BANNON LAKES

Community Development District

November 18, 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

November 10, 2025

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Meeting is scheduled for **November 18, 2025, at 6:00 p.m.** at Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Following is the advance agenda for this meeting:

I. Call Order

II. Public Comments

III. Approval of Minutes of the October 21, 2025 Meeting

IV. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Capital Reserve Fund Budget

V. Discussion Items:
   A. Fitness Center Expansion

   B. Amenity Center and CDD Enhancements

VI. Consideration of:
   A. Free Litte Library Installation

   B. Mulch Proposals

VII. Staff Reports
   A. Attorney

   B. Engineer

   C. District Manager – Review of Fiscal Year 2025 Goals & Objectives

   D. General Manager – Report

VIII. Audience Comments

IX. Supervisor's Requests

X. Financial Reports

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

B. Assessment Receipt Schedule

C. Approval of Check Register

XI. Next Scheduled Meeting: December 16, 2025 at 6:00 p.m. at Bannon Lakes Amenity Center

XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, October 21, 2025, at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Biagetti called the meeting to order at 6:56 p.m. Four Supervisors were in attendance constituting a quorum.

Prior to the public comment portion of the meeting, the Board held a workshop to discuss the possible Fitness Center expansion, as well as the Amenity Center and other CDD enhancements.

SECOND ORDER OF BUSINESS **Public Comments**

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

Resident (Duane Dodwell, 251 Rock Spring Loop) praised Mr. Johnson and everyone involved for completing the roofing project, despite the weather challenges.

Resident (Alyssa Chiodo, 36 Flintlock Lane) spoke to Ms. Wright earlier this week about having a free community library, as it did not cost anything. Her husband offered to construct it.

It would have adult and children's books. Ms. Crenier requested that it be included on a future agenda.

Resident (Debbie Moritz, 275 Lake Bridge Road) discussed the Amenity Center expansion.

Resident (Hailey) requested an update on the playground. Mr. Johnson reported that everything would be shipped on October 22nd and should be installed in mid-December.

Resident (Not Identified) pointed out that they may not be getting an accurate count on the swipe cards, as there may be copies.

Resident (Not Identified) requested additional bike racks. Ms. Gehring pointed out that it was not on the agenda and the Board President was going to work with the St. Johns County school system to figure out where the bus stops were, before Mr. Johnson poured the cement to install the bike racks. Mr. Biagetti indicate that the Board and staff were aware of it and would continue to monitor it.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 16, 2025 Meeting**

Mr. Biagetti presented the minutes of the September 16, 2025 meeting, which were included in the agenda package. There were no changes.

On MOTION by Mr. Louw seconded by Ms. Gehring with all in favor the Minutes of the September 16, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Discussion Items:**

A. Master HOA

Mr. Biagetti recalled that the Chairman typically provided an update; however, he believed that one of the pieces of information that they requested were the invoices, which were provided. Ms. Gehring reported that she attended the Master HOA turnover meeting and they now had two Master HOA Supervisors, who were going to work through what they were supposed to be responsible for and whether or not there was a need for them at all, if the CDD takes over. Mr. Haber recalled that three things were being considered. The Master HOA did not serve a huge function, because each of the separate neighborhoods had their own HOAs. They paid a maintenance fee and the thought was to transfer the maintenance obligation to the CDD, because the Master HOA had a management company that could handle the financial records. If that fee was given to the CDD, the people who pay the HOA, would pay the CDD and the Master HOA could terminate, but not dissolve, as it would still need to serve a limited function, which was covenant enforcement for the commercial parcels. The idea was to save the community; the fees associated with the management company for the Master HOA. At this time, they were waiting for the Chair to review it and bring it back to the Board, as they needed the Master HOA to sign it.

B. Amenity Center Enhancements

Ms. Crenier felt that they addressed this item at the workshop. Ms. Gehring suggested that either the architect come to the next meeting or Ms. Crenier meet with them, as Mr. Louw suggested an option in between A and B. Mr. Louw clarified that the community said that they would like Option B but remove items that were expensive like the flexible tower arrangement and have one big room versus two separate rooms and reconfiguring the storage.

FIFTH ORDER OF BUSINESS Ratification Items:

A. Proposal from Thigpen for HVAC Repair

Mr. Biagetti reported that the HVAC repair work was deemed as an emergency, which occurred in between meetings. Mr. Johnson indicated that there was an issue with the air conditioner for the main unit, as the pump needed to be replaced. The work was completed. The original proposal was in the amount of $2,655.

> On MOTION by Mr. Louw seconded by Ms. Crenier with all in favor the Proposal from Thigpen for HVAC repair in the amount of $2,655 was approved.

B. Second Amendment to Agreement with Mighty Dog for Roof Repair

Mr. Biagetti reported that this was for the tongue and groove replacement, which total $30,450.

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

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber provided an update on TAMKO, the company that provided the defective material. A claim was filed, as prior claims against the company were successfully made. All of the documents were submitted, with the exception of a signed copy of the Second Amendment that was just approved. There was an email stating with the exception of that document, they have all of the information that they need to complete their review, but they have not said what they were going to do regarding the claim. However, as soon as he sent the signed Second Amendment, he would give them a week or two before checking on the status. If they were not forthcoming, Mr. Haber would be more aggressive, by taking other actions, in order to be reimbursed for the repair costs, which amounted to $112,000. Ms. Gehring asked if the more aggressive action would be in the form of a demand letter. Mr. Haber would send a more aggressive email. Ms. Gehring would like to include an amount for their potential attorney's fees. Mr. Haber felt that they had a strong case, but they did not have the right to prevail in receiving attorney's fees, which was the reason he wanted to handle this through the informal, less expensive process.

B. Engineer

The District Engineer was not present, but Mr. Biagetti updated the Board on items related to the District Engineer. Since the last meeting, staff was in communication with the District Engineer, as the Board wanted to potentially add some flashing crosswalk signs, versus radar/speed limit signs, which was submitted to the county. Mr. Louw liked the idea of having radar/speed limit signs, but since the road was subject to more work, this was not feasible and they wanted the flashing signs on a temporary basis. Mr. Biagetti pointed out that they should have something for the next meeting.

Mr. Biagetti recalled that the Board agreed to have a survey of the trees along the pond in Bridge Bay but recommended holding off until they investigate further whether there was anything in the HOA documents that stated that the HOA or homeowners were responsible. Furthermore, it was mentioned during an onsite meeting with the arborist, that the tree roots were in question, as to whether they were encroaching onto homeowners' property and causing damage. The homeowner had the right to trim anything back to their property line. In this situation, it did not make the CDD responsible for any damages nor does the CDD need to take any corrective action.

Therefore, Mr. Biagetti did not see any reason to have the trees surveyed. Ms. Gehring preferred that it not be a CDD responsibility. Mr. Louw agreed, as he did not want to set a precedent.

C. District Manager

Mr. Biagetti reminded the Board to complete their four hours of ethics training. Ms. Gehring requested that District Counsel provide the links for the training. Mr. Haber pointed out that the completion was tracked by the honor system when filing Form 1.

D. General Manager– Report

Ms. Wright presented the General Manager Report, which was included in the agenda package. This past Saturday was the first Fall craft day, which had a good turnout. She would be having one quarterly. Next Friday was the Halloween kickoff starting at 5:30 p.m. The Vendor Village was on November 15th from 11:00 a.m. to 2:00 p.m. She was planning on doing a murder mystery night for the adults, either towards the end of November or beginning of December.

Mr. Johnson presented his report. The roofing project was a success. From the removal of the old roof to the installation of the new one, Mighty Dog Roofing was professional. They removed the old roof and decking from both buildings, in a neat and well-organized pace. They were very clean, well-organized and completed everything on schedule. The new roof had a 20-year warranty, with inspections every five years. The Board thanked Mr. Johnson for doing a good job. Mr. Louw pointed out even with the two adjustments; they still came in cheaper. Mr. Johnson further reported that the dog park fence was repaired and the shade structure for the playground as well as for the dog park and four benches, were being shipped on the 22nd.

SEVENTH ORDER OF BUSINESS Audience Comments

Resident (Duane Dodwell, 251 Rock Spring Loop) would like to avoid litigation on the claim, due to the cost, but asked if arbitration or mediation was a possibility. Mr. Haber indicated only if the parties agreed to it. Ms. Gehring hoped that the company did not go bankrupt.

Resident (Hailey) questioned the plan on the TAMCO situation and if it could be added to the claim. Mr. Johnson was working with maintenance on a process to remove the tar that was on the ground. They should be able to remove most of it and were waiting until the roof was completed, before starting that process. Mr. Haber requested that photos be taken of everything.

Resident (Sharon Hernandez, 118 Iron Sight Drive) asked if the $120,000 claim only consisted of the product or if it included the re-work. Mr. Haber confirmed that the $120,000 consisted on all amounts paid to repair the roof.

Resident (Alyssa Chiodo, 36 Flintlock Lane) recalled that more trees and foliage, would be added after their initial survey, but did not know if this was something that the CDD was going to do. Ms. Gehring recalled at the last meeting, the Board decided to focus on expansion of the Gym, because both Nature Trail and the improvement of Bannon Lakes Boulevard, were murky about what residents wanted. It was still high on the list. Ms. Chiodo voiced concern about the flashing crosswalks, because people backing up to the main road, were going to complain about it. Ms. Gehring believed that people would complain no matter what they do.

