cost:	\$102.64	
Order No:	11430410	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Bannon Lakes Community Development District ("District") will hold a public hearing on August 19, 2025, at 6:00 p.m., and at World Golf Village Renaissance Hotel, 500 South Legacy Trail, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://bannonlakescdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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: July 29, 2025; #11430410

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 # 17007
DATE 08/11/2025
DUE DATE 09/10/2025
TERMS Net 30

ATTENTION
Jeff Johnson

PROJECT
Bannon Lakes CDD

ITEM	DESCRIPTION	AMOUNT
PV - Maintenance	Monthly maintenance for the month of August 2025	14,255.00

Thank you for your business. Please mail your payment to the address on the invoice.

SUBTOTAL 14,255.00
TAX 0.00
TOTAL 14,255.00
BALANCE DUE **\$14,255.00**

RECEIVED
By Tara Lee at 2:23 pm, Aug 11, 2025

Approved 8/11/25
Jeff Johnson
Landscape Maintenance
1.330.53800.46100

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

Invoice

Invoice #: 263
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	66.03	27.50	1,815.83
<i>Alison Morsing</i> <i>8-12-25</i>			

Total \$1,815.83

Payments/Credits \$0.00

Balance Due \$1,815.83

RECEIVED

By Tara Lee at 8:34 am, Aug 14, 2025

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
66.03	Facility Assistant Covers July 2025	\$ 27.50	\$1,815.83
	TOTAL DUE:		<u>\$1,815.83</u>

Facility Assistant 1.320.57200.34100

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/25	6.05	H.D.	Completed daily checklist and returned calls and emails
7/6/25	6.05	H.D.	Completed daily checklist and returned calls and emails
7/12/25	6.58	H.D.	Completed daily checklist and returned calls and emails
7/13/25	6.8	H.D.	Completed daily checklist and returned calls and emails
7/19/25	6.17	H.D.	Completed daily checklist and returned calls and emails
7/20/25	6.1	H.D.	Completed daily checklist and returned calls and emails
7/26/25	6.02	H.D.	Completed daily checklist and returned calls and emails
7/27/25	6.1	H.D.	Completed daily checklist and returned calls and emails
7/30/25	8.08	L.H.	Completed daily checklist and returned calls and emails
7/31/25	8.08	L.H.	Completed daily checklist and returned calls and emails
TOTAL	66.03		

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

Invoice

Invoice #: 264
 Invoice Date: 8/13/2025
 Due Date: 8/13/2025
 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 July 1 - July 31, 2025	146.17	40.00	5,846.80
Maintenance Supplies		615.11	615.11
Grounds Maintenance 1.330.53800.46100		\$1633.00	
Facility Maintenance 1.320.57200.45100		\$2968.00	
Repairs and Maintenance 1.320.57200.60000		\$1860.91	

Total \$6,461.91

Payments/Credits \$0.00

Balance Due \$6,461.91

Alison Mossing
 8-15-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	5	J.J.	Blew leaves and debris off walkways, raked mulch in playground, removed debris around amenity center, pool deck, field, playground, sport courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck and patio furniture
7/1/25	8	P.S.	Pressure washed sidewalks and around playground, painted all baseboards in common room
7/2/25	3	J.J.	Raked mulch in playground, blew leaves and debris off walkways, pool deck and patio, straightened and organized pool deck and patio furniture
7/2/25	2.5	J.W.	Cautioned tape one of the benches in the dog park, removed debris from ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center, pool deck and courts
7/7/25	8	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, straightened and organized all pool deck and patio furniture
7/7/25	1.67	J.W.	Scrubbed mold off the exterior wall that leads to the clubhouse from the patio, removed debris from ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/8/25	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
7/9/25	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
7/10/25	8	T.W.	Reset pool water level, reset air conditioner unit, straightened and organized chairs, patio and pool deck furniture, restocked bathroom supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris playground, pool, field, amenity center, parking lot, courts, roadways and around ponds, organized club house, checked battery issue with golf cart
7/11/25	5	T.W.	Blew leaves and debris off walkways, cleaned up mulch from walkways, straightened and organized chairs, patio and pool deck furniture, restocked bathroom supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris playground, pool, field, amenity center, parking lot, courts, roadways and around ponds, organized club house, replaced golf cart battery
7/14/25	8	T.W.	Removed broken park bench, reset pool water level, straightened and organized pool and patio furniture, replaced supplies, blew leaves and debris off courts and sidewalks, organized clubhouse, fixed kitchen cabinet, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around ponds, amenity center, pool deck, courts, field, roadways and parking lot
7/15/25	8	T.W.	Fixed bathroom door handle, replaced basketball net, checked all windscreens, blew leaves and debris off walkways, pool deck and parking lot, 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, cleaned and reset clubhouse