Resident (Doug Parker, 56 Ash Breeze Cove) assumed that classes in the gym would be paid for by participants of the classes and questioned how that would affect the liability of the CDD. Ms. Gehring felt that this was premature and planned to discuss with staff on how they would handle the reservations, where the instructors would come from and who was going to pay for it. She would like it to be fee based. Mr. Parker understood that the instructor for the Zumba classes was charging a fee to use CDD property. Mr. Haber explained that there were agreements that the CDD enters into with the class instructor, obligating the instructor to provide insurance, naming the CDD as an additional insurer and indemnifying the CDD if a claim was made against the CDD.

Resident (Debbie Moritz, 275 Lake Bridge Road) preferred to have the mystery night for the adults in December.

Resident (Not Identified) recalled that Comcast came through and laid everything down and asked if the CDD was aware of any other ISPs coming through. Mr. Cooper indicated that the CDD had no control over it. Ms. Gehring pointed out that they did not even know about Comcast.

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 August 31, 2025

Mr. Biagetti presented the unaudited financials through August 31, 2025. There was a positive variance of $18,000 in revenue and $26,000 positive variance in expenses.

B. Assessment Receipt Schedules

Mr. Biagetti The assessment receipt schedule shows that the CDD was 100.52% collected.

C. Approval of Check Register

Mr. Baigetti presented the Check Register totaling $72,407.53.

> On MOTION by Mr. Louw seconded by Mr. Cooper with all in favor Check Register for August 1, 2025 to August 31, 2025 in the amount of $72,407.53 was approved.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – November 18, 2025 at 6:00 p.m. at Bannon Lakes Amenity Center

Mr. Biagetti announced that the next meeting was scheduled for November 18, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center.

ELEVENTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Louw seconded by Ms. Crenier with all in favor the meeting was adjourned.

______________________________ ______________________________

Secretary / Assistant Secretary Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Bannon Lakes Community Development District, hereinafter referred to as "District", adopted Capital Reserve Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 18th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

Bannon Lakes

Community Development District

by: ______________________________
Chairman

Attest:

by: ______________________
Secretary

BANNON LAKES CDD
RESOLUTION 2026-01

EXHIBIT A

Bannon Lakes

Community Development District

Capital Reserve Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/25
Revenues				
Capital Reserve Transfer In	$ 45,000	$ -	$ 45,000	$ 45,000
Interest	2,500	303	2,803	2,803
Total Revenues	**$ 47,500**	**$ 303**	**$ 47,803**	**$ 47,803**
Expenditures:				
Capital Outlay	$ -	$ 86,066	$ 86,066	$ 86,066
Repairs and Maintenance	40,000	(40,000)	-	-
Other Service Charges	420	4,093	4,513	4,513
Total Expenditures	**$ 40,420**	**$ 50,159**	**$ 90,579**	**$ 90,579**
Excess (Deficiency) of Revenues over Expenditures	**$ 7,080**	**$ (49,857)**	**$ (42,777)**	**$ (42,777)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 7,080**	**$ (49,857)**	**$ (42,777)**	**$ (42,777)**
Fund Balance - Beginning	$ 72,480	$ (3,074)	$ 69,407	$ 69,407
Fund Balance - Ending	$ 79,560	$ (52,931)	$ 26,630	$ 26,630

SIXTH ORDER OF BUSINESS

B.

Proposal #179

Date: 11/10/2025

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

Mulch Services Revision 1

Mulch Service

Mulch Service

1. The mulch will be installed at a depth of 1.5-2”. (The 125 yards proposed, as requested by customer is not enough material to cover the entire project per contract specifications.)

2. Certified Playground Mulch to be installed at a depth of 3” to maintain an 8-12” compacted depth.

3. Prior to application, areas will be prepared by removing all weeds and foreign debris, and establishing a defined, uniform edge to all bed and tree rings as well as a 2” deep trench along all hardscape surfaces in order to hold mulch in place.

Items	Quantity	Unit	Price/Unit	Price
Hardwood Mulch (Brown)	125.00	cuyd	$53.00	$6,625.00
Pine Straw	350.00	bale	$7.00	$2,450.00
Playground Mulch	65.00	cuyd	$66.00	$4,290.00
			Mulch Service :	$13,365.00

Subtotal	$13,365.00
Estimated Tax	$0.00
Total	**$13,365.00**

Terms & Conditions

By	______________________	**By**	______________________
	David Jackson		
Date	11/10/2025	**Date**	______________________
			Bannon Lakes CDD

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St.Augustine, FL 32092

U.S. MULCHING
Jacksonville

ESTIMATE

DATE	November 14, 2025
PO number	
TERMS	

Bannons Lakes CDD
Bannons Lakes Blvd
St.Augustine, Fl. 32095

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
125	Install Brown: Bannon Lakes Amenity center	$48.00	$6,000.00
35	Install Certified Playground: Bannon Lakes Amenity center playgro	$60.00	$2,100.00
300	Install Pine straw: Bannons Lake	$6.00	$1,800.00
		SUBTOTAL	9,900.00
		TAX	0.00
		PAY THIS AMOUNT	$9,900.00

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

THANK YOU FOR YOUR BUSINESS!

SEVENTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of five board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Bannon Lakes Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Bannon Lakes Community Development District

D.

Amenity & Operations
Manager's Reports

Date of report: 11/18/2025 **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 31st – Halloween Kick Off 5:30pm-7:00pm
- November 15th – Blood Drive and Fall Vendor Village
- December 5th – Murder Mystery 6:00pm-8:00pm
- December 7th – Winter Wonderland 11:00am-2:00pm

Operations Manager Updates

Completed Projects

- ◊ **Installed box drains and new sod at dog park entrance for water issues**
- ◊ **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**

TENTH ORDER OF BUSINESS

A.

Bannon Lakes

Community Development District

Unaudited Financial Reporting

September 30, 2025

Table of Contents

Bannon Lakes

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account - Hancock	$ 111,977	$ -	$ -	$ 25,728	$ 137,705
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	14,992	-	-	14,992
Due from Capital Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Due from Governmental Units	23,370	-	-	-	23,370
Investments:					
State Board of Administration (SBA)	227,892	-	-	902	228,794
Series 2016					
Reserve	-	370,375	-	-	370,375
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	666,401	-	-	666,401
Prepayment	-	21,906	-	-	21,906
Construction	-	-	-	-	-
Series 2021					-
Reserve	-	206,950	-	-	206,950
Interest	-	84	-	-	84
Prepayment	-	929	-	-	929
Revenue	-	199,313	-	-	199,313
Sinking	-	544	-	-	544
Construction	-	-	34,593	-	34,593
Series 2022				-	
Reserve	-	259,400	-	-	259,400
Revenue	-	113	-	-	113
Interest	-	228,865	-	-	228,865
Prepayment	-	18	-	-	18
Sinking	-	594	-	-	594
Construction	-	-	898,707	-	898,707
Prepaid Expenses	41,031	-	-	-	41,031
Deposits	50	-	-	-	50
Total Assets	**$ 404,320**	**$ 1,970,484**	**$ 933,301**	**$ 26,630**	**$ 3,334,734**
Liabilities:					
Accounts Payable	$ 14,664	$ -	$ -	$ -	$ 14,664
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Due to Debt Service - Series 2016	8,000	-	-	-	8,000
Due to Debt Service - Series 2021	4,497	-	-	-	4,497
Due to Debt Service - Series 2022	2,496	-	-	-	2,496
Total Liabilites	**$ 29,656**	**$ -**	**$ -**	**$ -**	**$ 29,656**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 41,031	$ -		$ -	$ 41,031
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,970,484	-	-	1,970,484
Capital Project	-	-	933,301	-	933,301
Assigned for:					
Capital Reserve Fund	-	-	-	26,630	26,630
Capital Reserves	-	-	-	-	-
Unassigned	333,583	-	-	-	333,583
Total Fund Balances	**$ 374,664**	**$ 1,970,484**	**$ 933,301**	**$ 26,630**	**$ 3,305,079**
Total Liabilities & Fund Balance	$ 404,320	$ 1,970,484	$ 933,301	$ 26,630	$ 3,334,734

Bannon Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 775,371	$ 775,371	$ 788,295	$ 12,924
Special Assessments - Direct	153,304	153,304	153,304	-
Interest	6,000	6,000	19,466	13,466
Facility Revenue	300	300	1,475	1,175
Miscellaneous	-	-	425	425
Total Revenues	**$ 934,975**	**$ 934,975**	**$ 962,965**	**$ 27,990**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 6,000	$ 11,000	$ (5,000)
PR-FICA	459	459	842	(383)
Engineering	10,000	10,000	11,978	(1,978)
Attorney	18,000	18,000	15,079	2,921
Annual Audit	3,725	3,725	3,875	(150)
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,800	1,800	1,200	600
Dissemination Agent	9,551	9,551	9,551	-
Trustee Fees	17,000	17,000	17,700	(700)
Management Fees	55,213	55,213	55,213	-
Information Technology	2,022	2,022	2,022	-
Website Maintenance	1,348	1,348	1,348	-
Telephone	150	150	271	(121)
Postage & Delivery	750	750	1,345	(595)
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	1,600	1,650	(50)
Legal Advertising	1,000	1,000	1,793	(793)
Other Current Charges	500	500	406	94
Office Supplies	250	250	7	243
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 149,691**	**$ 149,691**	**$ 156,962**	**$ (7,272)**

Bannon Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Operations & Maintenance				
Amenity Center Expenditures				
Insurance	$ 30,609	$ 30,609	$ 28,388	$ 2,221
Utilities				
Phone/Internet/Cable	8,735	8,735	3,770	4,965
Electric	25,000	25,000	23,074	1,926
Water/Irrigation	15,000	15,000	10,553	4,447
Gas	200	200	-	200
Refuse	4,266	4,266	3,452	814
Security				
Security Monitoring	600	600	5,802	(5,202)
Off-Duty Security - RollKall	-	-	9,936	(9,936)
Access Cards	1,000	1,000	744	256
Management Contracts				
Facility Management	79,094	79,094	79,094	-
Facility Attendant	8,400	8,400	7,933	467
Field Mgmt / Admin	25,746	25,746	25,746	-
Pool Maintenance	14,157	14,157	14,157	-
Pool Chemicals	12,075	12,075	9,319	2,756
Janitorial	19,039	19,039	13,669	5,370
Janitorial Supplies	1,840	1,840	842	999
Facility Maintenance	35,620	35,620	34,463	1,157
Repairs & Maintenance	55,000	55,000	40,873	14,127
Special Events	15,000	15,000	10,596	4,404
Holiday Decorations	5,000	5,000	4,115	885
Fitness Center Repairs/Supplies	7,000	7,000	4,023	2,977
Surety Bond	-	-	2,925	(2,925)
Office Supplies	1,500	1,500	985	515
ASCAP/BMI Licenses	500	500	-	500
Pest Control	4,410	4,410	3,730	680
Nuisance Animal Control	-	-	4,193	(4,193)
Subtotal Amenity Center Expenditures	**$ 369,792**	**$ 369,792**	**$ 342,382**	**$ 27,409**
Grounds Maintenance				
Hydrology Quality/Mitigation	$ 28,000	$ 28,000	$ 56,504	$ (28,504)
Landscape Maintenance	187,040	187,040	171,549	15,491
Landscape Contingency	35,000	35,000	13,999	21,001
Lake Maintenance	9,840	9,840	9,776	64
Grounds Maintenance	19,600	19,600	20,598	(998)
Pump Repairs	10,000	10,000	-	10,000
Streetlights	12,012	12,012	11,655	357
Streetlight Repairs	5,000	5,000	-	5,000
Irrigation Repairs	15,000	15,000	16,224	(1,224)
Miscellaneous	5,000	5,000	4,300	700
Reclaim Water	40,000	40,000	39,445	555
Storm Cleanup	4,000	-	-	-
Capital Reserve	45,000	45,000	45,000	-
Subtotal Grounds Maintenance	**$ 415,492**	**$ 411,492**	**$ 389,050**	**$ 22,442**
Total Operations & Maintenance	**$ 785,284**	**$ 781,283**	**$ 731,432**	**$ 49,851**
Total Expenditures	**$ 934,975**	**$ 930,974**	**$ 888,394**	**$ 42,579**
Excess (Deficiency) of Revenues over Expenditures	$ 0		$ 74,570	
Net Change in Fund Balance	**$ 0**		**$ 74,570**	**$ -**
Fund Balance - Beginning	$ -		$ 300,094	
Fund Balance - Ending	$ 0		$ 374,664	

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	$ -	$ 8,378	$ 788,295
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	1,000	19,466
Facility Revenue	-	-	-	25	-	-	-	175	-	525	475	275	1,475
Miscellaneous	-	-	69	-	-	-	-	-	291	-	-	65	425
Total Revenues	**$ 564**	**$ 98,096**	**$ 215,067**	**$ 476,219**	**$ 43,271**	**$ 40,818**	**$ 17,860**	**$ 2,363**	**$ 7,286**	**$ 49,714**	**$ 1,989**	**$ 9,718**	**$ 962,965**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ 800	$ -	$ 2,000	$ -	$ 1,800	$ 1,000	$ 800	$ -	$ 2,000	$ 1,000	$ 1,000	$ 11,000
PR-FICA	46	61	-	153	-	138	77	61	-	153	77	77	842
Engineering	355	-	-	2,910	205	1,235	1,190	233	-	693	2,128	3,030	11,978
Attorney	469	578	880	1,156	985	2,010	2,274	2,040	561	4,127	-	-	15,079
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	796	9,551
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	4,601	55,213
Information Technology	169	169	169	169	169	169	169	169	169	169	169	169	2,022
Website Maintenance	112	112	112	112	112	112	112	112	112	112	112	112	1,348
Telephone	27	10	-	25	-	14	29	65	-	51	-	50	271
Postage & Delivery	37	227	17	69	86	13	47	40	77	635	62	37	1,345
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	192	1,650
Legal Advertising	70	241	-	66	67	143	413	67	-	573	-	152	1,793
Other Current Charges	-	-	-	-	5	85	300	-	-	3	-	13	406
Office Supplies	0	1	1	0	1	1	1	1	0	1	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**	**$ 19,755**	**$ 9,679**	**$ 10,230**	**$ 156,962**
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	318	3,770
Electric	1,953	1,702	1,859	2,072	2,175	1,741	1,682	1,892	2,030	2,076	1,985	1,908	23,074
Water/Irrigation	668	815	731	1,045	846	737	802	1,025	822	1,051	1,013	998	10,553
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	237	237	235	303	304	306	304	305	304	303	307	307	3,452
Security													
Security Monitoring	-	1,655	558	558	-	267	558	508	-	558	558	583	5,802
Off-Duty Security - RollKall	-	-	-	-	-	-	-	1,617	2,310	2,310	1,617	2,082	9,936
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	6,591	79,094
Facility Attendant	-	-	-	-	-	450	373	1,197	1,550	1,816	1,939	608	7,933
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	2,146	25,746

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	1,180	14,157
Continued Amenity Center Expenditures													
Pool Chemicals	144	-	96	371	1,495	1,123	1,560	1,793	1,131	522	666	420	9,319
Janitorial	1,440	1,440	1,440	1,440	1,440	1,440	935	819	819	819	819	819	13,669
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	2,968	34,463
Repairs & Maintenance	3,583	1,916	2,078	1,284	1,318	8,961	4,142	1,345	3,782	4,389	5,179	2,898	40,873
Special Events	75	2,929	410	260	773	1,200	-	76	1,723	1,654	-	1,495	10,596
Holiday Decorations	-	3,925	190	-	-	-	-	-	-	-	-	-	4,115
Fitness Center Repairs/Supplies	434	229	325	-	231	352	411	-	1,646	150	-	246	4,023
Surety Bond	-	-	-	2,925	-	-	-	-	-	-	-	-	2,925
Office Supplies	-	161	88	421	33	-	98	-	19	43	24	97	985
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	260	260	870	260	3,730
Nuisance Animal Control	-	-	-	-	-	-	-	902	249	2,394	399	249	4,193
Subtotal Amenity Center Expenditures	**$ 50,126**	**$ 28,547**	**$ 21,433**	**$ 24,294**	**$ 22,083**	**$ 30,034**	**$ 24,413**	**$ 24,096**	**$ 30,787**	**$ 31,549**	**$ 28,848**	**$ 26,171**	**$ 342,382**
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	15,743	15,743	171,549
Landscape Contingency	600	-	-	2,058	2,116	1,341	-	1,100	2,068	423	-	4,294	13,999
Lake Maintenance	788	788	820	820	820	820	820	820	820	820	820	820	9,776
Grounds Maintenance	1,633	909	1,335	1,633	1,633	1,633	1,807	2,968	1,785	1,633	1,896	1,733	20,598
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	911	911	911	990	994	994	994	994	971	994	994	994	11,655
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,016	1,300	546	1,104	-	3,412	1,418	1,315	902	1,987	1,630	595	16,224
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	4,229	39,445
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**	**$ 28,408**	**$ 389,050**
Total Operations & Maintenance	**$ 96,746**	**$ 48,989**	**$ 58,357**	**$ 48,357**	**$ 46,484**	**$ 99,305**	**$ 51,685**	**$ 49,301**	**$ 65,238**	**$ 58,837**	**$ 53,554**	**$ 54,579**	**$ 731,432**
Total Expenditures	**$ 126,364**	**$ 56,618**	**$ 66,504**	**$ 69,749**	**$ 53,545**	**$ 115,165**	**$ 62,745**	**$ 59,396**	**$ 71,673**	**$ 78,592**	**$ 63,233**	**$ 64,809**	**$ 888,394**
Excess (Deficiency) of Revenues over Expenditures	$ (125,800)	$ 41,478	$ 148,563	$ 406,470	$ (10,274)	$ (74,348)	$ (44,886)	$ (57,033)	$ (64,388)	$ (28,878)	$ (61,244)	$ (55,091)	$ 74,570
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)**	**$ (28,878)**	**$ (61,244)**	**$ (55,091)**	**$ 74,570**