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/16/25	8	R	Painted bike racks, checked pool chemicals and water level, repaired tennis court windscreens, cleaned parking lot lights, cleaned and reset clubhouse, blew leaves and debris off walkways, pool deck and parking lot, 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
7/17/25	8	T.W.	Adjusted pool water level, checked pH and water flow, repaired tennis court windscreens, painted bike racks, straightened and organized pool deck and patio chairs and tables, blew leaves and debris off basketball, tennis courts and walkways, raked mulch in playground, rest clubhouse area, stocked supplies, removed debris in street, ponds and around amenity center, washed golf cart
7/21/25	8	T.W.	Paint patio in ground light caps, blew leaves and debris off pool deck, walkways, tennis and basketball courts, removed debris from around amenity center, streets, pool deck, parking lot, field and ponds, straightened and organized pool deck and patio table and chairs, raked mulch in playground, reset clubhouse, adjust pool level and checked chemicals
7/22/25	8	T.W.	Paint bike racks, check and reset clubhouse, check and reset fitness and pool bathrooms, checked pool water level and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways, tennis and basketball courts, raked playground area, removed debris from street and ponds
7/23/25	8	T.W.	Paint fitness area bike racks, emptied and restocked dog waste receptacles, checked and changed trash receptacles, washed golf cart, checked pool levels and pool chemicals, straightened and organized patio and pool chairs and tables, blew leaves and debris off pool deck, tennis courts, basketball courts and walkways, reset clubhouse, restocked supplies, removed debris around amenity center, street and ponds
7/24/25	4	T.W.	Blew leaves and debris off walkways and courts, checked pool level and chemicals, straightened and organized pool deck and patio, checked and restocked supplies, reset clubhouse, emptied and restocked dog pots
7/25/25	4	T.W.	Raked playground area, checked pool level and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off walkways and pool deck, removed debris from walkways and ponds, checked supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/28/25	8	T.W.	Cleaned patio chairs, sprayed for bugs around clubhouse, straightened and organized pool and patio furniture, blew leaves and debris off walkways, pool, patio, basketball courts and tennis courts, raked playground area, checked pool levels and chemicals, checked paper supplies and restocked as needed, removed debris around amenity center, ponds and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/29/25	8	T.W.	Fixed lights in men's bathroom, fix fitness center door handles, worked on wildlife deterrent system, set up clubhouse for meeting, blew leaves and debris off tennis courts, pool deck, patio and walkways, checked pool levels and chemicals, raked playground, straightened and organized pool and patio area, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/30/25	8	T.W.	Repaired pool safety poles, replaced bathroom light, cleaned pool life rings, set up

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			bird deterrent system, blew leaves and debris off pool deck, patio area, tennis courts, and walkways, reset clubhouse and cleaned ducts, straightened and organized pool deck and patio furniture, removed debris around ponds and street, restocked bathrooms and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/31/25	4	T.W.	Reset air conditioner unit in clubhouse, blew leaves and debris off deck and walkways, removed debris off ponds, cleaned glass from pool deck, straightened and organized pool deck and patio furniture, washed off golf cart
TOTAL	<u>146.17</u>		
MILES	<u>0</u>		

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

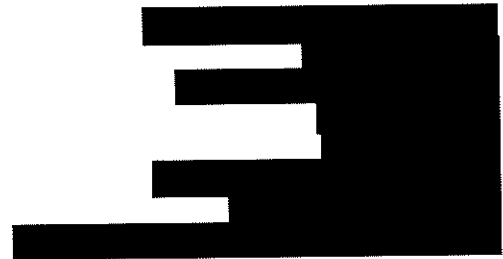
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
BL BANNON LAKES	7/3/25	Replaced Left Side Urinal Flush Vavle	615.11	R.G.
			TOTAL	
			<u><u>\$615.11</u></u>	

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

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

Federal ID 47-0597598

August 22, 2025



RECEIVED

By Tara Lee at 8:59 am, Aug 25, 2025

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

Invoice No. 3612126
2723-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/05/25	W. Haber	0.20	55.00	Confer with Department of Transportation representative regarding O&M obligations
05/07/25	W. Haber	0.30	82.50	Review and revise demand letter regarding roof
05/07/25	P. O'Bryant	0.50	122.50	Review report; revise demand letter
05/08/25	W. Haber	0.50	137.50	Review claims process for defective roof and documents regarding same
05/13/25	P. O'Bryant	0.10	24.50	Revise demand letter
05/16/25	W. Haber	0.60	165.00	Review and revise proposed motion on lake turn over; review and respond to correspondence regarding allocation of O&M assessments
05/22/25	W. Haber	0.80	220.00	Confer with Biagetti regarding roof claim; confer with Magee regarding Board meeting