Bannon Lakes

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 741,000	$ 741,000	$ 752,726	$ 11,726
Interest Income	30,000	30,000	39,849	9,849
Total Revenues	**$ 771,000**	**$ 771,000**	**$ 814,481**	**$ 43,481**
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	$ 76,181	$ 48,481
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 37,700**	**$ 37,700**	**$ 76,181**	**$ 48,481**
Fund Balance - Beginning	$ 611,646		$ 990,501	
Fund Balance - Ending	$ 649,346		$ 1,066,682	

Bannon Lakes

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 413,100	$ 413,100	$ 423,106	$ 10,006
Interest Income	15,000	15,000	18,178	3,178
Total Revenues	**$ 428,100**	**$ 428,100**	**$ 441,284**	**$ 13,184**
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	$ 23,809	$ 18,184
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 15,625**	**$ 15,625**	**$ 23,809**	**$ 18,184**
Fund Balance - Beginning	$ 176,642		$ 388,506	
Fund Balance - Ending	$ 192,267		$ 412,316	

Bannon Lakes

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 234,457	$ 234,457	$ 234,841	384
Special Assessments - Direct	287,343	287,343	287,343	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	7,000	7,000	20,381	13,381
Total Revenues	**$ 528,800**	**$ 528,800**	**$ 542,565**	**$ 13,765**
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	$ 19,615	$ 18,765
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 10,850**	**$ 10,850**	**$ 19,615**	**$ 18,765**
Fund Balance - Beginning	$ 209,699		$ 471,871	
Fund Balance - Ending	$ 220,549		$ 491,486	

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 September 30, 2025

	Series 2021	Series 2022
Revenues		
Interest Income	$ 1,389	$ 37,072
Total Revenues	**$ 1,389**	**$ 37,072**
Expenditures:		
Capital Outlay	$ -	$ -
Total Expenditures	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,389**	**$ 37,072**
Other Financing Sources/(Uses)		
Transfer In/(Out)	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**
Net Change in Fund Balance	**$ 1,389**	**$ 37,072**
Fund Balance - Beginning	$ 33,204	$ 861,635
Fund Balance - Ending	$ 34,593	$ 898,707

Bannon Lakes

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Capital Reserve Transfer In	$ 45,000	$ 45,000	$ 45,000	$ -
Interest	2,500	2,500	2,803	303
Total Revenues	**$ 47,500**	**$ 47,500**	**$ 47,803**	**$ 303**
Expenditures:				
Capital Outlay	$ -	$ -	$ 86,066	$ (86,066)
Repairs and Maintenance	40,000	40,000	-	40,000
Other Service Charges	420	420	4,513	(4,093)
Total Expenditures	**$ 40,420**	**$ 40,420**	**$ 90,579**	**$ (50,159)**
Excess (Deficiency) of Revenues over Expenditures	**$ 7,080**		**$ (42,777)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 7,080**		**$ (42,777)**	
Fund Balance - Beginning	$ 72,480		$ 69,407	
Fund Balance - Ending	$ 79,560		$ 26,630	

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	$370,375
Reserve Fund Balance	370,375
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	$206,950
Reserve Fund Balance	206,950
Bonds Outstanding - 1/20/21	$7,415,000
Less: May 1, 2022	($150,000)
Less: May 1, 2023	($155,000)
Less: November 1, 2023 (Prepayment)	($5,000)
Less: May 1, 2024	($155,000)
Less: May 1, 2025	($160,000)
Less: May 1, 2025 (Prepayment)	($5,000)
Current Bonds Outstanding	**$6,785,000**

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	$259,400
Reserve Fund Balance	259,400
Bonds Outstanding - 2/25/22	$9,135,000
Less: May 1, 2024	($170,000)
Less: May 1, 2024 (Prepayment)	($60,000)
Less: May 1, 2025	($175,000)
Less: May 1, 2025 (Prepayment)	($5,000)
Current Bonds Outstanding	**$8,725,000**

Total Bonds Outstanding	**$25,695,000**

B.

Bannon Lakes Community Development District
FY25 Assessment Receipts

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
PULTE HOME COMPANY LLC	(0.01)	-	-	287,342.92	153,304.16	440,647.08
SUBTOTAL ADMIN O&M	**(0.01)**	**-**	**-**	**287,342.92**	**153,304.16**	**440,647.08**
TAX ROLL RECEIPTS	**(36,662.91)**	**752,726.17**	**423,106.40**	**234,841.12**	**788,294.82**	**2,198,968.53**
TOTAL RECEIPTS / DUE	**(36,662.92)**	**752,726.17**	**423,106.40**	**522,184.04**	**941,598.98**	**2,639,615.61**

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
EXCESS FEES	10/28/25	7,941.70	4,464.02	2,477.71	8,316.97	23,200.39
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		**752,726.17**	**423,106.40**	**234,841.12**	**788,294.82**	**2,198,968.53**

PERCENT COLLECTED DIRECT	0.00%	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	101.70%	101.70%	101.70%	101.70%	101.70%
PERCENT COLLECTED	101.70%	101.70%	100.76%	101.42%	101.41%

C.

Bannon Lakes

Community Development District

Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
9/3/25	1835-1843	$21,581.00	
9/9/25	1844-1848	20,219.99	
9/16/25	1849-1850	17,870.50	
9/23/25	1851-1859	45,601.44	
9/25/25	1860	557.85	
9/30/25	1861-1864	2,758.75	
	Total General Fund Checks		**$108,589.53**
Capital Reserve			
9/16/25	39	$39,816.00	
9/23/25	40	$28,351.00	
	Total Capital Reserve Checks		**$68,167.00**
Autopayments			
9/2/25	RollKall	$462.00	
9/7/25	RollKall	$231.00	
9/8/25	AT&T	74.90	
9/8/25	Republic Services	307.34	
9/16/25	RollKall	695.89	
9/18/25	SJCUD	5,227.28	
9/22/25	RollKall	693.00	
9/23/25	AT&T	242.75	
9/19/25	IRS FICA Payment	153.00	
9/24/25	FPL	2,902.22	
9/29/25	Wells Fargo Credit Card	414.84	
	Total Paid Electronically		**$11,404.22**
Total Paid Checks and Electronically			**$188,160.75**

* 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 #
9/03/25	00116	1/30/25	183136	202412	330-53800-46000		*	16,200.00		
			MITIGATION MAINT/MONITOR							
						BIO-TECH CONSULTING INC			16,200.00	001835
9/03/25	00030	8/27/25	1199267	202508	320-57200-54500		*	250.00		
			ANL TERMITE CTRL RENEWAL							
						FREEDOM PEST CONTROL			250.00	001836
9/03/25	00030	8/27/25	1200189	202508	320-57200-54500		*	160.00		
			AUG PEST CONTROL							
		8/27/25	1200189	202508	320-57200-54500		*	100.00		
			AUG RODENT CONTROL							
						FREEDOM PEST CONTROL			260.00	001837
9/03/25	00128	9/01/25	259566	202509	320-57200-45300		*	819.00		
			SEP JANITORIAL SERVICES							
						HIGH TECH COMMERCIAL CLEANING			819.00	001838
9/03/25	00017	9/01/25	303851B	202509	330-53800-46800		*	820.00		
			SEP LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			820.00	001839
9/03/25	00013	8/27/25	17025	202508	330-53800-46200		*	1,488.00		
			ADJ IN NEW CONTRACT PRICE							
						LANDCARE GROUP INC			1,488.00	001840
9/03/25	00050	8/25/25	BANNON L	202509	320-57200-49400		*	495.00		
			SANTA CLAUS 2025							
						PATRICK MULLEN			495.00	001841
9/03/25	00074	9/01/25	38244	202509	320-57200-54510		*	249.00		
			WILDLIFE MANAGEMENT-HOGS							
						QUICK CATCH INC			249.00	001842
9/03/25	00044	12/07/25	12072025	202509	320-57200-49400		*	1,000.00		
			WINTER WONDERLAND EVENT							
						BOUNCER, SLIDES, AND MORE INC.			1,000.00	001843
9/09/25	00054	9/05/25	2101	202509	320-57200-60000		*	861.84		
			3 PIECES OF WINDSCSREEN							
						EL FARO GROUP LLC			861.84	001844
9/09/25	00003	9/01/25	136	202509	310-51300-34000		*	4,601.08		
			SEP MANAGEMENT FEES							
		9/01/25	136	202509	310-51300-53000		*	112.33		
			SEP WEBSITE ADMIN							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/25	136	202509	310-51300-35100		*	168.50		
			SEP INFORMATION TECH							
		9/01/25	136	202509	310-51300-31600		*	795.92		
			SEP DISSEMINATION SVCS							
		9/01/25	136	202509	310-51300-51000		*	.54		
			OFFICE SUPPLIES							
		9/01/25	136	202509	310-51300-42000		*	37.30		
			POSTAGE							
		9/01/25	136	202509	310-51300-42500		*	192.45		
			COPIES							
		9/01/25	136	202509	310-51300-41000		*	50.47		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SRVCS LLC			5,958.59	001845
9/09/25	00014	8/31/25	266	202508	320-57200-34100		*	1,939.03		
			AUG FACILITY ASSISTANT							
						RIVERSIDE MANAGEMENT SERVICES INC			1,939.03	001846
9/09/25	00014	9/01/25	265	202509	320-57200-45200		*	1,179.75		
			SEP POOL MAINTENANCE SVCS							
		9/01/25	265	202509	320-57200-46001		*	2,145.50		
			SEP CONTRACT ADMIN							
		9/01/25	265	202509	320-57200-34000		*	6,591.17		
			SEP FACILITY MANAGEMENT							
		9/01/25	265	202509	320-57200-45210		*	419.76		
			POOL CHEMICALS-TRICHLOR							
		9/01/25	265	202509	320-57200-60000		*	99.00		
			POOL REPAIR-RESET LIGHT							
		9/01/25	265	202509	320-57200-60000		*	467.50		
			POOL REPR-RPL 2-WAY VALVE							
						RIVERSIDE MANAGEMENT SERVICES INC			10,902.68	001847
9/09/25	00122	10/01/25	759965	202509	320-57200-34500		*	557.85		
			VIDEO MONITORING - OCT25							
						HIDDEN EYES LLC			557.85	001848
9/16/25	00013	9/01/25	761	202509	330-53800-46200		*	15,743.00		
			SEP LANDSCAPE MAINTENANCE							
						LANDCARE GROUP INC			15,743.00	001849
9/16/25	00125	9/09/25	193846	202508	310-51300-31100		*	2,127.50		
			AUG ENGINEERING SERVICES							
						MATTHEWS DESIGN GROUP LLC			2,127.50	001850
9/23/25	00126	9/16/25	00100276	202509	330-53800-46100		*	100.00		
			PET WASTE BAGS-2000/CASE							
						DOODYCALLS OF JACKSONVILLE FL			100.00	001851

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
9/23/25	00006	9/16/25	29330	202509	300-15500-10000		*	35,831.00		
			FY26 INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS LLC			35,831.00	001852
9/23/25	00030	9/22/25	1203466	202509	320-57200-54500		*	160.00		
			SEP PEST CONTROL							
		9/22/25	1203466	202509	320-57200-54500		*	100.00		
			SEP RODENT CONTROL							
						FREEDOM PEST CONTROL			260.00	001853
9/23/25	00013	9/17/25	17027	202508	330-53800-46400		*	1,630.25		
			AUG IRRIGATION SVC/REPAIR							
						LANDCARE GROUP INC			1,630.25	001854
9/23/25	00013	9/16/25	827	202509	330-57200-46210		*	135.00		
			CUT DOWN TREE IN PRESERVE							
						LANDCARE GROUP INC			135.00	001855
9/23/25	00013	9/16/25	829	202509	330-57200-46210		*	1,200.00		
			MAINT-BUSH HOG AREAS							
						LANDCARE GROUP INC			1,200.00	001856
9/23/25	00013	9/16/25	830	202509	330-57200-46210		*	200.00		
			DIRT SPREADING/LEVELING							
						LANDCARE GROUP INC			200.00	001857
9/23/25	00055	9/18/25	11111805	202509	320-57200-60000		*	70.00		
			ELECTRODES-ONSITE AED							
		9/18/25	11111805	202509	320-57200-60000		*	96.00		
			PEDIATRIC PADS							
						LIFESAFE SERVICES LLC			166.00	001858
9/23/25	00014	9/11/25	267	202508	330-53800-46100		*	1,633.00		
			GROUNDS MAINTENANCE-AUG							
		9/11/25	267	202508	320-57200-45100		*	2,968.00		
			FACILITY MAINTENANCE-AUG							
		9/11/25	267	202508	320-57200-60000		*	1,478.19		
			REPAIRS & MAINTENANCE-AUG							
						RIVERSIDE MANAGEMENT SERVICES INC			6,079.19	001859
9/25/25	00122	7/01/25	757770	202507	320-57200-34500		*	557.85		
			VIDEO MONITORING - AUG25							
						HIDDEN EYES LLC			557.85	001860
9/30/25	00013	9/26/25	917	202509	330-57200-46210		*	350.00		
			RMV PINE OAK/STUMP GRIND							
						LANDCARE GROUP INC			350.00	001861

*** CHECK DATES 09/01/2025 - 09/30/2025 *** BANNON LAKES - GENERAL FUND
BANK A BANNON LAKES-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/25	00013	9/26/25	920	202509	330-57200-46210		*	555.00		
			PLANT INSTALLATION							
						LANDCARE GROUP INC			555.00	001862
9/30/25	00013	9/26/25	922	202509	330-57200-46210		*	1,150.00		
			PALM PRUNING (23)							
						LANDCARE GROUP INC			1,150.00	001863
9/30/25	00013	9/26/25	916	202509	330-57200-46210		*	703.75		
			RMV/REPLACE RIVER BIRCH							
						LANDCARE GROUP INC			703.75	001864

TOTAL FOR BANK A 108,589.53

TOTAL FOR REGISTER 108,589.53

Bio-Tech Consulting
Environmental and Permitting
3025 E. South Street | Orlando, FL 32803
(407) 894-5969 | info@btc-inc.com
(877) 894-5969 | www.bio-techconsulting.com

Invoice

Invoice #: 183136
Invoice Date: 1/30/2025
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
	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00	2,400.00	0	20.00%	0.00
	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00		0	0.00%	0.00
4/29/2024	75-21	Quarterly Maintenance - Mitigation Areas - (Completed November 13, 2023)				1		
5/7/2024	75-21	Quarterly Maintenance - Mitigation Areas - (Completed April 26, 2024)				1		
12/16/2024	75-21	Quarterly Maintenance - Mitigation Areas				1		
	75-21	Quarterly Maintenance - Mitigation Areas ***TOTAL***	21,600.00	5,400.00	5,400.00	3	100.00%	16,200.00
	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00		0	0.00%	0.00
	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00		0	0.00%	0.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00

We appreciate your business!

Current Charges	$16,200.00
Payments/Credits	$0.00
Invoice Total	$16,200.00

Service Slip/Invoice

FREEDOM
PEST CONTROL

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

INVOICE:	1199267
DATE:	08/27/2025
ORDER:	1199267

Bill To: [106211]
Bannon Lakes CDD
Bannon Lakes Fitness Center
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

Work Location: [106211] 904-000-0000
Bannon Lakes CDD
Bannon Lakes Fitness Center
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician		Time In
08/27/2025			2MARCUS	Marcus Lopez	08:03 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	08/27/2025		Lic:JE276424	08:49 AM

Service	Description	Price
TC-10RP	Annual Termite Control Renewal	$250.00

SUBTOTAL	$250.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$250.00

Approved 8/27/25
Jeff Johnson
Pest Control
1.320.57200.54500

AMOUNT DUE **$250.00**

RECEIVED
By Tara Lee at 11:43 am, Aug 27, 2025

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

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

Service Slip/Invoice

FREEDOM
PEST CONTROL

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

INVOICE:	1200189
DATE:	08/27/2025
ORDER:	1200189

Bill To: [106210]
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Location: [106210] 904-000-0000
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Date	Time	Target Pest	Technician		Time In
08/27/2025			2MARCUS	Marcus Lopez	09:39 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	08/27/2025		Lic:JE276424	11:41 AM

Service	Description	Price
MONTHLY	Monthly Pest Control	$160.00
RODENT	Rodent Control	$100.00

RECEIVED
By Tara Lee at 9:50 am, Aug 28, 2025

SUBTOTAL	$260.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$260.00

Approved 8/28/25
Jeff Johnson
Pest Control
1.320.57200.54500

AMOUNT DUE **$260.00**

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

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

HIGH TECH
COMMERCIAL CLEANING

Invoice

Date	Invoice #
9/1/2025	259566

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of September 2025 Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259 FL DR-14 85-8017166046C-0 Expires 01/31/2027 Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Approved 8/20/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300 **RECEIVED** **By Tara Lee at 1:12 pm, Aug 20, 2025**	819.00	819.00
Thank you for your business.		**Total**	$819.00

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
723475	9/1/2025	$820.00

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

00000000116522001000000030385100000008200065

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

BANNON LAKES CDD **435 Bannon Lakes Blvd, St Augustine, Fl** **St Augustine, FL 32092**

Invoice Due Date 9/11/2025 **Invoice 303851B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Monthly		$820.00	$0.00	$820.00

Please remit payment for this month's invoice.

Approved 9/2/25
Jeff Johnson
Lake Maintenance
1.330.53800.46800

RECEIVED
By Tara Lee at 9:48 am, Sep 02, 2025

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

Credits $0.00

Adjustment $0.00

AMOUNT DUE

Total Account Balance including this invoice: $820.00

This Invoice Total: $820.00

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

Customer #: 723475
Portal Registration #: 0F4EFD82
Customer E-mail(s): jjohnson@rmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

INVOICE

Landcare Group, Inc.
35 Enterprise Dr
Bunnell, FL 32110-4302

amanda@landcaregrp.com
+1 (386) 586-3321
www.LandcareGrp.com

Landcare Group
Irrigation • Landscape • Maintenance

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

Invoice details
Invoice no.: 17025
Terms: Net 30
Invoice date: 08/27/2025

Attention: Jeff Johnson
Project: Bannon Lakes CDD

Product/service	Description	Qty	Rate	Amount
PV - Maintenance	Monthly maintenance for the month of August (Price difference between old price (invoiced & paid) and new monthly contract term price	1	$1,488.00	$1,488.00

Total **$1,488.00**

Approved 8/27/25
Jeff Johnson
Landscape Maintenance
1.330.53800.46200

RECEIVED
By Tara Lee at 1:20 pm, Aug 27, 2025

(Winter Wonderland)
Special Events
1.320.57200.99400
Approved Emily Wright
8.26.2025

RECEIVED
By Tara Lee at 12:20 pm, Aug 27, 2025

Santa Claus

Patrick Mullen

47 Willow Winds Parkway

St. Johns, Florida 32259

904-907-6079

Today's Date: 8-25-2025

Invoice #: Bannon Lakes

Event Date: 12-7-2025

Event Time: 11am-2pm

Cost: $495.00

Please make checks payable to Patrick Mullen.