KUTAK ROCK LLP

Bannon Lakes CDD

August 22, 2025

Client Matter No. 2723-1

Invoice No. 3612126

Page 2

05/22/25	K. Magee	2.60	637.00	Prepare for and attend board of supervisors meeting via phone
05/23/25	W. Haber	0.60	165.00	Prepare for and participate in call to discuss roof claim and follow up
05/23/25	P. O'Bryant	1.20	294.00	Prepare for and attend call with client; review next steps and warranty process
06/04/25	W. Haber	0.20	55.00	Review correspondence regarding roof repairs and estimates
06/13/25	W. Haber	0.50	137.50	Review and revise budget and assessment notices; confer with Sweeting regarding same
06/13/25	K. Jusevitch	0.50	62.50	Prepare budget and assessment hearing documents and confer with Haber
06/23/25	P. O'Bryant	0.80	196.00	Prepare and file warranty claim
06/25/25	W. Haber	0.40	110.00	Review audit and confer with Peregrino regarding same

TOTAL HOURS 10.30

TOTAL FOR SERVICES RENDERED \$2,596.50

DISBURSEMENTS

Travel Expenses 4.33

TOTAL DISBURSEMENTS 4.33

TOTAL CURRENT AMOUNT DUE \$2,600.83

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



Irrigation • Landscape • Maintenance

INVOICE

BILL TO

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

INVOICE # 17012

DATE 08/21/2025

DUE DATE 09/20/2025

TERMS Net 30

ATTENTION

Jeff Johnson

PROJECT

Monthly Irrigation Billing

ITEM #	DESCRIPTION	AMOUNT
PV-Irr. Maint. Svc.	Irrigation Maintenance Service for July- see attached list.	1,987.04T

SUBTOTAL	1,987.04
TAX	0.00
TOTAL	1,987.04
BALANCE DUE	\$1,987.04

RECEIVED

By Tara Lee at 9:36 am, Aug 22, 2025

Approved 8/22/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

Bannon Lakes CDD

<u>Date</u>	<u>Location</u>	<u>Description</u>	<u>Material</u>	<u>Labor</u>	<u>Total Cost</u>
7/7	Amenity Center	(4) 6Ps, (5) MPR nozzles	\$ 93.00	\$ 126.00	\$ 219.00
7/8	Amenity Center	6P, MPR nozzle	\$ 13.09	\$ 21.00	\$ 34.09
7/10	Amenity Center	Labor Hours- Locating issues on the shorts on Rainbird controller, diagnose and repair alarm issues		\$ 283.50	\$ 283.50
7/11	Amenity Center	(2) 1 Station Rainbird Field Decoders, (2) DBY wire nuts, Rainbird Solenoid	\$ 278.70	\$ 262.50	\$ 541.20
7/17	Front Entrance	(3) 3/4" poly riser, (15) 6Ps, (20) MPR nozzles, (3) 4" rotors, 1/2" cap	\$ 411.75	\$ 430.50	\$ 842.25
7/22	Front Entrance	(1) Hunter solenoid, (2) DBYwire nuts	\$ 46.00	\$ 21.00	\$ 67.00
				Total Due	\$1,987.04

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

Invoice #51305
 Date 8/18/2025

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 9/16/2025	\$475.00
	25% Service Charge	\$118.75
Bannan Lakes Community Development District Exempt #85-8017166046C-0		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED <i>By Tara Lee at 1:17 pm, Aug 26, 2025</i> </div>		

SUB-TOTAL \$593.75

Payment Details

Direct Bill
 Credit Card
 Check

Amount Due \$593.75

World Golf Village Renaissance St. Augustine Resort

(904) 940-8000

Check #: 659832
Print #: 1
Status: Trial
Business Type: Local
Function Space: Troon
Event Manager: Morgan Lewis

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

Page #: 1
Folio #: 33115
Bill Method: Check
Event Order #: 659810

Contact: Sarah Sweeting
Tuesday, September 16, 2025

Quantity	Item	Unit Price	Total Price
	Room Rental		
1	Troon	\$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 #: 659810
Quote #: M-US5CQNL
Folio #: 33115

FUNCTION DAY/DATE: Tuesday, September 16, 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, March 07, 2025

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

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

6:00 PM Meeting Troon

(1) Water Station

ROOM SET-UP

Theatre

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

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

Signature: Sarah Sweeting

If in agreement, please sign one copy and return

THE POOLand Patio Shop
 1408 Griflet Rd
 Jacksonville, FL 32211

Invoice

Number 100044

Date 8/22/2025

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

Ship To

PO Number	Terms	Project
904-660-3669	Picked up on May 2	

Date	Description	Hours	Rate	Amount
	Replace slings on chaise lounges	8	\$190.00	\$1,520.00
	Pickup/Delivery	1.00	\$200.00	\$200.00

RECEIVED
 By Tara Lee at 8:59 am, Aug 25, 2025

Approved 8/25/25
 Jeff Johnson
 Repairs and Maintenance
 1.320.57200.60000

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$1,720.00	Shipping Cost	\$0.00
		Sub Total	\$1,720.00
		Total	\$1,720.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,720.00	\$0.00	\$0.00	\$0.00	\$1,720.00