Merry Christmas!

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 Bannon Lakes c/o Bannon Lakes CDD
2695 Dobbs Road St. Augustine, FL 32086

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

Invoice details

P.O. Number: OSKX

Invoice no.: 38244
Terms: Net 14
Invoice date: 09/01/2025
Due date: 09/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**WILDLIFE MANAGEMENT**	-Continuous hog removal program to include use of traps, archery equipment, and discreet supressed 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

RECEIVED
By Tara Lee at 9:49 am, Sep 02, 2025

Approved 9/2/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

Total **$249.00**

Ways to pay

VISA DISCOVER AMEX

Note to customer

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

View and pay

1.320.57200.49400
Approved Emily Wright 8.26.2025

BOUNCER SLIDE & MORE

Bouncers, Slides, and More Inc.
1915 Bluebonnet Way
Fleming Island, FL
32003

Invoice

Date: December 7th, 2025
Invoice Number: 12072025.07

Name / Address

Attn: Emily
Bannon Lakes
435 Bannon Lakes Blvd.
St Augustine, FL 32092
BannonManager@RMSNF.c

Additional Details:

	Description	Quantity	Rate	Discount	Subtotal	Extended
1	Gingerbread House	1	$400.00		$300.00	$300.00
2	Double Lane Obstacle	1	$350.00		$300.00	$300.00
3	Frozen Village	1	$400.00		$300.00	$300.00
4	Generator	1	$125.00		$100.00	$100.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:

Subtotal	$1,000.00
Sales Tax (0.0%)	N/A
Total	$1,000.00

RECEIVED
By Tara Lee at 12:20 pm, Aug 27, 2025

COURT SURFACES
1528 Virgils Way #6
Green Cove Springs, FL 32043

904-268-0888

INVOICE

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

INVOICE	2101
DATE	09/05/2025
TERMS	Due on receipt

DESCRIPTION	AMOUNT
Bannon Lakes Windscreen	
As Per Email/ Fax Agreement Dated Sept. 5, 2025	
Three pieces of black windscreen- total 131.08 ft	861.84

Melissa@courtsurfacesfla.com BALANCE DUE **$861.84**

Approved 9/8/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED
By Tara Lee at 3:40 pm, Sep 08, 2025

Invoice

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

Invoice #: 136
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		4,601.08	4,601.08
Website Administration - September 2025		112.33	112.33
Information Technology - September 2025		168.50	168.50
Dissemination Agent Services - September 2025		795.92	795.92
Office Supplies		0.54	0.54
Postage		37.30	37.30
Copies		192.45	192.45
Telephone		50.47	50.47

RECEIVED
By Tara Lee at 2:40 pm, Sep 03, 2025

Total	$5,958.59
Payments/Credits	$0.00
Balance Due	$5,958.59

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

Invoice

Invoice #: 266
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	70.51	27.50	1,939.03

Alison Mossing
9-5-25

Total	$1,939.03
Payments/Credits	$0.00
Balance Due	$1,939.03

RECEIVED
By Tara Lee at 9:54 am, Sep 05, 2025

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
70.51	Facility Assistant	$ 27.50	$1,939.03
	Covers August 2025		
	TOTAL DUE:		$1,939.03

Facility Assistant 1.320.57200.34100

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

Date	Hours	Employee	Description
8/1/25	8.08	L.H.	Completed daily checklist and returned calls and emails
8/2/25	6.05	H.D.	Completed daily checklist and returned calls and emails
8/3/25	6.05	H.D.	Completed daily checklist and returned calls and emails
8/9/25	8.05	H.D.	Completed daily checklist and returned calls and emails
8/10/25	6.13	H.D.	Completed daily checklist and returned calls and emails
8/16/25	6.28	D.S.	Completed daily checklist and returned calls and emails
8/17/25	6.07	L.H.	Completed daily checklist and returned calls and emails
8/23/25	5.75	L.H.	Completed daily checklist and returned calls and emails
8/24/25	6	D.S.	Completed daily checklist and returned calls and emails
8/30/25	6.02	D.S.	Completed daily checklist and returned calls and emails
8/31/25	6.03	D.S.	Completed daily checklist and returned calls and emails
TOTAL	70.51		

Invoice

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

Invoice #: 265
Invoice Date: 9/1/2025
Due Date: 9/1/2025
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 - September 2025		1,179.75	1,179.75
1.320.57200.46001 - Contract Administration - September 2025		2,145.50	2,145.50
1.320.57200.34000 - Facility Management - Bannon Lakes - September 2025		6,591.17	6,591.17
Pool Chemicals - Trichlor		419.76	419.76
Pool Repairs - Reset Light into Wall		99.00	99.00
Pool Repairs - Replace Defect 2-Way Valve		467.50	467.50

Alison Mossing
9-3-25

Total	$10,902.68
Payments/Credits	$0.00
Balance Due	$10,902.68

RECEIVED
By Tara Lee at 12:09 pm, Sep 04, 2025

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

Invoice

Invoice Number	Date
759965	**09/02/2025**
Customer Number	Due Date
400558	**10/01/2025**

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Bannon Lakes CDD	400558		759965	10/01/2025

Quantity	Description	Rate	Amount
	Bannon Lakes CDD, Bannon Lakes Blvd, Saint Augustine, FL		
1.00	Active Video Monitoring 10/01/2025 - 10/31/2025	200.00	200.00
1.00	Passive Standard Camera 10/01/2025 - 10/31/2025	125.00	125.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	232.85	232.85
	Sales Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	**$557.85**

IMPORTANT MESSAGES

Important Numbers to Know:

RECEIVED
By Tara Lee at 3:51 pm, Sep 08, 2025

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

RECEIVED
SEP 08 2025
BY:

Approved 9/8/25
Jeff Johnson

Date	Invoice #	Description	Amount	Balance Due
09/02/2025	759965	Monitoring Services	$557.85	$557.85

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

Return Service Requested

Invoice

Invoice Number	Date
759965	**09/02/2025**
Customer Number	Due Date
400558	**10/01/2025**

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

8721

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

INVOICE

Landcare Group
Irrigation·Landscape·Maintenance

35 Enterprise Drive
Bunnell, FL 32110

Invoice Number	761
Invoice Date	09/01/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
#376 - Landscape Maintenance 2025 September 2025				**$15,743.00**

RECEIVED
By Tara Lee at 11:37 am, Sep 02, 2025

Approved 9/2/25
Landscape Maintenance
1.330.53800.46200

Subtotal:	$15,743.00
Sales Tax:	$0.00
Invoice Total:	**$15,743.00**
Credits/Payments:	($0.00)
Balance Due:	**$15,743.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$15,743.00	$1,488.00	$0.00	$0.00	$0.00

Project Manager Alex Acree

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

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

September 09, 2025
Invoice # 193846

Project 0000002619.0000 Bannon Lakes CDD

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

- CDD Meeting
- Review Permitted Landscape Plans
- Plat Review
- Pond Bank Landscape Coordination

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

Professional Services through August 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	4.00	290.00	1,160.00	
Inspector 2	.50	180.00	90.00	
CAD Designer 1	6.75	130.00	877.50	
Total Labor				**2,127.50**
			Total Due:	**2,127.50**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,127.50	6,465.00	8,592.50
Totals	**2,127.50**	**6,465.00**	**8,592.50**

RECEIVED
By Tara Lee at 2:02 pm, Sep 09, 2025

DoodyCalls of Jacksonville
3948 3rd Street S, #442
Jacksonville Beach, FL 32250
Phone 904-338-4236

DoodyCalls Pet Waste Management

INVOICE 00100276 9/16/2025

BILL TO	SHIP TO	INSTRUCTIONS
Bannon Lakes Riverside Management Services 435 Bannon Lakes Blvd St Augustine, FL 32095	Same as recipient	Email: jjohnson@rmsnf.com

Qty	Date	Description	Unit Price	Total
2		Pet Waste Roll Bages – 2000 per case Cameron Pointe community per proposal T2022P1017-2	$50.00	$ 100.00
		exempt		

Approved 9/17/25
Jeff Johnson
Grounds Maintenance
1.330.53800.46100

SUBTOTAL	$	100.00
SALES TAX	$	0.00
SHIPPING & HANDLING		--
TOTAL DUE BY DATE	$	100.00

RECEIVED
By Tara Lee at 9:22 am, Sep 18, 2025

Thank you for your business!

Egis Insurance & Risk Advisors

Customer	Bannon Lakes Community Development District
Acct #	618
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information		
Invoice Summary	$	35,831.00
Payment Amount		
Payment for:	invoice#29330	
100125279		

Thank You

Bannon Lakes Community Development District
c/o Governmental Management Services
475 West Town Place, Ste 114
St. Augustine, FL 32092

Please detach and return with payment

Customer: Bannon Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
29330	10/01/2025	Renew policy	Policy #100125279 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	35,831.00

RECEIVED
By Tara Lee at 2:14 pm, Sep 17, 2025

SEP 17 2025

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total	
$	35,831.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/16/2025

Service Slip/Invoice

INVOICE:	1203466
DATE:	09/22/2025
ORDER:	1203466

FREEDOM
PEST CONTROL

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

Bill To: [106210]
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Location: [106210] 904-000-0000
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Date	Time	Target Pest	Technician		Time In
09/22/2025			2MARCUS	Marcus Lopez	08:38 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	09/22/2025		Lic:JE276424	10:53 AM

Service	Description	Price
MONTHLY	Monthly Pest Control	$160.00
RODENT	Rodent Control	$100.00

SUBTOTAL	$260.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$260.00
AMOUNT DUE	**$260.00**

Approved 9/22/25
Jeff Johnson
Pest control
1.320.57200.54500

RECEIVED
By Tara Lee at 1:58 pm, Sep 22, 2025

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

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

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

Landcare Group
Irrigation • Landscape • Maintenance

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

INVOICE # 17027
DATE 09/17/2025
DUE DATE 10/17/2025
TERMS Net 30

ATTENTION
Jeff Johnson

PROJECT
Monthly Irrigation Billing

PV-Irr. Maint. Svc.	Irrigation Maintenance Service for August- see attached list.	1,630.25T

SUBTOTAL	1,630.25
TAX	0.00
TOTAL	1,630.25
BALANCE DUE	**$1,630.25**

Approved 9/18/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

Bannon Lakes CDD

Date	Location	Description	Material	Labor	Total Cost
8/13	Amenity Center	(3) Rainbird 1 station decoders, Rainbird solenoid, (12) DBY wire nuts, 4" rotor, (2) 6Ps, (2) MPRs, nozzle	$ 910.00	$ 225.00	$ 1,135.00
8/15	Bannon Lakes Blvd.	(6) 6Ps, (10) MPR nozzles, 1/2" cap	$ 168.25	$ 135.00	$ 303.25
8/16	Emergency after-hours call	Possible leaking valve, but just over saturation from rains	$ -	$ 97.50	$ 97.50
8/19	Front Entry, zone 38	Hunter solenoid, (2) DBY wire nuts	$ 49.50	$ 45.00	$ 94.50
				Total Due	**$1,630.25**

Landcare Group
Irrigation•Landscape•Maintenance

35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number	827
Invoice Date	09/16/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Cut down tree in preserve at 268 Falcon Quest Lane.				
Misc. Maintenance - 09/16/2025				*$135.00*

Approved 9/16/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Subtotal:	$135.00
Sales Tax:	$0.00
Invoice Total:	**$135.00**
Credits/Payments:	($0.00)
Balance Due:	**$135.00**

RECEIVED
By Tara Lee at 2:09 pm, Sep 16, 2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$15,878.00	$0.00	$0.00	$0.00	$0.00

Landcare Group
Irrigation·Landscape·Maintenance

35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number	829
Invoice Date	09/16/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Bush hog areas on supplied map.				
Misc. Maintenance - 09/16/2025				*$1,200.00*

Approved 9/16/25
Landscape Contingency
1.330.57200.46210

Subtotal:	$1,200.00
Sales Tax:	$0.00
Invoice Total:	**$1,200.00**
Credits/Payments:	($0.00)
Balance Due:	**$1,200.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$17,078.00	$0.00	$0.00	$0.00	$0.00

Landcare Group
Irrigation·Landscape·Maintenance

35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number	830
Invoice Date	09/16/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Dirt spreading/mound leveling in Preserve at Bannon Lakes. Subcontractor - 09/16/2025				*$200.00*

Approved 9/16/25
Landscape Contingency
1.330.57200.46210

Subtotal:	$200.00
Sales Tax:	$0.00
Invoice Total:	**$200.00**
Credits/Payments:	($0.00)
Balance Due:	**$200.00**

RECEIVED
By Tara Lee at 4:04 pm, Sep 16, 2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$17,278.00	$0.00	$0.00	$0.00	$0.00

LifeSafe Services LLC

+18887670050
acctsrec@lifesafeservices.com
www.lifesafeservices.com

LifeSafe SERVICES

INVOICE

BILL TO
025-27147
Riverside Management -
Bannon Lakes
45 Bannon Lakes Blvd
St Augustine, FL 32095

SHIP TO
025-27147
Riverside Management -
Bannon Lakes
45 Bannon Lakes Blvd
St Augustine, FL 32095

INVOICE # 111118055
DATE 09/18/2025
DUE DATE 10/18/2025
TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Electrodes - Onsite AED	1	70.00	70.00T
Pediatric Pads	1	96.00	96.00T

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	166.00
TAX	0.00
TOTAL	166.00
BALANCE DUE	**$166.00**

For invoices, please contact Clair at 888-767-0050 x113.

Please disregard this invoice if you have already submitted payment.

Approved 9/18/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED
By Tara Lee at 12:07 pm, Sep 18, 2025

Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2026
Past Due invoices are subject to a monthly 1.5% finance charge.

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

Invoice

Invoice #: 267
Invoice Date: 9/11/2025
Due Date: 9/11/2025
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 August 1- August 30, 2025	148	40.00	5,920.00
Maintenance Supplies		159.19	159.19

Approved 9/16/25
Jeff Johnson
Grounds Maintenance 1.330.53800.46100 $1633.00
Facitlity Maintenance 1.320.57200.45100 $2968.00
Repairs and Maintenance 1.320.57200.60000 $1478.19

Total	$6,079.19
Payments/Credits	$0.00
Balance Due	$6,079.19

Alison Mossing
9-17-25

RECEIVED
By Tara Lee at 10:40 am, Sep 18, 2025

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

Date	Hours	Employee	Description
8/1/25	4	T.W.	Cleaned tar off of handrails and clubhouse, removed gooses feces from walkways, raked playground area, cleaned blood off of bathroom wall and floor, straightened and organized pool and patio tables and chairs, blew leaves and debris off deck and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/4/25	8	T.W.	Fixed pool chairs, assembled and tested backpack blower, checked and adjusted pool level and chemicals, reset clubhouse tables and chairs, checked bathroom supplies, cleaned webs and sprayed for spiders around amenity center, blew leaves and debris off pool deck, patio, tennis courts, walkways and basketball courts, straightened and organized all pool deck and patio furniture, removed debris from streets and ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/5/25	8	T.W.	Paint pool bathroom doors, paint dog part gates, raked playground area, straightened and organized pool and patio furniture, checked and reset fitness and clubhouse, blew leaves and debris off pool deck, patio area, tennis courts and basketball courts, adjusted pool levels and chemicals, removed debris from pond and streets, checked bathrooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/6/25	8	T.W.	Set up a containment divider to stop tar from falling off of clubhouse roof, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, walkways, basketball and tennis courts, raked playground area, checked pool level and chemicals, checked fitness center, clubhouse and bathrooms, checked and restocked supplies in bathrooms, removed debris around amenity center, streets and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/7/25	4	T.W.	Straightened and organized pool and patio furniture, checked pool level and chemicals, blew leaves and debris off pool deck and walkways, checked bathroom supplies, removed debris from street and ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/8/25	8	T.W.	Straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles removed debris from streets, amenity center, pool and pond, raked playground, checked pool levels and chemicals, checked pool and fitness bathroom supplies, blew off grass field for event and goose feces removal
8/11/25	8	T.W.	Raked playground area, checked pool level and chemicals, checked and stocked all bathrooms, straightened club house furniture, cleaned fitness center windows, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/12/25	8	T.W.	Fixed tar leaks on clubhouse roof, dug out a water drain trench, checked pool levels and chemicals, blew leaves and debris off walkways, courts, pool deck and patio, straightened and organized pool deck furniture, checked supplies and restocked, reset clubhouse and fitness center, removed debris from pool deck, around amenity center, roadways and

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

Date	Hours	Employee	Description
			ponds
8/13/25	8	T.W.	Straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, checked pool levels and chemicals, washed fitness room windows, golf cart maintenance, reset pool and fitness bathrooms, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/14/25	4	T.W.	Blew leaves and debris off pool deck, walkways and courts, straightened and organized pool and patio furniture, removed debris from roadways and pond, checked supplies and restocked, check and changed trash receptacles, emptied and restocked dog waste receptacles
8/15/25	8	T.W.	Raked and blew off playground area, washed windows in clubhouse and fitness center, blew leaves and debris off walkways, courts, pool deck and patio, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste, removed debris from roadways, pond and around amenity center, checked supplies in bathrooms and restocked
8/18/25	8	T.W.	Replaced men's bathroom lights, reset parking lot lights, disposed of two deceased ducks, checked pool level reset and checked pool chemicals, straightened and organized pool and patio furniture, blew leave and debris off pool deck, patio, walkways and courts, checked clubhouse and fitness center bathrooms and restocked supplies, straightened clubhouse area, removed debris from ponds and street, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/19/25	8	T.W.	Checked pool levels and chemicals, blew leaves and debris off walkways, courts, pool and patio, clubhouse roof remediation, removed debris from roadways, pond, around amenity center, pool deck, courts and parking lot, straightened and organized pool and patio furniture, checked and reset fitness center and clubhouse, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/20/25	8	T.W.	Fix pool bathroom door stop, replace tennis court windscreen, blew leaves and debris off walkways, courts, pool deck and patio, removed spiderwebs from amenity center, checked pool levels and chemicals, straightened and organized pool and patio furniture, removed debris from roadways and pond, reset clubhouse and fitness rooms, restocked supplies in bathrooms, checked and changed trash receptacles, emptied and restocked dog waste
8/21/25	4	T.W.	Straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, checked pool levels and chemicals, checked bathrooms, removed debris from streets and ponds
8/22/25	8	T.W.	Reset playground entrance gate, predawn street and grounds light check, checked pool levels and chemicals, blew leaves and debris off walkways, courts, pool and patio, straightened and organized pool deck and patio furniture, removed debris from around amenity center, streets and ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles, reset clubhouse and fitness rooms, restocked bathrooms
8/25/25	8	T.W.	Painted parking lot light posts, checked pool water levels and chemicals, straightened and organized pool and patio furniture, blew leave and debris off pool deck, patio, walkways and courts, checked and reset fitness

Date	Hours	Employee	Description
			center and clubhouse, restocked supplies in fitness center and bathrooms, removed debris from pool deck, around amenity center, roadways and ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/26/25	8	T.W.	Painted pool and maintenance room doors, raked playground mulch, blew leaves and debris off playfield, pool deck, patio, walkways and courts, checked pool level and chemicals, checked fitness center and clubhouse and reset, checked supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris from around amenity center, ponds and roadways, straightened and organized pool deck and patio furniture
8/27/25	8	T.W.	Fixed clubhouse doors to close properly, worked on play field remediation, straightened and organized pool and patio furniture, checked pool levels and pool chemicals, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset the clubhouse and fitness rooms, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/28/25	4	T.W.	Fixed basketball hoop, fixed court entry sign, blew leaves and debris off pool deck, patio, courts and walkways, straightened and organized pool deck and patio furniture, reset fitness center and clubhouse, checked and restocked fitness center and bathrooms, removed debris from street and lake, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/29/25	8	T.W.	Replace lights in men's pool bathroom, paint walls in men pool bathroom, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, checked and reset fitness center and clubhouse, restocked supplies in fitness center and bathrooms, checked pool levels and chemicals, removed debris from around amenity center, pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, golf cart maintenance

TOTAL 148

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
BL				
BANNON LAKES				
	9/3/25	All Surface Cleaner	10.33	J.J.
	9/3/25	Light Bulbs	66.65	J.J.
	9/3/25	Microfiber Towels	32.15	J.J.
	9/3/25	Screws	16.76	J.J.
	9/3/25	Tape	9.18	J.J.
	9/3/25	Acetone	24.13	J.J.
		TOTAL	**$159.19**	

Envera

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

Invoice

Invoice Number	Date
757770	**7/1/2025**
Customer Number	Due Date
400558	**8/1/2025**

To: **Bannon Lakes CDD**
C/O Governmental Mgmt Serv
475 W Town Pl., Ste 114
Saint Augustine, FL 32092

Remit To: **Envera**
PO Box 2086
Hicksville, NY 11802

Net Due: *$557.85*

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		7/1/2025	8/1/2025

Quantity	Description	Rate	Amount
Bannon Lakes CDD Bannon Lakes Blvd, Saint Augustine, FL			
1.00	Active Video Monitoring 08/01/2025-08/31/2025	200.00	200.00
1.00	Passive Standard Camera 08/01/2025-08/31/2025	125.00	125.00
1.00	Service & Maintenance 08/01/2025-08/31/2025	232.85	232.85
	Tax		$ 0.00

RECEIVED
By Tara Lee at 10:44 am, Sep 25, 2025

Date	Invoice #	Description	Amount	Balance Due
7/1/2025	757770	Monitoring Services	557.85	557.85

Return Stub Below

Customer: Bannon Lakes CDD

Invoice Number 757770
Bill Payer ID: 400558

Due This Inv. 557.85 **Amount Remitted**

Payment Method **Check** ☐ **Check Number** **Date Remitted**

Card Number **Exp Date**

Charge* ☐ **Name On Card** **Card ID**

Signature

INVOICE

Landcare Group
Irrigation•Landscape•Maintenance

35 Enterprise Drive
Bunnell, FL 32110

Invoice Number	917
Invoice Date	09/26/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Remove Pin Oak in Bannon Lakes amenity center parking lot. Remove debris and stump grind. Misc Enhancement - 09/26/2025				*$350.00*

RECEIVED
By Tara Lee at 8:38 am, Sep 29, 2025

Approved 9/26/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Subtotal:	$350.00
Sales Tax:	$0.00
Invoice Total:	**$350.00**
Credits/Payments:	($0.00)
Balance Due:	**$350.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$2,588.75	$0.00	$0.00	$0.00	$0.00

Landcare Group
Irrigation·Landscape·Maintenance

35 Enterprise Drive
Bunnell, FL 32110

Invoice 920

Date	PO#
09/26/25	

Sales Rep	Terms
David Jackson	Net 30

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

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Replace 3 Wax myrtles that were run over during the wood line cut back.				
Plant Installation - 09/26/2025				$555.00

RECEIVED
By Tara Lee at 8:36 am, Sep 29, 2025

Approved 9/26/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Subtotal	$555.00
Sales Tax	$0.00
Total	**$555.00**
Credits/Payments	($0.00)
Balance Due	**$555.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$3,143.75	$0.00	$0.00	$0.00	$0.00

Invoice 922

Landcare Group
Irrigation-Landscape-Maintenance

35 Enterprise Drive
Bunnell, FL 32110

Date	PO#
09/26/25	
Sales Rep	**Terms**
David Jackson	Net 30

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

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Pruning of (23) Sabal Palms and loose boot removal.				
Palm Pruning - 09/26/2025				$1,150.00

RECEIVED
By Tara Lee at 8:34 am, Sep 29, 2025

Approved 9/26/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Subtotal	$1,150.00
Sales Tax	$0.00
Total	**$1,150.00**
Credits/Payments	($0.00)
Balance Due	**$1,150.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$4,293.75	$0.00	$0.00	$0.00	$0.00

INVOICE

Landcare Group
Irrigation·Landscape·Maintenance

35 Enterprise Drive
Bunnell, FL 32110

Invoice Number	916
Invoice Date	09/26/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Remove and replace river birch that is flagged on pond 3. Move 10' to the left of current location out of drainage easement.				
Plant Installation - 09/26/2025				*$703.75*

RECEIVED
By Tara Lee at 8:40 am, Sep 29, 2025

Approved 9/26/25
Jeff Johnson
Landscape Contingency
1.330.57200.46210

Subtotal:	$703.75
Sales Tax:	$0.00
Invoice Total:	**$703.75**
Credits/Payments:	($0.00)
Balance Due:	**$703.75**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$2,238.75	$0.00	$0.00	$0.00	$0.00

*** CHECK DATES 09/01/2025 - 09/30/2025 *** BANNON LAKES - CAPITAL RESERVE
BANK B BANNON LAKES-CAPITAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/25	00022	9/15/25	MDR1-48-	202509	300-58400-60000		*	39,816.00		
			1ST INSTAL-ROOF-A/C & GYM							
						NK ROOFING CORPORATION			39,816.00	000039
9/23/25	00022	9/19/25	MDR148-4	202509	300-58400-60000		*	28,351.00		
			ROOF DECKING RMVL/REPLMT							
						NK ROOFING CORPORATION			28,351.00	000040

TOTAL FOR BANK B 68,167.00

TOTAL FOR REGISTER 68,167.00

Mighty Dog Roofing 148 - Northeast Florida
98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

INVOICE

Job: MDR148-405: Bannon Lakes CDD
Invoice Number: MDR148-405-1
Invoice Date: 09/15/2025
Terms: Upon Receipt

Location Address
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

Bannon Lakes CDD
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

	PRICE
INVOICE	
1st Install Payment	$39,816.00
Subtotal: Invoice	**$39,816.00**
Grand Total	**$39,816.00**
Invoice Balance Due:	**$39,816.00**

RECEIVED
By Tara Lee at 4:30 pm, Sep 15, 2025

REMIT TO:
98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

Company Representative:
Neil Mahoney
(904) 600-4840
nmahoney@mightydogroofing.com

Mighty Dog Roofing 148 - Northeast Florida
98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

INVOICE

Job: MDR148-405: Bannon Lakes CDD
Invoice Name: Roofing Invoice
Invoice Number: MDR148-405-3
Invoice Date: 09/19/2025
Terms: Upon Receipt

Location Address
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

Bannon Lakes CDD
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

INVOICE	PRICE
AWO - Roof decking removal and replacement	$28,351.00
Subtotal: Invoice	**$28,351.00**
Grand Total	**$28,351.00**

Invoice Balance Due: **$28,351.00**

Approved 9/19/25
Jeff Johnson
Capital Reserves
2.300.58400.61000

REMIT TO:
98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

Company Representative:
Neil Mahoney
(904) 600-4840
nmahoney@mightydogroofing.com